City of Cocoa

65 Stone Street
Cocoa, FL 32922

Meeting Agenda - Final-revised

Tuesday, December 12, 2023

6:00 PM

Cocoa City Council Chambers

City Council

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

II.1 23-778 Approve the Agenda for the Regular City Council Meeting of December 12, 2023 as written or with amendments.

Attachments: 12-12-23 Short Agenda.pdf

MINUTES:

II.2(a) 23-773 Approve the Minutes for the Regular City Council Meeting of October 10, 2023 as written or with amendments.

Attachments: 10-10-2023 Minutes ADA.pdf
Exhibit A - Tree Ordinance 20-2023.pdf
Form 8B Voting Conflict Form - Mayor Blake.pdf

II.2(b) 23-777 Approve the Minutes for the District 4 Town Hall Meeting of October 17, 2023 as written or with amendments.

Attachments: 10-17-2023 Town Hall Minutes.pdf

III. AWARDS AND PRESENTATIONS:

III.1 23-770 Proclamation: National Homeless Persons' Memorial Day

Attachments: National Homeless Persons' Memorial Day 2023.docx

IV. DELEGATIONS:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card.

Speaker cards are located outside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. CONSENT AGENDA:

V.1 23-386 Approve a Resolution to Amend the Financial Operations Manual (FOM) by removing the Purchasing Sections and establishing a new Purchasing Manual as the official purchasing policy for the City.

Attachments: Resolution to Amend FOM and establish a Purchasing Manual.doc
Exhibit A - FOM Updated 0419 (rev 12.12.2023).docx
City of Cocoa Purchasing Manual v1 Dec-2023.docx

V.2 23-709 Authorize the City Manager to Execute the FIND Grant Agreement, BV-CO-23-159 for Phase 1 Design of Dock Slips at Lee Wenner Park and a Breakwater/Riprap structure. Approve a Resolution Amending the FY24 Budget, BAF#24-027-IFT, accepting the FIND Grant Revenue and the Transfer from the Cocoa CRA for the Match.

Attachments: BV-CO-23-159 Agreement - Unsigned.pdf
Budget Resolution FY 2023-141 ADA Compliant.docx
BAF 24-027-IFT-PW-FIND GRANT Breakwater Phase1 (12-12-23) Agenda 23-7

V.3 23-741 Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF 24-001-A1-A3, for purchase orders rolled over to Fiscal Year 2024. This is due to unspent funds budgeted for capital projects and specific operating accounts. These funds are provided through the use of various Fund Balance Reserves and other Revenue Sources..

Attachments: Budget Resolution FY 2023-142 ADA Compliant.docx
BAF 24-001-A1-FN-PO Roll (12-12-23) Agenda-23-741.pdf
BAF 24-001-A2-FN-PO Roll (12-12-23) Agenda-23-741.pdf
BAF 24-001-A3-FN-PO Roll (12-12-23) Agenda-23-741.pdf
BAF 24-001-A-FN-PO Roll Tracker.pdf

V.4 23-743 Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF# 24-002-A1 & A2, to provide budget for items such as capital projects and maintenance, that were budgeted within FY23 and not yet executed, through the use of Fund Balance Reserves and other Revenue Sources.

Attachments: Budget Resolution FY 2023-143 ADA Compliant.docx
BAF 24-001-A-FN-PO Roll Tracker.pdf
BAF 24-002-A1-FN-Budget Roll (12-12-23) Agenda 23-743.pdf
BAF 24-002-A2-FN-Budget Roll (12-12-23) Agenda 23-743.pdf

V.5 23-746 Approve a Resolution Amending the Fiscal Year 2024 Budget, BAF#24-028-A, in the amount of $3,000 for the purposes of creating two automated reports in the CitizenServe Building Permit software program.

Attachments: Budget Resolution FY 2023-144 ADA Compliant.docx
BAF 24-028-A-CS-Building Fund Citizenserve Reports (12-12-23) Agenda 23-7

MULTI-YEAR CONTRACTS:

V.6(b) 23-766 Approve Participation in a Cooperative Purchase Agreement Utilizing a Sourcewell Contract; To Approve a Multi-Year Agreement for Information Technology Critical Infrastructure Software from FY2024 Through FY2026, for a Total of Three (3) Years (FY2024, FY2025, FY2026). To Authorize the City Manager to Sign the Contract. Approve a Resolution Amending the FY24 Budget, BAF 24-032-T.

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

Attachments: Exhibit 1 - CONFIDENTIAL.pdf
Exhibit 2 - CONFIDENTIAL.pdf
Exhibit 3 - CONFIDENTIAL.pdf
Exhibit 4 - CONFIDENTIAL.pdf
Exhibit 5 - CONFIDENTIAL.pdf
Budget Resolution FY 2023-145 ADA Compliant.docx
Exhibit 6 - CONFIDENTIAL.pdf

VI. PUBLIC HEARINGS:

VI.1 23-774 Consider First Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, *Advertising and Signs,* Section 3-23, General Regulations, of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date.

Attachments: Ordinance No. 24-2023 Revising Sign Code Flags.pdf
Camping World Letter of Intent.pdf
Legal Ad Affidavit 9542285.pdf

VI.2 23-772 Consideration of First Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling).

Attachments:
Ordinance No. 23-2023 _ Rezoning Matthews Hope _ Institutional to RU-2-15.p
Mathews Hope Location.pdf
Mathews Hope Existing Zoning.pdf
Mathews Hope Area of Rezoning.pdf
Application Package for Matthews Hope Rezone.pdf
Legal Ad Affidavit 9542285.pdf
Porchlight Matthews Hope Presentation.pdf
Email to City Clerk.pdf
Attachment to Email to City Clerk.pdf
Signed Petitions.pdf

VI.3 23-771 Consider Petition filed by Mountain Cove Homes at Lakes at Cocoa Grove, LLC. to create a community development district pursuant to Chapter 190, Florida Statutes, and Adopt on Second and Final Reading of Ordinance No. 27-2023 Creating the Lakes at Cocoa Grove Community Development District. (Community Services Director).

Attachments:
Concept Plan.pdf
-2023 Ordinance Establishing Lakes at Cocoa Grove CDD.pdf
(Filed) 2023 Assembled Petition to Establish CDD - Lakes at Cocoa Grove.pdf
Pre-filed Testimony-Craig Wrathell with Affidavit.pdf
Pre-filed Testimony-Hassan Kamal with Affidavit.pdf
Pre-filed Testimony-Victor Solorzano-with Affidavit.pdf
Public Hearing-Establishment-1st Publication Tear Sheet.pdf
Affidavit of Publication for Establishment Hearing.pdf

VI.4 23-395 Conduct Public Hearing and approve granting easements to Pivotal Utility Holdings, Inc. (a.k.a. Florida City Gas) for the purposes of constructing, operating and maintaining a pipeline located in Lee Wenner Park for the transportation of gas through the pipeline.

Attachments:
EA-City of Cocoa-FCG-v10 10-12-23 clean
TCE (FCG)-City of Cocoa-v5 10-12-23 clean
FCG Offer Letter City of Cocoa 10.19.23
FGT Proposed Easement Lee Wenner - TMV Sketch 12-6-21
Consent apprd - Brevard County BOCC November 14.pdf

VI.5 23-779 Pass on First Reading approval of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve

Attachments:

Ordinance No 22-2023__Rezoning Windward Preserve GU to PUD
Windward Preserve Location.pdf
Windward Preserve FLU.pdf
Windward Preserve Zoning.pdf
Appendix A - Prelim Plat Submittal 3 v2.pdf
Appendix B - PUD_Submittal 3 v2.pdf
Full Engineering Plans.pdf
Landscape Plans.pdf
Amenity Plan Set.pdf
Full Survey.pdf
Windward Preserve - Draft Plat.pdf
Windward Preserve School Concurrency Letter-SCADL-2023-25-Cocoa.pdf
Wetland SJRWMD - RAI Response Windward Preserve 5.17.23.pdf
Stormwater Report 6-REVISED.pdf
Revised Potable Water Report 3.pdf
Exhibit B-Beachline Prelim Site Plan 09-28-2021.pdf
Development Timeline.pdf
Recorded Beachline Partners Settlement Implementation Agreement.pdf
Cocoa vs Brevard - Stipulated Settlement Agreement - December 11, 2007.pdf
Cocoa Hagen-Nicholson Properties DA - March 8, 2005.pdf
Cocoa Barrera Shores LLC DA - November 7, 2006.pdf
Assessment Report Windward Preserve Environmental .pdf
5799.16 - Silvestri Property - Traffic Calming Study - Response to City Commen
2023-11-20_Windward Preserve_Trail and Park exhibit.pdf
23-00300001 Traffic Study Windward Preserve (2023.04.03) S&S.pdf
23-00300001 Sand Key_Master_10.13.23.pdf
23-00300001 Sand Key Unit Landscape.pdf
23-00300001 Saint Thomas_Master.pdf
23-00300001 Saint Thomas Unit Landscape.pdf
23-00300001 Saint Croix_Master_08.14.23.pdf
23-00300001 Saint Croix Unit Landscape.pdf
23-00300001 Grenada_Master.pdf
23-00300001 Grenada (FKA Antigua) Master Landscape (Tampa-Orlando).pdf
23-00300001 Bonaire_Master.pdf
23-00300001 Bonaire Unit Landscape.pdf
23-00300001 Barbados_Master_9.20.23.pdf
23-00300001 Barbados Unit Landscape.pdf
23-00300001 Aruba_Master.pdf

23-00300001 Aruba Unit Landscape.pdf

23-00300001 Amelia_Master.pdf

23-00300001 Amelia Unit Landscape.pdf

Legal Ad.pdf

VI.6 23-776 Pass on First Reading proposed Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date.

Attachments: Ordinance No. 26-2023 _ Amending Article XIX _ P&Z Board Meeting Schedule

Legal Ad Affidavit 9542285.pdf

VI.7 23-775 Pass on First Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, *Kava and Kratom,* establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Attachments: Ordinance No. 25-2023 _ Regulating Kava and Kratom _ CC

Legal Ad Affidavit 9542285.pdf

Exhibit A Ord 25-2023 Kava Kratom P&Z 12-06-2023.pdf

VI.8 23-781 Postpone consideration and approval of the First Amendment to Settlement Implementation Agreement to the City Council Meeting to be held on December 19, 2024 at 6:00 p.m. at Cocoa City Hall, 65 Stone Street, Cocoa, Florida, for purposes of preserving public notice of the adoption of the proposed agreement.

VII. COUNCIL BUSINESS:

VII.1 23-759 City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2024.

Attachments: 2024 Appointment of League Voting Delegate Director Form.pdf

12-13-2022 Journal ADA Pg 5.pdf

VIII. CITY BUSINESS:

VIII.1 23-767 Consideration: Removal of a tree at 904 Fern Ave, Cocoa, FL 32922.

Attachments: Exhibit A - 904 Fern ave Cocoa Fl 32922.pdf
Exhibit B - Pictures.pdf

VIII.2 23-769 Approve Interlocal Agreement with Brevard County consenting to the inclusion of the future Mountain Cove Homes Lakes at Cocoa and Winward Preserve residential development projects, and two parcels along the south side of SR 528 owned by Brightline Trains Florida LLC (approximately +- 700 acres) into the County's District 1 Road and Bridge MSTU pursuant to the Stipulated Settlement Agreement between the City, Brevard County and Property Owners, dated December 11, 2007.

Attachments: Cocoa Brevard ILA - MSTU Roadways (Final w Exhibits) 12.5.23.pdf

IX. INFORMATIONAL AGENDA:

IX.1 23-763 In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority.

Attachments: Change Orders-CM Authorized November 2023.pdf
Change Order Authorizations Vizualization.pdf

IX.2 23-764 In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date.

Attachments: Budget Classification Report November 2023.pdf

IX.3 23-765 FY 2024 November Budget Adjustment Report

Attachments: FY 2024 REVENUE Budget Tracking Worksheet-20231204.pdf
FY 2024 EXPENSE Budget Tracking Worksheet-20231204.pdf

IX.4 23-780 Bi-Weekly Report Covering November 10 - December 7.

Attachments: Council bi-weekly report template (1).pdf

X. REPORTS:

XI. ADJOURNMENT

XII. NOTICE TO THE PUBLIC:

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

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:
(1) https://tinyurl.com/s5e875r or
(2) https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

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

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.
Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

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

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

Legislation Details (With Text)

File #:	23-778	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Approve the Agenda for the Regular City Council Meeting of December 12, 2023 as written or with amendments.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	12-12-23 Short Agenda.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Monica Arsenault, Interim City Clerk
Through: Stockton Whitten, City Manager
Requested Action:
Approve the Agenda for the Regular City Council Meeting of December 12, 2023 as written or with amendments.

BACKGROUND:

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the Agenda for the Regular City Council Meeting of December 12, 2023 as written or with amendments.

Agenda
City of Cocoa
Regular Meeting of The City Council

Date: December 12, 2023
Time: 6:00 pm
Location: 65 Stone Street Cocoa, FL 32922

I. Opening Matters:

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

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of December 12, 2023. (23-778).

2. Minutes: (a) Regular Meeting of October 10, 2023. (23-773).

(b) District 4 Town Hall Meeting of October 17, 2023. (23-777).

III. Awards and Presentations:

1. Proclamation: National Homeless Persons' Memorial Day. (23-770).

IV. Delegations:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), water and sewer customers (on matters related to the City's water and/or sewer system), and any person on any item on the agenda (except *Emergency items, Ministerial items, Quasi-judicial items, and Public Hearing items),* may address the City Council under Delegations by filling out a speaker card.

This Agenda may be Amended up until or at the Meeting

Speaker cards are located in the Council Chamber lobby and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

(A) General Consent Items:

1. Approve a Resolution to Amend the Financial Operations Manual (FOM) by removing the Purchasing Sections and establishing a new Purchasing Manual as the official purchasing policy for the City. (Finance Director) (23-386). (Finance Director)

2. Authorize the City Manager to Execute the FIND Grant Agreement, BV-CO-23-159 for Phase 1 Design of Dock Slips at Lee Wenner Park and a Breakwater/Riprap structure. Approve a Resolution Amending the FY24 Budget, BAF#24-027-IFT, accepting the FIND Grant Revenue and the Transfer from the Cocoa CRA for the Match. (23-709). (Interim Public Works Director)

3. Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF 24-001-A1-A3, for purchase orders rolled over to Fiscal Year 2024. This is due to unspent funds budgeted for capital projects and specific operating accounts. These funds are provided through the use of various Fund Balance Reserves and other Revenue Sources. (23-741). (Finance Director)

4. Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF# 24-002-A1 & A2, to provide budget for items such as capital projects and maintenance, that were budgeted within FY23 and not yet executed, through the use of Fund Balance Reserves and other Revenue Sources. (23-743). (Finance Director)

5. Approve a Resolution Amending the Fiscal Year 2024 Budget, BAF#24-028-A, in the amount of $3,000 for the purposes of creating two automated reports in the CitizenServe Building Permit software program. (23-746). (Community Services Director)

(B) Multi-Year Contracts:

6. Approve Participation in a Cooperative Purchase Agreement Utilizing a Sourcewell Contract; To Approve a Multi-Year Agreement for Information Technology Critical Infrastructure Software from FY2024 Through FY2026, for a Total of Three (3) Years (FY2024, FY2025, FY2026). To Authorize the City Manager to Sign the Contract. Approve a Resolution Amending the FY24 Budget, BAF 24-032-T. (23-766). (Interim Public Works Director)

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

VI. Public Hearings:

1. Consider First Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, Advertising and Signs, Section 3-23, General Regulations, of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date. (23-774). (City Planner)

2. Consideration of First Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling). (23-772). (Planning Consultant).

3. Consider Petition filed by Mountain Cove Homes at Lakes at Cocoa Grove, LLC. to create a community development district pursuant to Chapter 190, Florida Statutes, and Adopt on Second and Final Reading of Ordinance No. 27-2023 Creating the Lakes at Cocoa Grove Community Development District. (23-771). (Community Services Director).

4. Conduct Public Hearing and approve granting easements to Pivotal Utility Holdings, Inc. (a.k.a. Florida City Gas) for the purposes of constructing, operating and maintaining a pipeline located in Lee Wenner Park for the transportation of gas through the pipeline. (23-395). (Community Services Director)

5. Pass on First Reading approval of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve. (23-779). (Planner)

6. Pass on First Reading proposed Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date. (23-776). (City Planner)

7. Pass on First Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date. (23-775). (City Planner)

8. Postpone consideration and approval of the First Amendment to Settlement Implementation Agreement to the City Council Meeting to be held on December 19, 2024 at 6:00 p.m. for purposes of preserving public notice of the adoption of the proposed agreement. (23-781). (City Attorney)

VII. Council Business:

1. City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2024. (23-759). (Administrative Services Director)

VIII. City Business:

1. Consideration: Removal of a tree at 904 Fern Ave, Cocoa, FL 32922. (23-767). (City Planner)

2. Approve Interlocal Agreement with Brevard County consenting to the inclusion of the future Mountain Cove Homes Lakes at Cocoa and Winward Preserve residential development projects, and two parcels along the south side of SR 528 owned by Brightline Trains Florida LLC (approximately +- 700 acres) into the County's District 1 Road and Bridge MSTU pursuant to the Stipulated Settlement Agreement between the City, Brevard County and Property Owners, dated December 11, 2007. (23-769). (City Attorney)

IX. Informational Agenda:

1. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (23-763). (Finance Director)

2. Data showing the relation between the estimated and actual income and expenses to date. (23-764). (Finance Director)

3. FY 2024 November Budget Adjustment Report. (23-765). (Finance Director)

This Agenda may be Amended up until or at the Meeting

4. Council Bi-Weekly Report Covering November 10 – December 7. (23-780). (Administrative Services Director)

X. Reports:

XI. Adjournment:

XII. Notice To The Public:

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(1) https://tinyurl.com/s5e875r or

(2) https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody

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Legislation Details (With Text)

File #:	23-773	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
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Sponsors:					
Indexes:					
Code sections:					
Attachments:	10-10-2023 Minutes ADA.pdf Exhibit A - Tree Ordinance 20-2023.pdf Form 8B Voting Conflict Form - Mayor Blake.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Monica Arsenault, Interim City Clerk
Through:
Requested Action:
Approve the Minutes for the Regular City Council Meeting of October 10, 2023 as written or with amendments.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve the Minutes for the Regular City Council Meeting of October 10, 2023 as written or with amendments.

MINUTES
City of Cocoa
Regular Meeting of The City Council

October 10, 2023

A Regular City Council Meeting was held on Tuesday, October 10, 2023, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:00 p.m.

Randy Alonso provided the invocation and Didier led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The Interim City Clerk took the roll.

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

OTHER STAFF MEMBERS PRESENT:

Jack Walsh, Utilities Director; Charlene Neuterman, Community Services Director; Tammy Gemmati, Administrative Services Director; Evander Collier, Police Chief; Rebecca Bowman, Finance Director; Jonathan Lamm, Fire Chief; Robert Beach, Chief Technology Officer; and Lisa Richardson, Help Desk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of October 10, 2023. (23-624)

2. Minutes: (a) Regular Meeting of August 22, 2023. (23-638)

(b) Budget Workshop of August 22, 2023. (23-639)

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Hearn, to approve the agenda for the Regular meeting of October 10, 2023 as amended.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED (4-0)

* **MOTION by Deputy Mayor Hearn; Seconded by Mayor Blake, to approve the Minutes for the Regular meeting of August 22, 2023 and Budget Workshop of August 22, 2023 as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED (4-0)

III. Awards and Presentations:

1. Proclamation for Customer Service Week. (23-630). (Finance Director)

Mayor Blake read a proclamation into the record and recognized the City of Cocoa's employees for their excellent customer service.

IV. Delegations:

Pastor Randy Alonso, 300 Tucker Ln., Cocoa, noted that since October 7, 2007 the City has been in partnership and friendship with Beit Shemesh the Sister City. He thanked the City for their support over the years. He spoke about the hardships and terror going on in Israel and wanted to speak on behalf of this. He shared that Mayor Blake had previously asked what the city can do to help and he hopes everyone will continue to pray and support the cause. If anyone wishes to make a donation, they can do so at www.bridgesforpeace.com.

Bernice Cox, 701 Aurora Ave., Cocoa, spoke about her concerns regarding Arlington Apartments. They have no signs regarding parking and the streets are packed with cars and trucks that are parking there. She feels the apartment complex should be cited.

Additionally, she spoke about oak trees that the city planted back in the 1990s along Aurora St. She stated that the roots are growing over her water meter and

she's not the only one experiencing issues with them as many of her neighbors are as well. She asked staff to address this.

Lastly, she mentioned a grant that is being offered for African-American cemeteries. She shared that she will get more information if the city is interested in applying for funds.

Donna Kettner, 103 Derby St., Cocoa, spoke about the parking issue in Cocoa Village. She is currently paying to park at the old Bank of America building. She knows the City has plans for this building and she knows the City has ordinances in place to protect the integrity of the Village. She does not want to see an apartment building built directly in the center of downtown as she feels it will be an eyesore. The city should focus more on ways to provide parking and consider allowing other businesses to develop in that space instead.

She added that Cocoa has a special and unique downtown area and she would like to see the city maintain its integrity.

Pat Chambers, 37 Derby St., Cocoa, added that she agrees with Ms. Kettner and did not move to this area to watch an apartment building be built in the center of downtown. She asked Council to reconsider what is being proposed there.

V. Consent Agenda:

(A) General Consent Items:

1. Request Council to award Bid # B 22-15R-COC to the lowest responsive bidder Cathcart Construction Company for the Fiske Blvd and Broadmoor Acres Drainage Improvements in the amount of $5,471,015 and execute the construction agreement. Approve a Project Contingency Resolution for approval of any Change Orders not to exceed $547,102. Authorize the City Manager to sign the construction contract, execute amendments and extensions to the agreement within approved contingency. (23-458). (Interim Public Works Director)

2. Approve a Resolution Amending the FY24 Budget, BAF#24-004-A, to add funds to the State Housing Initiative Partnership program and the City's Fiscal Year 2024 budget in the amount of $14,691. (23-560). (Community Services Director)

3. To Approve Task Order 2024-02 with Carollo Engineers, Inc., Orlando, Florida, for Critical Information Technology Infrastructure; To Approve a Resolution Amending the FY24 Budget, BAF #24-006-T. (23-590). (Utilities Director)

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

4. To Approve Change Order #4 to Purchase Order 77494 with Kirwin Norris, PA, for on-going legal and related expert services regarding two pending lawsuits against Brandes Design-Build for Issues with the Jerry Sellers Tank Coating Failure/Repairs and Industrial Park Interior Coating Failure/Repairs. (23-601). (Utilities Director)

5. Approve a Resolution Amending the FY24 Budget, BAF#24-008-A, to Accept HVE Grant Revenue for $5,000 in Overtime for High Visibility Enforcement (HVE) activities implemented to mitigate crashes. (23-609). (Police Chief)

6. Approve a Resolution Amending the FY24 Budget, BAF#24-007-A, for the 15PBJA-23-GG-03233 JAG Grant Award in the amount of $15,572 and Approve Expenditure for Printers and Cases to CDW using the Sourcewell 081419-CDW contract. (23-613). (Police Chief)

7. Approve a Resolution Amending the FY24 Budget, BAF#24-010-A, for the Provost Park Project. (23-644). (Finance Director) (Walk-on item)

(B) Multi-Year Contracts:

8. To Approve a Multi-Year Task Order 2024-38 with Jacobs Engineering Group, Inc. (Jacobs) for the Dyal Groundwater Membrane Treatability Study. (23-610). (Utilities Director)

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

9. Request approval of a Multi-Year Crossing Agreement between Florida East Coast Railway, LLC (FECR), City of Cocoa (Licensee), and Brightline Trains Florida LLC (Brightline); Authorize the City Mayor to execute the Agreement. (23-620). (Interim Public Works Director)

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

VI. Public Hearings:

1. Conduct a Public Hearing to accept the Assessment of Fair Housing (AFH) analysis and report and hold a public hearing on the adoption of the 2023-2028 Affirmatively Furthering Fair Housing (AFFH) Plan, for the City's Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) grant programs. (23-603). (Community Services Director)

   Ms. Neuterman provided the background of the item and shared that this is the first and only hearing needed to approve this item.

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

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

* **MOTION by Mayor Blake; Seconded by Councilmember Goins, to accept the AHF analysis and report and adopt the 2023-2028 AFFH Plan.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Adopt on SECOND READING Ordinance 17-2023, an Expedited State Review Comprehensive Plan Text Amendment to expand the very limited geographic area by which vertical mixed-use projects may be built at 125-units per acre, to include a +/- 4.32-acre parcel of City-owned land located at 915 Florida Ave., Cocoa, Florida (Brevard County Tax Parcel ID 24-36-33-80-23). (23-625). (RVI Planning Consultant)

   Mayor Blake shared that he needed to recuse himself from this item due to a personal conflict[1].

   City Attorney Garganese stated that this is the Second and Final Reading of Ordinance 17-2023. He read the title into the record as follows:

[1] Mayor Blake submitted Voting Conflict Form 8B to the Clerk's Office

Ordinance No. 17-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; AMENDING A POLICY IN THE FUTURE LAND USE ELEMENT AUTHORIZING THE CITY COUNCIL TO APPROVE BY DEVELOPMENT AGREEMENT RESIDENTIAL DENSITIES OF UP TO 125 DWELLING UNITS PER ACRE RELATED TO VERTICAL MIXED-USE PROJECTS; EXPANDING THE VERY LIMITED GEOGRAPHICAL AREA TO WHICH THE POLICY APPLIES TO INCLUDE A PARCEL OF CITY-OWNED LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF ROSA L. JONES DRIVE AND FLORIDA AVENUE AND WHICH IS MORE PARTICULARLY DESCRIBED HEREIN BY PARCEL INFORMATION AND MAP THAT CONSISTS OF APPROXIMATELY 4.32 ACRES, MORE OR LESS, AND IS DESIGNATED MIXED-USE FUTURE LAND USE ON THE FUTURE LAND USE MAP AND WHICH IS DESIGNATED SOUTH END (SE) SUBDISTRICT WITH A COMMERCIAL/MIXED-USE LARGE (CL) BUILDING TYPE ON THE COCOA WATERFRONT OVERLAY DISTRICT REGULATING PLAN; REQUIRING A DEVELOPMENT AGREEMENT BY THE CITY COUNCIL TO APPROVE SUCH PROJECTS ON SUCH REAL PROPERTY UNDER CERTAIN TERMS AND CONDITIONS DEEMED NECESSARY AND ACCEPTABLE TO THE CITY COUNCIL; FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE, AND LEGAL STATUS OF THE PLAN AMENDMENT.

City Manager Whitten provided a brief background of the item and explained that there is no way to know what the market will offer if there is no Comp Plan amendment. Ultimately the market is what will dictate the best fit for this property.

Councilmember Koss noted that while this gives her less heartburn because it is located on the outskirts of the Village, she still questions why five stories is not sufficient and why eight stories should be considered. She elaborated on her reasonings and spoke about the character of the area and noted that even being on the outskirts it is still out of scale compared to the surrounding buildings.

She added that her main point is that just because the building is taller it does not mean it will bring in more money. She is considering the walkability of the area, the neighboring project in Rockledge as well as the increase in traffic.

Ultimately, she'd like to see the offers that may be presented for a five-story project first.

Councilmember Goins added that while he can certainly understand the argument of increasing density in the downtown area of Cocoa Village, this parcel is on the outside of the Village.

City Manager Whitten added that stipulations can be added in development agreements, such as Rockledge has required the developer of the neighboring project to upgrade the water/sewer system. He pointed out that although the maximum density allows eight stories, the Council will have the option to set limits later on in the process, however they won't know the maximum potential of what the market will offer if they don't approve this ordinance.

Mayor Blake opened the public hearing to the public for comments.

Pam Shaia, 14 Oleander St., Cocoa, would like to see the City move forward with this project because right now there is nothing there. She would like to see something put there to bring in revenue. She recently toured several areas of Atlanta and the streets were filled with people shopping and exploring and she would like to see that in Cocoa Village as well.

Richard Davis, Senior Warden of St. Mark's Church in the Village, shared that it is a vibrant area for families with a lot of positive things going on. He likes the idea of more potential businesses coming in and more students coming into the church.

His only concern is over-development which will bring in large amounts of traffic that the Village won't be able to handle. His only ask is that Council carefully consider their plans and take into account public safety and the aesthetics of the Village.

Aleck Greenwood, 640 Brevard Ave., Cocoa, talked about profits and studies. If profit is cut down then people will be less interested in developing here. He pointed out that the Playhouse is six stories tall and there are condos along the river that are twelve stories tall and this is not a newfound idea. He believes people are scared of change but this could be a good change.

Pat Chambers, 37 Derby St., Cocoa, wished to add that she agrees with Councilmember Koss. She doesn't care about the developer's pockets; she cares about where she lives. She is a business owner and she sees no problem with three to five stories.

Donna Kettner, 103 Derby St., Cocoa, agrees with Ms. Chambers as well and she cares about where she lives. People come to live here for quality of life and because they don't want to live in a big city. This is Cocoa Village and not New York City, Miami or Atlanta.

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

Councilmember Goins wished to explain that although there is a difference of opinion, he wanted to state for the record that Council does care about Cocoa Village and he lives in Cocoa too. He wished to make a motion to table this item at this time.

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

City Attorney Garganese offered further clarification regarding the purpose of the Ordinance and wished to point out that at this point in time if a developer came in tomorrow, they could still build up to eight stories. This ordinance is only addressing density not the height.

Additionally, he explained the RFP process which would allow Council to establish their wishes at that time if they so desire.

Further discussion was held on ways to compromise in order to address concerns.

THE VOTE ON THE MOTION WAS:

AYES: Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY[2] (3-0)

3. Pass on FIRST READING- of Ordinance 20-2023, a Zoning Text Amendment on the Landscaping, Land Clearing, Tree Protection and Replacement Standards of the City Code, providing for a repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability and an effective date. (23-634). (Community Services Director)

City Attorney Garganese shared that this is the First Reading of Ordinance 20-2023 which was also approved at the last Planning & Zoning meeting, and read the title into the record as follows:

Ordinance No. 20-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XIII, SECTION 22, OF THE ZONING ORDINANCE OF THE CITY OF COCOA; AMENDING THE LANDSCAPING, LAND CLEARING, AND TREE

[2] Council recess beginning at 7:28pm & reconvening at 7:34pm

PROTECTION AND REPLACEMENT STANDARDS OF THE CITY OF COCOA; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Stacey Hopper, City Planner, provided a presentation[3] and shared the purpose of the ordinance.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Hearn, to approve Ordinance 20-2023 on First Reading.**

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Koss

NAYES: Goins

THE MOTION CARRIED (3-1)

4. Pass on FIRST READING of Ordinance 21-2023, a Land Development Code Amendment to Appendix A, Article XI, Section 22 of the Zoning Ordinance of the City of Cocoa to allow Large Scale Commercial/Mixed-Use Buildings on certain properties within the Cocoa Waterfront Overlay District. (23-636). (Community Services Director)

City Attorney Garganese shared that this is the First Reading of Ordinance 21-2023 and read the title into the record as follows:

Ordinance No. 21-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW LARGE SCALE COMMERCIAL/MIXED-USE BUILDINGS ON CERTAIN PROPERTIES WITHIN THE COCOA WATERFRONT OVERLAY DISTRICT AS MORE PARTICULARLY DEPICTED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

[3] Exhibit A: Tree Ordinance Presentation

Mr. Steve Noto, RVI Planning & Consultants, gave a presentation[4] of the item.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Hearn, to approve Ordinance 21-2023 on First Reading[5].**

Mayor Blake opened the hearing to the public.

Aleck Greenwood, 640 Brevard Ave., Cocoa spoke in support of this ordinance

Pat Chambers, 37 Derby St., Cocoa, does not support this item and reiterated her sentiments from the previous item.

Pam Shaia, 14 Oleander St., Cocoa, shared that this property has been vacant for too long and plenty of people could've had an opportunity to do something with it. A community meeting was even held in regard to this property. Frameworks Group has already purchased this property and she is looking forward to seeing this property developed. She believes a parking issue is a good problem to have because that means the Village is busy.

Donna Kettner, 103 Derby St., Cocoa, does not want to see Council give in to developers and give them tax breaks. She pays her taxes and she lives and works in Cocoa Village. Her customers are constantly complaining that there is no place to park. If there is no place to park then they are not able to stop to shop.

Deputy Mayor Hearn asked Ms. Kettner if her worries would be eased if the developer were able to provide additional parking for free and if conversations were being held to allow golf carts to shuttle people in and out of Cocoa Village. In response, Ms. Kettner stated yes, however she would like to see the plans for herself.

Mayor Blake, City Manager Whitten and Ms. Neuterman shared the various ways the city has worked to increase parking in the Village. Some of the examples include the additional parking at Lee Wenner Park, night parking and special event parking at City Hall and street parking that has been added throughout the area.

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins

NAYES; Koss

[4] Exhibit B: 430 Brevard Ave. Land Development Code Amendment
[5] Mayor Blake left the meeting at 7:54 pm and returned at 7:56pm

THE MOTION CARRIED (3-1)

VII. Council Business:

1. Approval of the requested street closure outside of the central business district. (23-596). (Communication & Economic Development Director)

Ms. Senger shared information regarding the street closure which is being requested by Family Promise of Brevard for an event on Saturday, December 2, 2023[6].

* **MOTION by Councilmember Goins; Seconded by Councilwoman Koss, to approve the item.**

THE VOTE ON THE MOTION WAS:

AYES: Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (3-0)

2. Approve Resolution No. 2023-117 recognizing the resignation of Councilman Rip Dyal and declaring a vacancy in Seat 3 of the City Council. Take whatever action the City Council deems legally necessary to fill the Seat (District) 3 vacancy on the City Council pursuant to Article III, Section 10 (a) of the City Charter. (23-650). (City Manager) (Walk-on item)

City Manager Whitten shared that staff received a text message from Councilmember Dyal sharing his wishes to resign effective October 10, 2023. Additionally, City Manager Whitten expounded on the process of filling the vacancy within the next two Regular City Council meetings which will be October 24, 2023 and November 14, 2023.

In order to be considered, any person must meet the requirements to be eligible for the seat. This person would fulfill the unexpired term of Councilmember Dyal through November, 2024.

City Manager Whitten shared the options the Council has to consider how they would like to fill the seat. Should they fail to elect someone within the next two Regularly scheduled meetings, the Council must begin the process of scheduling a Special Election.

[6] Mayor Blake left the room at 8:12pm and returned at 8:14pm

Councilmember Goins shared that he felt very disrespected by the way this happened and he was blind sighted by it. They all work together on the dais and he feels they deserved a better explanation. The process of selecting someone is not an easy task and they will need to carefully consider candidates over the next few weeks.

Additionally, while he feels it is acceptable to sell your home, as a Councilperson if you decide to rent you should have to provide proof of your residency to the city. He asked City Attorney Garganese if there was any way to avoid this in the future.

In response, City Attorney Garganese shared that it is ultimately the responsibility of the Councilperson to maintain their current residency records with staff once they have been elected. The Charter does address residency requirements and if it becomes an issue again in the future the Council can certainly inquire about proof of residency.

Councilmember Koss shared that she received a call from someone who was concerned because she had noticed that Councilmember Dyal had moved out of his home fairly quickly and had held a garage sale. She was first and foremost concerned about his health.

She added that she is in favor of option two which will allow time for eligible candidates to apply for the seat.

Councilmember Goins, Deputy Mayor Hearn and Mayor Blake agreed that option two is the best option. The deadline to submit applications will be no later than noon on Wednesday, October 18, 2023. A selection will need to be made within the next two Regularly scheduled City Council meetings which will be Tuesday, October 24, 2023 and November 14, 2023.

* **MOTION by Councilmember Goins; Seconded by Councilmember Koss, to approve Resolution No. 2023-117, recognizing the resignation of Councilman Rip Dyal and declaring a vacancy in Seat 3 of the City Council.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

Mayor Blake opened the discussion to the public. There being no further comments, the public portion of the discussion was closed.

City Manager Whitten clarified that if a Special Election needed to be held the deadline would be January 18, 2024.

* **MOTION by Mayor Blake; Seconded by Councilmember Goins, to approve option two, setting a deadline to receive applications no later than Wednesday, October 18, 2023 by noon. An agenda item will be placed on the October 24, 2023 agenda for Council to select an applicant, however if they fail to reach an agreement, they will bring the item back to the November 14, 2023 Regular City Council meeting.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

VIII. City Business:

Multi-Year Contracts:

None.

IX. Informational Agenda:

1. Bi-Weekly Report, September 22, 2023 – October 5, 2023. (23-640). (City Manager).

X. Reports:

Ms. Senger shared information regarding a Centennial event for the Moore Center on December 2, 2023 at 5pm.

Additionally, staff has been working together on an online service program which will allow people to apply for special event permits and pay off any balances they owe for these events.

Lastly, Ms. Senger shared that on October 24th the City Council is scheduled to go on their quarterly business tour of the City.

Ms. Neuterman shared that a groundbreaking event will be held on November 1, 2023 at 9am for the first five homes at the Michael C. Blake subdivision.

City Manager Whitten shared good news regarding the expedition of the SR524 project. He added that local dollars will be funding the design of this state project.

The Besos Academy Board will be holding a meeting on November 1, 2023 and will be considering placing a Montessori school in Cocoa, possibly at either the old Moore Center, the old Joe Lee Smith Center or even in a newly constructed building.

In regard to the J&K project, the City Council directed City Manager Whitten to meet with Representative Altman. He has met with him and they have agreed to file an appropriation request in addition to filing an appropriation request for the old Joe Lee Smith Center as well.

Councilmember Goins shared that on October 26, 2023 there will be a Chief's Walk beginning at Prospect Ave. and Lynell Lane. Chief Collier noted that they may have to change the time to 5pm or possibly move the date altogether due to a scheduling conflict but he will have further information soon.

Councilmember Goins shared photos from recent events he attended.

Lastly, he shared that the Community Meeting regarding Gilmore Park was well attended and lots of good discussions were held.

Councilmember Koss shared that she, along with Mayor Blake were both on the Leadership Brevard conference call this morning and provided an update.

She also recently attended the FLC Utilities, Natural Resources and Public Works Committee meeting and shared information about the presentation that was given.

Deputy Mayor Hearn shared pictures from Anderson Park depicting some work that needs to be done. He noted that the court needs to be repainted and the basketball hoops need to be replaced.

Additionally, he congratulated the Cocoa Tigers football team on another victorious win this week.

Mayor Blake recognized Ed Green as a former supporter of Cocoa PAL, who in turn are working together on "Green spaces" throughout the city in honor of Mr. Green.

Furthermore, Mayor Blake shared photos from recent events he attended.

Lastly, Mayor Blake announced that the second phase for the approval of the renaming of the track in honor of James Folston has been approved and they will be moving on to phase 3.

XI. Adjournment:

* **MOTION by Councilmember Goins; Seconded by Deputy Mayor Hearn, to adjourn the Regular meeting of October 10, 2023.**

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

The meeting adjourned at 9:20 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, Interim City Clerk

Exhibit A

COCOA
FLORIDA

City of Cocoa Council Meeting

October 10, 2023



Ordinance 20-2023

Landscaping, Land Clearing, and Tree Protection and Replacement Standards



COCOA
FLORIDA

Ordinance 20-2023

Landscaping, Land Clearing, and Tree Protection and Replacement Standards

COCOA FLORIDA

Ordinance 20-2023 – Tree Preservation

The City desires to create an ordinance that may be applied without the need for discussion and negotiation of development agreements related to arbor mitigation contribution fees. The City also desires to incentivize mature tree preservation and discourage "clear-cutting" in the hopes that developers will design around trees as much as possible.

This Ordinance furthers on and off-site tree preservation, enhanced tree preservation and replacement standards, specifies new arbor mitigation fees and increases fines for non-compliance.

- Summary of changes to the Tree Preservation
  - Minimum tree planting requirements
  - Preservation credits for trees being preserved
  - Tree Replacement Standards
  - Revised Arbor Mitigation policy
  - Enhanced penalty section for land clearing or removal of trees without a permit

Ordinance 20-2023 – Tree Preservation

Minimum tree planting requirements

- New minimum tree planting requirements have been created that deal with both the minimum number and size of trees for new construction.
- The minimum tree planting requirements cannot be satisfied by contributing to the arbor mitigation fund.

Preservation credits for trees being preserved

- Provides one tree credit for every 12” of trees preserved on-site. The tree preservation credits offered are increased for specimen trees (over 24”) up to a maximum of 12 credits in order to encourage the retention of specimen trees and for developers to design around them.
- Additional credits for trees on land placed in perpetual public conservation with the City or conveyed to the City. Three additional tree credits will be provided for each tree, as defined within this ordinance, within areas above one-half acre.

Ordinance 20-2023 – Tree Preservation

Tree Replacement Standards

- Proposes a system in which a certain number of trees must be replaced for each tree removed, depending upon size of the tree removed, as opposed to current inch-per-inch system. In this system, the number of overall trees, and consequently the tree canopy, is intended to be preserved even if the number of inches is not immediately replaced. The definition of a "tree" is amended from 4" to 6". Trees less than 6" do not need to be replaced.

Revised Arbor Mitigation policy

- When the number of trees able to be planted in a development is smaller than the number of trees required for replacement, a contribution to the Arbor Mitigation Fund may be available. Removes requirement for 3 quotes. Fees will be determined per inch or by one reasonable, professional quote for trees not replaced.

Ordinance 20-2023 – Tree Preservation

Enhanced penalty section for land clearing or removal of trees without a permit

- As a reminder, tree removal permits are not required for single-family and duplex lots that are actively used for single-family residential purposes. This proposed change will not affect single-family and duplex lot owners.
- The Ordinance clarifies that the code enforcement board may impose daily fines for failure to obtain a tree removal permit.
  - To come into compliance, a property owner will have to obtain an after-the-fact tree removal permit. This will require a tree survey (which may need to be created based on historical data) and compliance with tree replacement and mitigation fees as would ordinarily apply.
- Moreover, additional aggravated fines are imposed per tree removed up to $5,000 per tree as permitted by Florida law.
- Additional fines are clarified for land clearing by the ¼ acre and lastly for failure to abide by a cease and desist order.

Ordinance 20-2023 – Tree Preservation

In summary, this Ordinance furthers on and off-site tree preservation, enhanced tree preservation and replacement standards, specifies new arbor mitigation fees and increases fines to ensure compliance.

This ordinance was recommended for approval by the Planning and Zoning Board on October 4, 2023

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE
Blake Michael Davis	City of Cocoa Council
MAILING ADDRESS 507 Blake Ave	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY Cocoa	COUNTY Brevard
	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 10/10/2023	MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael C. Black, hereby disclose that on 10/10, 2023:

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

X inured to the special gain or loss of my relative, Father & siblings;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

They owned adjacent to the property that is affected by the ordinance.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

10/10/2023
Date Filed

Michael C. Black
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

Legislation Details (With Text)

File #:	23-777	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Approve the Minutes for the District 4 Town Hall Meeting of October 17, 2023 as written or with amendments.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	10-17-2023 Town Hall Minutes.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Monica Arsenault, Interim City Clerk
Through:
Requested Action:
Approve the Minutes for the District 4 Town Hall Meeting of October 17, 2023 as written or with amendments.

BACKGROUND:

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Approve the Minutes for the District 4 Town Hall Meeting of October 17, 2023 as written or with amendments.

MINUTES
CITY OF COCOA
DISTRICT 4 TOWN HALL MEETING

OCTOBER 17, 2023

A District 4 Town Hall Meeting was held on Tuesday, October 17, 2023, at the Brevard Museum of History and Natural Science, located at 2201 Michigan Ave., in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Councilmember Koss called the meeting to order at 6:06 p.m.

Mayor Michael Blake provided the invocation and Councilmember Koss led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

PRESENT:	Michael Blake	Mayor
	Alex Goins	Councilmember
	Lorraine Koss	Councilmember
	Stockton Whitten	City Manager

OTHER STAFF MEMBERS PRESENT:

Charlene Neuterman, Community Development Director; Abby Morgan, Interim Public Works Director; Samantha Senger, Communication and Economic Development Director; Alyssa Backer, Human Resources Technician.

II. Welcome/ Introductions by Councilmember Koss

III. Department Updates:

Brightline update was provided. Service will begin between Miami and Orlando. Proceed with caution. Look, listen, live.

Charlene Neuterman, Community Development Director, provided an update on the listed development projects:

Recently completed housing projects: The Adamson Creek Phase 2 (single family, 155 units), The Cocoa Grand (Multi-family, 268 units), The Integra (Multi-family, 249 units) and the Lakeside Palms (Single family, 87 units).

Housing Projects under construction: The Adamson Creek Phase 2 (single family, 30 units), the Cirrus (mixed use, 280 units), the Orchid Lake (Multi-family, 90 units), the River Walk Subdivision (single family, 26 units), and the Cottages at Cocoa Village (multi-family, 18 units).

Housing projects under review/ pre-application: Windward Preserve (368 units) under review; Stillwell (258 units) pre-application; Kotter 3D Homes (220 townhomes for sale) under review; Adamson Creek Phase (30 homes) under review; Range Road Subdivision (71 homes) pre-application; Legacy (264 units) pre-application; Cocoa Bay Estates (7 homes) under review; Allegra (300 apartments 30 % affordable) development agreement, under review; Mountain Cove Homes (450 homes) under review; Sabal Lake Estates (8 units 4 duplexes) pre-application; 430 Brevard, LLC (245 apartments) pre-application.

City of Cocoa Housing Projects: Diamond Square lots for affordable housing (city CRA owned 40 lots, RFP out); Community Housing Initiative, Inc., Michael Blake Subdivision groundbreaking 11/1; 915 Florida Ave (city owned, near future RFP); 630 Brevard (city owned, RFP out)

Charlene Neuterman, Community Development Director, said that the Diamond Square is budgeted for first time home buyers.

The Upstart small business program was discussed which will provide grants for upcoming small businesses. Two $10,000 grants available city-wide. Two $15,000 grants available for Diamond Square.

Councilmember Koss showed a map with upcoming FDOT projects. The Clearlake project will be federally funded.

SR524 Projects: the map was looked at to see what is approved/ vested and what projects are in review. These will be done in phases which can be seen in the slideshow provided.

Abby Morgan, Interim Public Works Director, spoke on the upcoming Public Works Projects which include a new park entrance sign, football concession storage addition ($200,000), paving of football parking lot ($300,000), concession building renovations to baseball and softball buildings ($200,000), softball field renovations ($162,928), new football field irrigation and stormwater ($490,000), goal posts ($35,000) and 3-sided perimeter fencing ($50,000).

IV. Clearlake Community (A sense of place)

Councilmember Koss discussed negotiations are happening to open Titan Trail to walk around the lake. Also, a regional activities center is being developed.

Brightline won't talk about a Cocoa station just yet but conditions are favorable. The Space Coast TPO is all about getting a station in Brevard.

V. Stay Connected with the City of Cocoa

Samantha Senger, Communication and Economic Development Director, discussed numerous ways to stay engaged with the City of Cocoa including the community newsletter, social media and the website. Also, streaming through the website and YouTube.

They are working on a chatbot to guide through the website.

Citizen's Academy is continuing where our citizens are learning how the departments work. They were able to interact with the Director of the Finance department and learn how some of the processes work.

There is a monthly e-newsletter which is available via hard copy or you can sign up at www.CocoaFL.gov/notifyme.

There is also an app called Cocoa Connect that can help with the citizens staying involved. It can help with reporting issues such as pot holes which will send the GPS location to our Public Works department, helping them fix the issue quickly.

VI. Questions

Steve Murphy asked for a status on Indian River Drive septic to sewer project. In response, City Manager Whitten replied the project is to be completed by 2030. Where sewer is available homes will be converted to sewer. Where it is not available, people must go to advanced septic. This is an ongoing project where more information will be provided as the project progresses.

Jerry Spedding asked for an update on Range Road and the new subdivision.

Judy McCluney asked how can we protect our wetlands. There are FEMA maps in place to show protected land.

Linda Bender inquired more about the Cocoa projects and would specifically like to know how the traffic will be handled with both one-way streets and limited parking. City Manager Whitten ensured her there are code parking requirements in place and the projects approval relies on meeting all codes.

Celeste Corrado raised a concern in regards to so much "clear cutting" of environmentally sensitive properties in and around Indian River Lagoon and Indian River Drive. In response, there is protection of the St. Johns and also City Code that must be met. There are multiple agencies that are involved in the protection of the environment.

Linette Daniels reported six months or more of street light outages and issues from Fiske Blvd to Clearlake Rd. City Manager Whitten and Councilmember Koss said this is an issue for FPL as these are not City of Cocoa lights. Both have submitted the issue to FPL. City Manager Whitten said he will contact FPL again to report the issue.

Pat Wilson would like to know who else is working with Eastern State after they fix the sidewalk. There has been a $4-6 million-dollar project announced to convert/refurbish the library to a tech manufacturing facility for vocational use.

Greg Griffin requested a nice size foldable map.

VII. Adjournment:

Councilmember Koss thanked everyone for coming and sharing their input.

The Town Hall meeting adjourned at 7:33 pm.

_____
Michael Blake, Mayor

ATTEST:

_____
Monica Arsenault, Interim City Clerk
(Transcribed by Alyssa Backer, Human Resources Technician)

Legislation Details (With Text)

File #:	23-770	**Version:**	1	**Name:**	
Type:	Awards/Presentations			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Proclamation: National Homeless Persons' Memorial Day				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	National Homeless Persons' Memorial Day 2023.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Monica Arsenault, Interim City Clerk
Through:
Requested Action:
Proclamation: National Homeless Persons’ Memorial Day

BACKGROUND:

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

PROCLAMATION

***WHEREAS**, Homelessness has caused or hastened the deaths of inadequately housed low-income persons in Brevard County; and*

***WHEREAS**, the spirit of the holiday season of giving provides an opportunity for affirmation and renewal regarding the commitment to end homelessness; and*

***WHEREAS**, December 21st, the first day of winter and the longest night of the year, has been designated National Homeless Persons Memorial Day by the National Coalition for the Homeless; and*

***WHEREAS**, the Brevard Continuum of Care Coalition has planned countywide memorial events recognizing homeless people who have died in our country; and*

***WHEREAS**, in this season of generosity and sharing, citizens of Brevard County are encouraged to commit themselves to promote compassion and concern for fellow citizens, especially those who are poor and homeless; and*

***WHEREAS**, in remembering those who have died on our streets, in our emergency shelters, and in condemned or abandoned properties from ailments or conditions directly related to homelessness, the cause of ending homelessness is kept urgent as is the collective commitment to preventing such deaths in the future.*

***NOW, THEREFORE**, I, Mayor Michael C. Blake, on behalf of the City Council of the City of Cocoa, Florida, do hereby proclaim December 21, 2023 as*

NATIONAL HOMELESS PERSONS' MEMORIAL DAY

***WHEREFORE,** I have hereunto set my hand and caused the seal of the City of Cocoa to be affixed this 12th day of December, 2023.*

_____

Mayor

ATTEST:

_____

City Clerk

Legislation Details (With Text)

File #:	23-386	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
File created:	6/16/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Approve a Resolution to Amend the Financial Operations Manual (FOM) by removing the Purchasing Sections and establishing a new Purchasing Manual as the official purchasing policy for the City. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Resolution to Amend FOM and establish a Purchasing Manual.pdf Exhibit A - FOM Updated 0419 (rev 12.12.2023).pdf City of Cocoa Purchasing Manual_v1_Dec-2023.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: September 14, 2023
Agenda Date: December 12, 2023
Prepared By: Brian Dale, Purchasing Manager
Through: Rebecca Bowman, Finance Director
Requested Action:
Approve a Resolution to Amend the Financial Operations Manual (FOM) by removing the Purchasing Sections and establishing a new Purchasing Manual as the official purchasing policy for the City.

BACKGROUND:

The Financial Operations Manual (FOM) was adopted by City Council in October, 2010. The FOM is a collection of financial policies and internal procedures. The internal procedures are administrative processes required to implement the policies. The City Manager has the authority to approve technical, grammatical, and administrative changes to the FOM. Policy changes require City Council approval.

On July 11, 2023 City council voted to approve a code amendment to section 2-4 Purchasing and contract procedures. In conformance with the code changes, administrative changes, which have been approved by the City Manager, have been incorporated into the FOM.

The Purchasing Division staff has revised the purchasing procedures to reflect the approved policy changes and has made updates to the methods of procurement to be more in line with standard industry practices.

Purchasing related sections in the FOM, Sections 12-17 are being removed. The policy and procedures in these sections have been updated to better represent the current operations of the division and to be more in line with other government purchasing practices.

A newly created Purchasing Manual is being established as the City's official purchasing policy and procedural document

STRATEGIC PLAN CONNECTION:

The Purchasing Manual defines the purchasing policies and procedures which guide the City of Cocoa's purchases. The Purchasing Manual establishes operational controls within the organization that ensure that all purchases strictly adhere to the City Codes, and Florida State Statutes.

BUDGETARY IMPACT:

There is no budgetary impact - policy changes only.

PREVIOUS ACTION:

The City Council adopted the original FOM on October 12, 2010.
The City Council approved 1st revision on October 11, 2011.
The City Council approved 2nd revision on January 10, 2011.
The City Council postponed at the regular meeting of December 11, 2012.
The City Council postponed at the regular meeting of January 8, 2013.
The City Council approved 3rd revision on February 12, 2013.
The City Council approved 4th revision on April 14, 2015.

RECOMMENDED MOTION:

Approve a Resolution to Amend the Financial Operations Manual (FOM) by removing the Purchasing Sections and establishing a new Purchasing Manual as the official purchasing policy for the City.

RESOLUTION NO. 2023-140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING AMENDMENTS TO THE CITY'S GENERAL ACCOUNTING, BUDGET, PURCHASING AND FINANCIAL POLICIES SET FORTH IN THE FINANCIAL OPERATIONS MANUAL ("FOM"); ESTABLISHING A STAND-ALONE PURCHASING MANUAL; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND POLICIES, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City is granted the authority, under section 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, on October 12, 2010, the City Council approved Resolution 2010-137, establishing a comprehensive General Accounting, Budget, Purchasing and Financial Policies Manual for the City, generally known as the Financial Operations Manual ("FOM"); and

WHEREAS, the City Council desires to approve certain amendments to the FOM related to financial policies and procedures; and

WHEREAS, City Council deems that this Resolution is in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, THAT:

Section 1. **Incorporation of Recitals.** The foregoing recitals are deemed true and correct and are hereby fully incorporated herein by this reference.

Section 2. **Amendment to Financial Operations Manual.** The City Council of the City of Cocoa hereby approves amendments to the City's Financial Operations Manual ("FOM"), which reflect current policies and procedures. The amended FOM is attached hereto as **Exhibit "A,"** and is fully incorporated herein by this reference.

Section 3. **Establish a Separate Stand-Alone Purchasing Manual.** The City Council of the City of Cocoa hereby approves the removal of the purchasing sections to the FOM and the establishment of a stand-alone Purchasing Manual which reflects current policies and procedures. The newly created Purchasing Manual is attached hereto as **Exhibit "B,"** and is fully incorporated herein by this reference.

Section 4. **Severability.** If any section, subsection, sentence, clause, phrase, word, or portion of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, 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 Resolution.

Section 5. **Repeal of Prior Inconsistent Resolutions and Policies.** All prior resolutions and policies or parts of resolutions and policies in conflict herewith are hereby repealed to the extent of the conflict.

Section 6. **Effective Date.** This Resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on this 12th day of December 2023.

_____

Michael Blake, Mayor

ATTEST:_

_____

Monica Arsenault, Interim City Clerk



FINANCIAL OPERATIONS MANUAL (FOM)

COCOA FLORIDA

Revised January 2021

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Introduction

Objective

The Financial Operations Manual (FOM) is a policy and procedural document for all of the financial functions of the City of Cocoa. The purpose of this manual is to provide the user with one document covering all of the financial issues in accounting, budgeting and purchasing. This manual has updated and replaced the General Accounting Manual, the Budget Manual and the Purchasing Manual. In the last section of this document, all of the financial policies approved by City Council are available for review.

The objective of the FOM is to provide the user with the basic financial policies and procedures. Policy manuals are dynamic in nature, not static, and the FOM will be updated and modified as needed. If users have questions regarding information in any section in this manual, they should contact the appropriate divisions for clarity. The Finance Director has the authority to interpret the intent of this document and settle any disagreements regarding these policies and procedures.

Level of Authority

A. City Council

The authority to issue and/or revise the Financial Operations Manual is reserved for the City Council of the City of Cocoa and through the City Council's direction, the City Manager. The initial Financial Operations Manual was adopted by City Council on October 12, 2010. Individual policies initially adopted by City Council can only be amended or revised with City Council approval.

B. City Manager

The City Manager has the authority to approve technical, grammatical and administrative amendments to the policies and procedures provided said amendments update the Financial Operations Manual and are consistent with the authority vested in the City Manager by the City Charter. Further, the City Manager shall not have the authority to amend or supplement the FOM in a manner conflicting with State Statutes, the City Charter or Ordinances, Resolutions and directives adopted by the City Council.

C. Finance Director

The Finance Director has the authority to interpret, clarify and settle disputes on any issues covered in the Financial Operations Manual. The Finance Director is also responsible for updating and modifying the FOM when appropriate. The Finance Director is required to report any violation of the policies and procedures in this manual to the City Manager.

D. City of Cocoa Employees

Employees have the responsibility to review and adhere to the policies and procedures within the FOM. Violation of any policy or procedure may result in progressive discipline up to and including termination.

Conflicts

In the event any provision of the FOM is in conflict with local, state or federal law, the conflicting provision of local, state and federal law shall prevail and shall apply.

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Section 1 Summary of Significant General Accounting Policies

The purpose of this manual is to describe the accounting policies established by the Finance Department and to serve as a reference guide. These policies are designed to help safeguard the City's assets and to promote accuracy, efficiency and consistency in accounting operations throughout the City.

1.1 Basis of Accounting

The basis of accounting refers to revenues and expenditures being recognized in the accounts and relates to the timing of the measurements made, regardless of the measurement focus applied. All governmental funds are accounted for using the modified accrual basis of accounting. Revenues are recognized in the period in which they become susceptible to accrual, i.e., when they become measurable and available to pay liabilities of the current period. Ad valorem taxes, special assessments and charges for services are susceptible to accrual when collected in the current year or within 60 days subsequent to year-end, provided amounts received pertain to billings through the current fiscal year. Intergovernmental revenues, which include state revenue sharing allotments, local government one-half cent sales tax and county-shared revenue, among other sources, are recorded in accordance with their legal or contractual requirements if collected in the current period or within 60 days after year-end. Grant related revenues will also follow the 60-day general revenue recognition rule as long as the grant requirements in accordance with the grant are met. This 60-day rule applies to all grants regardless of the revenue source. Interest is recorded when earned. Other miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until actually received. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include principal and interest on long-term debt which is recognized when due.

The enterprise funds are accounted for using the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred. Unbilled utility service receivables are estimated and recorded at year-end. Fees collected in advance of the period to which they apply are recorded as unearned revenue.

Pension expenditures/expenses for the defined contribution plans are recognized based on the required contribution under the terms of the plan and the basis of accounting (modified accrual for governmental fund types and accrual for proprietary fund types).

1.2 Measurement Focus

All governmental funds are accounted for on a spending or "financial flow" measurement focus. This means only current assets and current liabilities are generally included on balance sheets. Reported fund balance (net current assets) is considered a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Enterprise funds are accounted for on the "flow of economic resources" measurement focus. This means all assets and all liabilities (whether current or noncurrent) associated with the activity are included on the balance sheet. Enterprise funds operating statements present increases (revenues) and decreases (expenses) in net total assets.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and delivering goods in connection with the proprietary fund's principal ongoing operations. The principal operating revenues of the Enterprise Funds (Water and Sewer Fund and Storm Water Fund) and the City's Internal Service fund (Worker's Compensation Self Insurance Fund) are charges to customers for sales and services. Operating expenses for enterprise funds and the internal service fund include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in the government-wide and enterprise fund financial statements to the extent those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to the same limitation. The City has elected not to follow subsequent private-sector guidance.

Section 2 General Ledger and Financial Reporting

The City utilizes a double entry system including the general ledger and suitable subsidiary records. The general ledger information is stored in an automated general ledger system. The general ledger and subsidiary ledgers are kept current and balanced to the control accounts monthly.

2.1 Chart of Accounts

As of October 1, 1978, the City incorporated the Uniform Accounting System Chart of Accounts developed by the State of Florida Department of Banking and Finance as an integral part of its accounting system. The general ledger account classification structure, as defined by the City, consists of 14 digits appearing as FFF-VVDD-AAA-EE-OO. The position of each digit in the account number defines its meaning as follows:

	DESCRIPTION
FFF	Fund
VV	Department
DD	Division
AAA	Basic Activity
EE	Object Classification
OO	Sub Classification

The structure of the Chart of Accounts will be modified as needed to accommodate each year's budget.

2.2 Funds

While each year's budget will determine which funds are used, in general, the City may utilize the following funds:

A. Governmental Funds

The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The measurement focus in these types of funds is on determination of financial position (sources, uses and balance of financial resources) rather than on net income. There are four governmental fund types: General, Special Revenue, Debt Service and Capital Projects.

1. General Fund – The fund used to account for all financial resources except those required to be accounted for in other funds.

2. Special Revenue Fund – A fund used to account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) legally restricted to expenditures for specific purposes.

    a. The Cocoa Housing Assistance Trust Fund accounts for the funds received for the State Housing Initiatives Partnership (SHIP), enacted by the State of Florida through the Florida Housing Finance Agency. The purpose of the program is to provide funds to local governments as an incentive for the creation of partnerships to produce and preserve affordable housing.

b. The Cocoa Redevelopment Agency Fund accounts for incremental tax revenues within the downtown Cocoa Village area. These monies are restricted by State Statute to specific projects or a class of projects within this geographical area.

c. Community Development Block Grant (CDBG) is used to account for revenues received from the Department of Housing and Urban Development (HUD). These monies are restricted to specific projects approved by HUD under the terms of the agreement.

d. Brevard County Home Program is used to account for revenues received from the Department of Housing and Urban Development (HUD). The City of Cocoa has executed an inter-local agreement with Brevard County to act as the Participating Jurisdiction (lead agency) in the Brevard County Consortium agreement with HUD. These monies are restricted by State Statute to specific projects approved by HUD under the terms of the inter-local agreement.

e. Police Confiscated Fund is used to account for property confiscated from individuals while conducting illegal activities.

f. Police Special Education Fund is used to account for portions of revenue received from traffic fines. The purpose of this fund is to administer police special education programs.

3. Debt Service Fund - Debt Service Funds are used to account for the servicing of general long-term debt not financed by proprietary or nonexpendable trust funds.

4. Capital Projects Fund - The Capital Projects Fund is used to account for the acquisition of capital assets or construction of major capital projects not financed by proprietary or nonexpendable trust funds.

B. Proprietary Funds

Proprietary Funds include Enterprise Funds and Internal Service Funds. They are used to account for operations that provide services on a user charge basis to the public and for activities where the period measurement of net income is deemed appropriate for capital maintenance, public policy, management control, accountability or other purposes. Proprietary Fund activities and basis of accounting are similar to those often found in the private sector.

An Enterprise Fund may be used to report any activity for which a fee is charged to external users for goods and services. GAAP also requires the use of an Enterprise Fund for any activity whose principal external revenue sources meet any of the following criteria:

- Debt backed solely by fees and charges
- Legal requirements to recover cost
- Policy decision to cover costs

Internal Service Funds are proprietary fund types sometimes used to report any activity providing goods or services to other funds, departments or agencies of the primary government and its component units, or to other governments on a cost reimbursement basis.

Enterprise Funds

1. The Water and Sewer Fund accounts for water and sewer operations financed and operated in a manner similar to private business enterprise. The fund is intended to be predominantly self-supported from user charges.

2. The Storm Water Utility Fund is used to account for the operation of storm water services in the City.

Internal Service Fund

1. The Worker's Compensation Self Insurance Fund accounts for the activity of the City's workers' compensation self-insurance program. Services are provided to various City departments on a cost reimbursement basis.

C. Fiduciary Funds

Fiduciary funds are used to account for assets held by the City in a fiduciary capacity for individuals, governmental entities and others. Such funds are operated by carrying out specific terms of trust indentures, statutes, ordinances or other governing regulation.

1. The Pension Trust Funds account for assets, liabilities, revenues and expenses of the pension plans of the City's general employees, firefighters and police, and the defined contribution plan. The activities of these funds are subject to state mandatory regulations, local ordinances and the policies of the governing boards.

2. The Taylor Creek Project Fund accounts for assets, liabilities, revenues and expenses for the consumptive use permitting information development related to the Taylor Creek Water Supply Project. The use of this fund is subject to the terms of a Memorandum of Agreement between the parties dated December 5, 2011.

D. Component Unit Funds

Component Unit Funds are used to report a legally separate organization for which the elected officials of the primary government are financially accountable. Discretely presented component units are reported in a separate column in the government-wide financial statements and are legally separate from the government.

1. Diamond Square Community Redevelopment Agency was organized under Section 163 of the Florida Statutes and formally came into existence in 1998. The Diamond Square Agency uses property tax incremental revenues derived from taxable real property within the geographic boundaries of the community redevelopment area to finance development within that area.

2. The US 1 Corridor Community Redevelopment Agency was organized under Section 163 of the Florida Statutes and formally came into existence in 1998. The US 1 Corridor Agency uses property tax incremental revenues derived from taxable real property within the geographic boundaries of the community redevelopment area to finance development within that area.

E. Account Groups

Account groups are not funds since they do not reflect available financial resources and related liabilities. Instead, they are used to establish accounting control and accountability for the City's general fixed assets and general long-term debt.

1. General Fixed Assets Account Group - used to maintain control and cost information for all fixed assets other than those accounted for in the proprietary funds.

2. General Long-Term Debt Account Group - used to record outstanding long-term debt other than debt recorded in the proprietary funds.

2.3 Department Types

A. Within Governmental Funds

- City Council
- City Manager
- Finance
- General Operations
- Administrative Services
- Police
- Fire
- Community Services
- Public Works

B. Within Enterprise Funds

- Water and Sewer
- Storm Water

2.4 Account Types

A. Balance Sheet

The Balance Sheet accounts consist of Assets and Other Debits, Liabilities and other Credits and the Equity Section.

1. Assets and Other Debits - This heading covers not only assets, but also those items which are not assets at the date of the balance sheet, but are expected to become assets at some future time. This heading also includes accounts, which normally have debit balances even though they are not assets.

2. Liabilities and Other Credits - This heading covers not only liabilities in existence at the date of the balance sheet, but items which may become liabilities at some future time, and other accounts which normally carry credit balances.

3. Net Position – The residual of all other elements presented in a statement of financial position. The difference between assets plus deferred outflows of resources, and liabilities plus deferred inflow of resources. The net position includes Reserves, Changes in Equity and Fund Balance Accounts.

B. Statement of Revenue and Expenditures (Expenses)

The Statement of Revenues. Expenditures and Changes in Fund Balance is the financial statement for governmental funds, whereas the Statement of Revenues, Expenses, and Changes in Fund Net Position is the financial statement for proprietary funds.

1. Revenues - Revenues may be operationally defined in a governmental fund accounting context as "all increases in fund net assets except those arising from inter-fund reimbursements, inter-fund operating and residual equity transfers or long-term debt issues."

2. Expenditures – For governmental funds, the term "expenditures", whether used in connection with the accrual or modified accrual basis of accounting, denotes the cost of goods delivered or services rendered (whether paid or unpaid) including expenses, capital outlays, and the provision for debt retirement where such debt is not reported as a liability of the fund from which it was retired. Each expenditure should be analyzed and classified individually by transaction code and object, regardless of the organizational unit incurring it. Cost allocation may be necessary where material amounts of expenditures for a single organization unit cross function-activity.

3. Expenses – For proprietary funds, the term "expenses" denotes the outflow or other using up of assets or encumbrances from delivering or producing goods, rendering services or carrying out other activities constituting the entity's ongoing major or central operation.

Procedures

2.5 Journal Entries

Journal entries are used to record all financial transactions in the general ledger. There are two types of journal entries: automated and manual entry. Journal Entry Sources are used to identify from where the journal entry originated. The sources are:

- Manual Journal Entry
- Payroll System
- Purchasing/Inventory
- Cash Receipts
- Miscellaneous Receivable
- Asset Management
- Utility Billing
- Planning & Zoning
- Occupational Licenses
- Building Permits
- Leisure Services

A. Automated Journal Entries

From the various subsidiary systems interfacing with the general ledger, automated entries are generated with daily processing. The Accounting Manager or designees are responsible for verifying the entries prior to updating and posting. Other checks and balances are completed to ensure accuracy.

B. Manual Journal Entries

Various Finance personnel are responsible for preparing and entering journal entries. The Accounting Manager or designee approves each manual entry prior to it being updated and posted into the general ledger. The documents should contain the following data:

- Transaction date
- Fiscal Year
- Journal type
- Source
- Department
- Group Description
- Account number(s)
- Account title
- Transaction debit or credit amount(s)
- Transaction description

Supporting documentation, where applicable, for the transaction being recorded is electronically scanned to Laser Fiche. Daily, the automated and manual journal entries are updated and posted to the general ledger in accordance with the automated financial software.

C. Reclassifications

Throughout the year, the Finance Department reviews the general ledger accounts and is required to reclassify items that have been incorrectly charged to the wrong account number. When an item is incorrectly recorded in the general ledger, Finance will notify the Department Director and the Finance Administration Division in writing. The notification will include the incorrect account number, the account number that the item should have been charged to and the reason for the reclassification.

When necessary, a Budget Adjustment Form will be completed by the Department or Finance before the actual money is moved to prevent a negative account balance. The Department Director is required to sign the Form as approval of the transfer. This budget change is an accounting adjustment and in most cases will not have to go to City Council. There may be circumstances when the Finance Director determines that the intent, scope or dollar amount of the adjustment may require City Council approval. In those cases, the Department Director will be advised to prepare an agenda memo and resolution to accompany the Form.

2.6 Financial Reporting

Monthly reports of operating results are prepared to facilitate management control of financial operations. The following reports are generated by the general ledger accounting system upon closing the accounting period. The month end closing normally occurs around the 20th of the following month.

- Trial Balance
- Balance Sheet
- Revenue Report
- Detail Budget Report
- Category Expense Report

In accordance with City Code, Section 2-74, the City Manager shall submit to City Council monthly data showing the relation between the estimated and actual income and expenses to date.

The following General Fund, Water & Sewer Fund and Storm Water Fund reports are provided to City Council on a monthly basis:

- Budget by Account Classification Report
- Revenue Report
- Detail Budget Report Summary by Object

A. Safeguards

Physical safeguards are maintained over the accounting records. A back-up copy, at the site of our software provider of the accounting system, is updated daily. Access to accounting records is restricted to employees with designated responsibility for the records. All personnel in a position of trust are adequately insured by the City in case of employee theft.

All general ledger accounts are reviewed periodically. Each Department Director is responsible for monitoring those accounts under his/her control.

Month end analyses of the various ongoing capital projects, miscellaneous accounts receivable, investment interest, cash flow activity and health insurance are conducted.

2.7 Fiscal Year End Process

The year-end checklist is used to end one fiscal year and begin the next.

A. Create next year's chart of accounts. This is usually done by the Finance Administration Division
B. Journalize all transactions for the last regular period
C. Roll the balance sheet account balances into the next fiscal year
D. Update the rollover groups
E. Enter, update and post any auditing adjustments
F. Close out the prior year

Steps A thru D are normally performed at the end of the fiscal year (September 30th) Step E is done during the audit and step F is done upon completion of the audit.

2.8 Audit Preparation Procedures

The preparation for the audit is an ongoing process throughout the year. During the fiscal year, the Finance staff begins reviewing revenues collected and verifies they are recorded in the proper accounts. Debt service payments and reclassifications are recorded and new assets eligible for capitalization are identified.

The designated Finance Department employee verifies that pension contributions are on target. Accounts payable staff works with departments on outstanding invoices for items received and open purchase orders for items not received.

Prior to the end of the fiscal year, the Finance staff prepares a detailed audit schedule assigning duties and due dates for each task. The schedule is sent to the auditors for review and approval prior to commencement of the audit process.

2.9 Annual General Purpose Statements

The Auditor General requires an annual audit of the financial records to be performed by independent certified public accountants. The audited general-purpose financial statements contain the following information:

Introductory Section

- Table of Contents
- City Manager's Letter of Transmittal
- City Council Members and Executive Management Team
- City Organizational Chart

Financial Section

- Independent Auditor's Report
- Management Discussion and Analysis (MD&A)
- Basic Financial Statements
    1. Government-wide Statement of Net Position
    2. Government-wide Statement of Activities
    3. Governmental Funds Balance Sheet
    4. Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance
    5. Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of Governmental Funds to the Statement of Activities
    6. Proprietary Funds Statement of Net Position
    7. Proprietary Funds Statement of Revenues, Expenses and Changes in Fund Net Position
    8. Proprietary Funds Statement of Cash Flows
    9. Statement of Fiduciary Net Position
    10. Statement of Changes in Fiduciary Net Position
    11. Notes to Financial Statements

- Required Supplementary Information (RSI)
    1. Trend Data on the Funding of Pensions and Other Post-Employment Benefits (OPEB)
    2. Budgetary Comparisons
    3. Notes to Required Supplementary Information
- Combining Fund Statements and Schedules
    1. Non-major Governmental Funds

Statistical Section

This section contains statistical tables reflecting various supplemental financial data concerning General Government and Propriety Fund operations. These tables are for informational purposes only and are not subject to audit by the City's independent certified public accountants.

Other Reports

- Auditors' Compliance Reports
- Single Audit Reports
- Schedules of Expenditures of Federal and State Financial Assistance

- Management Letter Comments and Responses
- Affidavit of Impact Fee Compliance

2.10 Annual Reports of Units of Local Government

The City of Cocoa is required by Florida Statutes Chapter 218.32 to submit an Annual Financial Report to the Office of the Auditor General within forty-five (45) days after the completion of the audit report but no later than 9 months after the end of the fiscal year to report the results of operations for the fiscal year ended the prior September 30th.

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Section 3 Cash Management

The purpose of this policy is to establish and maintain an internal control structure conducive to accurate and complete cash reporting. Cash management includes the areas of cash receipts, cash disbursements and cash/bank reconciliation.

The City's deposits within various funds, except pension trust funds, are consolidated for income potential purposes. Substantially all deposits are invested using the pooled investment concept. Interest earned is allocated to the various funds based on their average cash and investment balances.

Monies invested in amounts greater than the insurance coverage are secured by the qualified public depositories pledging securities with the State Treasurer in such amounts required by the Florida Security for Public Deposits Act. In the event of a default or insolvency of a qualified public depositor, the State Treasurer will implement procedures for payment of losses according to the validated claims of the City pursuant to Section 280.08, Florida Statutes.

3.1 Revenue Collections

A. Overview

Revenue is collected online, over the phone, over the counter, through the mail, direct debit of the customers' bank account and through the lock box service. The City accepts cash, personal checks, credit and debit card transactions, E checks and money orders. Collections may take place at multiple locations throughout the City for a number of purposes including:

- Utility payments
- Various fees and charges
- Confiscated monies
- Permits and Licenses
- Other charges for services
- Leisure Services
- Miscellaneous revenues

B. Procedures

1. Cash, checks and bank charges are processed, balanced and deposited daily. A customer can pay in person, on line, over the phone, to the lock box or in the drop box.

2. Walk-in, online and over the phone customers are processed and recorded immediately. The walk-in customers are given a receipt and online and over the telephone customers are given a confirmation number.

3. The bulk of the utility payments are sent to an outside company (lock box) for processing. The lock box payments are downloaded daily to update individual utility accounts.

4. Drop box payments are processed and applied to the appropriate accounts at the start of every business day.

5. All mail is received through the City Clerk's office. A designated employee in the City Clerk's office distributes the mail to the appropriate departments. Checks sent to the Customer Service Division and the Building Division are processed immediately. All other checks sent to other divisions must be sent to the Finance Department for processing. A designated employee in the Finance Department records the checks, prepares the deposit slip and submits the deposit to the Utility Billing Division for pickup by the armored car service. If the total daily deposit for all locations exceeds $500,000, which is the maximum liability of the armored car service, then a police escort should be requested to accompany the designated Finance employee to hand carry the deposit to the bank. All monies received shall be deposited within two business days of receipt.

C. Safeguards

The duties of collecting cash, maintaining documentation and reconciling records are separated and performed by different individuals to minimize the potential for mistakes and misappropriation of cash. Several levels of internal controls are present with the funds passing between several departments.

All funds not deposited shall be kept in a bank bag in the safe in Customer Service overnight with a highly visible note reading, "Do not release to armored car service". The bank bag will be picked up by the designated Finance department employee the next business day for processing.

3.2 Petty Cash

A. Overview

Petty cash may be used to reimburse City employees for out-of–pocket expenditures under $25, made on the City's behalf. Exceptions to the $25 rule may be allowed, but must be approved by the Finance Director or designee. Petty cash boxes are maintained in various offices throughout the City and are used for small repetitive and incidental purchases. Petty Cash cannot be used when travel expense reports are required.

B. Procedures

Custodians assigned to the various petty cash boxes are responsible for the safekeeping and distribution of the funds. The custodians are also responsible for the accurate account code distribution and the replenishment of funds.

1. Petty Cash Disbursement:

   a. Requestor must submit a completed Petty Cash Voucher form with attached receipts to the custodian of the petty cash.

   b. The custodian must verify the general ledger account number.

   c. Requestor will sign the Petty Cash Voucher as receipt of the money.

   d. The voucher and receipts will be retained for cash replenishment.

2. Petty Cash Replenishment:

    a. The custodian must process a Request for Direct Payment to reimburse the petty cash fund. For security and auditing purposes, the custodian cannot prepare the purchase order since the check is made out to him/her.
    b. The Petty Cash Vouchers and corresponding receipts shall be attached to the Request for Direct Payment.
    c. The Accounts Payable Clerk will verify the backup documentation matches the requested reimbursement amount and process the payment. Any unexplained discrepancies will be reported to the Finance Director for investigation.
    d. The custodian of the petty cash will cash the check and replenish the petty cash fund.

C. Safeguards

Petty cash boxes will be kept in a secure place with any keys secured by the custodian. Petty cash audits will be performed periodically and randomly by the Finance Department.

The Finance Director or designee may revoke a petty cash fund for misuse or lack of accountability.

3.3 Bank Statement Reconciliation

A. Overview

Bank account balances on the City's books can be directly traced to an external banking organization's account balance. Because of the nature of "cash" general ledger accounts, when they are in balance with the external bank account, there is reasonable assurance that other functions within the City's operating system are working properly. Furthermore, the timely review of all "cash" bank accounts maintained by the City will help to uncover any mishandling of cash funds and reveal possible fraudulent activity.

B. Procedures

The designated Finance Department employee shall be responsible for the timely preparation of reconciliations of the City's cash accounts to the banks' monthly statements. Such reconciliations will be performed in the customary manner specifying outstanding checks, deposits in transit and other timing differences occurring from month to month. Each of the reconciliations will show all reconciling items, with significant differences being researched and reconciled. All reconciliations of cash shall be performed monthly.

Bank Statement Reconciliation

1. Collect all bank statements including Payroll Zero Balance Accounts (ZBA), Workers Compensation (ZBA) and the Master Concentration (pooled) Account, all debit and credit memos, corrections and confirmations, reconciled paperwork from Utility Billing , including returned check statements, monthly check registers for Payroll, Workers Compensation, Water Refunds and Accounts Payable.
2. Collect General Ledger Balance Sheet for month end.
3. Prepare Outstanding Checks Lists for Payroll, Workers Compensation, Water Refund and Accounts Payable.
4. Enter bank information from statements on the reconciliation form.

5. Enter book information from the general ledger on the reconciliation form.
6. Research and reconcile the differences.
7. File reconciliation with backup documents.

C. Safeguards

While the designated Finance Department employee is charged with the preparation of the reconciliations, it is the responsibility of the Finance Administration Manager to review/approve all reconciliations. The responsibility for cash reconciliation is segregated from cash disbursement.

3.4 Investments

A. Overview

The City maintains assets in the form of investments as outlined in the City's Investment Policy. The City's investments are structured with the objective of attaining a market rate of return throughout the budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of daily operations. It is the responsibility of the Finance Director to develop and recommend investment strategies to the City Manager as deemed necessary to maintain operations.

B. Procedures

The designated Finance Department employee shall be responsible for the timely recording of investment activity of the City's asset accounts. The employee shall record in the City's general ledger interest received, interest paid, administrative expenses and any investment gains/losses incurred as a result of the investment activity. The timely recording of all investment activity will help to uncover any mishandling of investment funds and reveal possible fraudulent activity.

1. Investments

   a. Collect all investment statements.
   b. Review statements and General Ledger, verifying the beginning balances match ending balances from the prior month.
   c. Segregate activity by fund ownership.
   d. Record activity as reported on each statement.
   f. File reconciliations with backup documents.

C. Safeguards

As part of its Investment Policy, the City has adopted internal controls relating to the management of investment assets. The Investment Policy also provides for segregation of duties to ensure the integrity of transactions and recordkeeping. Under the direction of the City Manager, the Finance Director shall periodically update the investment policy and present to the City Council any changes deemed necessary to meet the needs of the City's operations. Such changes shall be adopted by resolution.

Section 4 Accounts Receivable

A. Overview

The City maintains accounts receivable balances for invoices requested by various City Departments. The Finance Department is responsible for the aging and collection of the outstanding amounts.

B. Procedures

1. Requesting department will submit a Request for Invoice Form to the Finance Department.

2. The designated Finance Department employee will process invoice information for billing at least once a month and enter into the accounts receivable module.

3. Finance Department employee will send invoices out to the customer.

4. If payment is not received within 30 days, the Finance Department employee will send out a past due notice of non-payment.

5. If payment is not received within 60 days, the Finance Department employee will send out a letter notifying the customer that the account is going to collections and the collection fee will be added to the account.

6. The designated Finance Department employee will keep the requestor of the invoice informed about the progress of collection and may request additional information about the vendor to proceed with collections.

7. After 90 days, the Finance Department employee will send all uncollectible accounts to the Utility Accounting Division to process for collections.

8. Only after all avenues to collect the debt have been utilized will the bad debt be removed from the books as uncollectible. Sufficient records for an audit of bad debt written off will be maintained.

9. General ledger accounts receivable balances shall be reconciled monthly to the accounts receivable subsidiary ledger (module).

C. Safeguards

The designated Finance Department employee responsible for accounts receivable reconciliations will not receive checks for payment of invoices sent. Accounts receivable reconciliations are sent to the Accounting Manager for review. Write-offs shall be approved by the Finance Director.

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Section 5 Accounts Payable

This section describes the process through which the individual documents verifying purchases and the receipt of goods are brought together, reviewed and approved to assure valid payments of vendor invoices. These policies ensure no unauthorized payments are made, that complete and accurate records are made for each payment and that payments are recorded in the appropriate accounts and periods.

5.1 Purchase Orders

A. Overview

The Purchase Order is the standard instrument used to procure goods and services. All procurement transactions require a purchase order except in cases where an alternative method of payment has been specifically identified and approved by the Finance Department. A properly completed and vendor accepted purchase order is a legally binding contract and should be treated accordingly.

B. Procedures

1. The Accounts Payable Clerk receives invoices via inter-office mail from other departments or directly from the vendor through the mail system or via email addressed to accountspayable@cocoafl.gov.

2. The invoices are stamped with the date received.

3. The receiving department ensures that the quantities and prices on the invoice match the purchase order.

   If an item is overcharged according to the negotiated pricing as reflected on the purchase order, the receiving department must contact the vendor and request a credit memo for the variance. This type of variance will occur if the cost of the item is overcharged (invoice cost is higher than the PO cost). The receiving department will process the invoice for the purchase order amount and "short-pay" the invoice. The receiving department will notify Accounts Payable that a credit memo has been requested.

   If the quantity received changes and the vendor invoices for the amount received, a change order to the purchase order must be done by the requesting department.

   If an item is received and then later returned the original invoice must be paid. The vendor should process a credit memo for a returned item. Credit memos will be processed on a Request for Direct Payment by the receiving department.

   All invoices are to be processed promptly and not held by the receiving department.

   The receiving department will verify:

   a. Items on the invoice were authorized

b. Items on the invoice match the purchase order

c. The quantity and unit price on the invoice match the purchase order

d. Account distribution numbers and project numbers

The Accounts Payable clerk will verify the following:

a. Remittance address

b. Ensure receiving report matches the purchase order

c. Review all documentation for correctness

4. The Accounts Payable Clerk will inform the requesting department of missing receiving reports ("Receipts") or any discrepancies with the purchase order or invoice to avoid incorrect charges. The Receipt constitutes and conveys to Finance the goods and services have been received and authorizes payment of the related invoices. In rare occasions, the City Manager or the City Council (when over the City Manager's purchasing authority) may authorize a prepayment of a good or service in writing that may require the department to receive the goods/service in the system without actual receipt of goods/service. A copy of the authorization for prepayment must be attached in Laserfiche with the creation of the requisition.

5. The Accounts Payable Clerk will enter the correct amount of the invoice while processing it in the City software and may adjust the receipt amount to match the invoice for an amount up to 10% of the purchase order or a maximum of $25.00 in order to ensure that the correct amount is paid on an invoice. The receiving department may approve the invoice for payment with minor differences of 10% of the purchase order or a maximum of $25.00.

6. The Accounts Payable Clerk will confirm the receiving reports, match the invoice and scan into Laserfiche.

7. When all documentation is determined to be complete and accurate, the Accounts Payable Clerk will process the invoice for payment.

8. Payments to individuals, partnerships and unincorporated businesses for rent, professional services, contracting, prizes and awards, etc. require the individual's social security number or the business tax identification number and permanent address for tax reporting purposes. This number must be provided to Finance on IRS Form W-9, which is available in the Finance Department or on line at www.irs.gov. At the end of the calendar year, Finance will provide the vendor with an IRS Form 1099 MISC if payments equal or exceed $600 as required by law.

C. Safeguards

Purchase order requests are generated by the individual departments and submitted electronically for approval and ultimately to the Purchasing Division. The Purchasing Division reviews and processes the purchase order and the Finance Department pays the invoice. The separation of responsibility provides a check and balance for the process.

5.2 Wire Transfers

A. Overview

Wire transfers are used to pay debt service, municipal payments, insurance payments, retirement contributions and other large miscellaneous payments. The General Accounting Manager and the Finance Director process all wire transfers. Accounting staff is responsible for recording the transactions in the general ledger through a journal entry.

B. Procedures

1. Invoices for wire transfer payment are sent to the General Accounting Division or are available on line.

2. A Wire Transfer Approval form is prepared for approval by the Finance Director or designee prior to the disbursement of funds.

3. The General Accounting Manager allocates the interest and principal on debt service payments to the correct general ledger account number and submits documentation to the designated Staff Accountant after the wire transfer for general ledger input.

4. Retirement contributions are generated thru payroll. The confirming letters and amounts are reviewed and signed by the Finance Director and submitted as documentation for the wire transfer. Employee contributions are wired weekly and the Employer contributions are wired quarterly. The Florida Retirement System (FRS) contributions are wired monthly.

5. Insurance invoices are reconciled by a Staff Accountant with payroll and personnel records provided by Human Resources.

6. The General Accounting Manager or Finance Director verifies the information on the documentation and processes the wire transfer. Debt service payments are confirmed with the debt service schedule to prevent missed or double payments.

7. The bank faxes a copy of the confirmation directly to the Finance Department.

8. The faxed confirmation is checked with the wire confirmation at the time of the wire transfer for accuracy. Finance staff records the transaction with a journal entry.

9. The Finance Manager or designee reviews and the General Accounting Manager updates the journal entry.

C. Safeguards

The General Accounting Manager and the Finance Director process the wire transfer payment, the bank confirms the actual transfer directly to the Finance Department, the Accounting staff records the journal entry, the Finance Manager or designee reviews and the General Accounting Manager updates the entries. The Finance Department's designated employee reconciling the bank statements is not responsible for the wire transfers.

5.3 Vendor Checks and Electronic Payments ("ePayables")

A. Overview

Policy: The City processes vendor payments in compliance with vendor terms and the Florida Prompt Act, Sec. 218.70-218.79, and Florida Statutes. Invoices and Requests for Direct Payment received before 5:00 p.m. Monday are processed that Friday, provided all the correct information is available in LaserFiche or attached to the Request for Direct Payment. Those received after that deadline will be processed the following Friday. Off Cycle (manual) check requests require the approval of the Finance Director with the appropriate documentation. Each accounts payable invoice batch is reviewed by a Finance staff member other than the person who created the batch; the Accounting Manager or designee will update the batch. Accounts Payable batches are updated after all information has been reviewed and verified for completeness and correctness.

B. Procedures

1. Verify the actual request for payment to the edit register from the system module.

2. When all questions and problems are resolved, the General Accounting Manager or designee will update all batches related to the accounts payable activities.

3. When all the AP batches are updated, the checks are printed and the ePayables file is created by the designated staff member. Employees that are authorized to process payments do not have access to the signature encoded check printer, signature stamp and a key that is kept in a secured place.

    a) The Finance staff will prepare an Expenditure Approval List (EAL) and review it to determine if invoices presented as due for the current wee are correct.

    b) If invoices need to have their due date adjusted in order to pay outside of the vendor terms or Florida Prompt Payment Act, the Accounts Payable Clerk will review the desired changes with the Accounting Supervisor.

    c) Once a final EAL is prepared for the weekly check run, the Accounting Supervisor or Accounting Manager will review and approve the EAL. After approval of the Expenditure Approval List, checks are generated. The check number range for each check run is maintained on a log to account for all checks. Off-cycle (manual) checks are also recorded on the log.

    d) After checks are generated, the Accounts Payable Clerk will match the invoices to the check copies. Completed check documentation and the Accounts Payable Check Register will be presented to the Accounting Supervisor, Accounting Manager or designee for review.

    e) The Finance Director reviews and approves the Accounts Payable Check Register.

    f) Order of approval authority is: Accounting Manager or Finance Director may approve in place of the Accounting Supervisor, in their absence. Deputy Finance Director (1st) or Accounting Manager (2nd) may approve for the Finance Director, in their absence.

g) All check run documentation must be reviewed and approved prior to check distribution or ePayables upload.

5. All invoices and checks are scanned and stored with all backup documentation in Laserfiche.

6. The original checks are then distributed by mail service or held for pickup by the vendor. Electronic payments are processed through the banking service provider.

C. Internal Controls

1) Accounting Supervisor or Accounting Manager review EAL prior to checks being printed.

2) EAL is updated by the Accounting Supervisor, Accounting Manager or designee.

3) Invoices are matched to check copies and reviewed for accuracy, completeness and validity by an individual other than the person who matched the checks.

4) Finance Director reviews and approves the check register.

5) Accounts Payable batches are updated by an individual other than the person who enters the invoices.

6) Check signing instruments and check stock are kept in a secured area.

7) A check log is kept to record the check number range for each check run or to record off-cycle (manual) checks.

8) The Finance Director reviews the Expenditure Approval Report for any improprieties and the General Accounting Supervisor or designee updates all AP batches. All check signing instruments and check stock are kept in a secured area.

5.4 Off Cycle (Manual) Check Requests

Off Cycle checks should be prepared only in rare instances and require the approval of the Finance Director or designee.

5.5 Request for Direct Payment (RDP)

A. Overview

A Request for Direct Payment (RDP) is to be used ONLY for items that cannot be placed on a purchase order and are meant to be an exception to the rule. Items normally requiring the use of a Request for Direct Payment would include:

- Monthly Insurance Payments
- Monthly Municipal Payments
- Leisure Service Refunds
- Local Business Tax Refunds
- Building Permit Refunds
- Voided Water Refund Checks

- Overpayments for New Meters
- Any item paid directly from a liability or revenue account including prepayments for the next fiscal year.

A Request for Direct Payment other than for the items listed above shall require prior approval from the Finance Director. A Request for Direct Payment without the proper supporting documentation and approval will be returned to the requestor.

B. Procedures

1. Each division is responsible for preparing their own Request for Direct Payment Form.

2. The person preparing the form should sign as the Requestor. The Department Director and the Finance Director must also sign the form. A Request for Direct Payment over $35,000 requires the City Manager's signature for approval.

3. The completed and signed form should be sent to the designated Accounts Payable Clerk who will verify the vendor name and number, amounts, account numbers, signatures and that proper documentation is attached. The Accounts Payable Clerk will give the RDP to the Staff Accountant to verify the account numbers and required signatures.

4. After review by the Staff Accountant, the Request for Direct Payment is given back to the Accounts Payable Clerk for processing.

5. The properly authorized Request for Direct Payment, with supporting documentation, received by the Finance Department no later than 5:00 pm on Wednesday for a check to be processed on Friday. A Request for Direct Payment received after 5:00 pm on Wednesday will be processed for payment the following Friday.

C. Safeguards

Refunds are processed by each division in their respective modules. A General Accounting employee must match the batch amount from the modules to the Direct Pay Request. The Accounts Payable Clerk who processes the Direct Pay Request is not responsible for the update.

5.6 Calendar Year-End Procedures

All of the City's Calendar Year-End procedures are required by the Internal Revenue Service.

A. IRS Forms 1099 and 1096

The Federal Government requires the City to report all payments to unincorporated qualifying vendors for services greater than $600 for the calendar year. The City reports to these vendors using the Form 1099 Miscellaneous and to the Internal Revenue Service on the Form 1096, Annual Summary and Transmittal of U.S. Information Returns. Form 1099 Miscellaneous for vendors paid by procurement card are prepared, distributed, and filed with the IRS by the service provider.

The designated employee performs the following tasks:

1. Download the 1099 Form Instruction Publication from www.IRS.gov and make note of any changes in the reporting requirements from the prior year.
2. In the General Accounting module, Year End Menu, run a 1099 Register from the Vendor Master File.
3. Review 1099 Register for accuracy and reconcile any differences.
4. Forward 1099 Register to Accounting Manager for review and approval to proceed.
5. Mail Form 1099 Miscellaneous to each vendor postmarked by January 31st.
6. Prepare the Form 1096 Transmittal with information from the 1099 Register.
7. Mail Form 1096 along with copies of sent Form 1099 Misc. or submit electronically to the IRS by the due date stated on the instructions.
8. File copies and backup documents.

Safeguards

W9 forms are required from all new vendors to determine if they are subject to 1099 reporting. Several employees work together to verify the amounts paid to vendors. The Accounting Manager reviews and approves the final transmittal.

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Section 6 Capital Assets

6.1 Recording Capital Assets

A. Overview

The City uses the term "capital assets" for items of mostly tangible property either purchased or donated having a useful life of at least one year and exceeding the relevant thresholds. The assets are recorded at cost and depreciated using the Straight-Line Method of Depreciation. See the City's Capitalization Policy for specific thresholds and useful lives. A physical inventory of the capital assets is completed annually.

The Capitalization Policy defines what should be capitalized vs. what should be expensed to operating costs. The definition is more descriptive than conceptual, focusing on what should be deemed a capital asset rather than why. A conceptual context is helpful for gaining an appreciation of how this definition should be applied in practice. The Finance Department will work with the other departments to determine the proper category prior to a purchase. Classification of assets is a financial function and the Finance Director is responsible for interpreting the Capitalization Policy for the appropriate classification in the financial statements.

B. Procedures

The designated Finance Department employee shall be responsible for the timely entry and reconciliation of purchased or donated capital assets into the City's Asset Management System.

1. On a monthly basis, print and review account activity listings for all capital accounts for each department.

2. Create a spreadsheet report by fund for all capital asset acquisitions. The report must contain the account number, purchase order number, date of receipt or completion, vendor name, description of property, project number if applicable, purchase cost and inventory tag number.

3. Verify each capital asset meets the State statutory requirements for acquisition and reclassify by journal entry those items that are deemed not capital in nature to the appropriate general ledger accounts to which they are applicable. Notify the Department Director in writing of the reclassification in accordance with Section 2.5.C

4. Prepare a capital asset inventory card for each piece of equipment with all the appropriate information. Attach vehicle titles to the inventory card.

5. Record asset detail into the Asset Management module by asset class. Serial numbers, VIN numbers and/or model numbers, where applicable, should be entered into the system for easier identification of assets.

6. Assets requiring disposal due to sale, non-use, damage, theft, etc., must have a completed Asset Disposal Form authorized by the Department Director. The form should be sent to the Warehouse

along with the asset, if the asset is available. A copy of the Asset Disposal Form is also sent to the Finance Department so the asset disposal can be properly recorded.

7. When property is transferred between departments, the original controlling department is responsible for sending a completed Asset Transfer Form, authorized by the Department Director, to Finance for proper recording.

8. All property inventoried will be tagged with a unique city identification number. The assigned number will follow the asset throughout its life in the City's Asset Management System.

9. Work in Progress (WIP) is recorded into the Asset Management System when the project is substantially complete.

10. The City uses the following "useful life" for each capital asset classification:

CLASSIFICATION	USEFUL LIFE	CAPITAL ASSETS (Governmental)	CAPITAL ASSETS (Enterprise Funds)
Land	N/A	All parcels of land acquired for buildings & other facilities, recreational & park sites, unspecified or future use & rights of way that fall within the capitalization threshold.	All parcels of land acquired for buildings, plant sites, well sites, lift stations, unspecified or future use & rights of way that meet or exceed the capitalization threshold.
Buildings	30	All structures and facilities, including permanently attached fixtures installed during construction and major improvements that add to the life of the building that meet or exceed the capitalization threshold.	All structures and facilities, including permanently attached fixtures installed during construction and major improvements that add to the life of the building that meet or exceed the capitalization threshold.
Infrastructure/ Improvements Other Than Buildings	30 - 50	Structures and facilities other than buildings such as streets, sidewalks, curbs, fences, lighting, etc., that meet or exceed the capitalization threshold.	Structures and facilities other than buildings such as fences, lighting, wells, water mains, sewer mains, etc., that meet or exceed the capitalization threshold.
Equipment	5	All equipment, other than computer equipment, that meets or exceeds the capitalization threshold.	All equipment other than computer equipment that meets or exceeds the capitalization threshold.
Computer Equipment	3	All computers related equipment and software that meet or exceed the capitalization threshold.	All computers related equipment and software that meet or exceed the capitalization threshold.
Heavy Equipment	10	All equipment such as forklifts, backhoes, rollers and dump trucks that meet or exceed the capitalization threshold.	All equipment such as forklifts, backhoes, rollers and dump trucks that meet or exceed the capitalization threshold.
Breathing Apparatus	15	All self-contained breathing apparatuses that meet or exceed the capitalization threshold.	All self-contained breathing apparatuses that meet or exceed the capitalization threshold.
Fire Trucks	20	All Fire trucks that meet or exceed the capitalization threshold.	
WIP	-	Construction projects in progress	Construction projects in progress

C. Safeguards

The City performs an annual physical inventory of all capital assets by department and location. Each Department Director is responsible for the accuracy of their assets and assigns a staff member to assist with the physical inventory. The Department Directors are also responsible for determining if purchases are "capital" in nature prior to the purchasing process. The Finance Accounting Division assists with capital inquiries and analyzes entries in the general ledger to verify capital items are recorded properly.

6.2 Insuring Equipment

A. Overview

The City's insurance policy requires that all equipment with a purchase cost of $15,000 or higher must be added to the insurance Inland Marine schedule within thirty (30) days from the purchase date. If the equipment is not added within thirty (30) days, it cannot be added or insured until October 1st. Items automatically covered on the Inland Marine Schedule are equipment under $15,000, all watercraft, communication equipment, emergency service portable equipment, and non-owned equipment that is rented, leased, or borrowed. Examples of equipment over $15,000 that must be insured are mowers, backhoes, excavators, pumps, loaders, trailers, boat engines, and forklifts. However, this is not an all-inclusive list; as other items may be purchased that require insurance. Department Directors should consult with Human Resources to determine if insurance is required for equipment not identified above.

B. Procedures

The designated Human Resources employee shall be responsible for the timely entry of purchased or donated equipment onto the City's Inland Marine Schedule. The Department Directors will be responsible for confirming all of their equipment is insured.

1. Once equipment is purchased, within five (5) working days the department must complete the New Equipment Set Up form and forward the completed form to the Fleet Manager.

2. The Fleet Manager will enter the new equipment into the database, send notice to the designated Human Resources employee, and send a completed asset card to the designated Finance employee.

3. The designated Finance employee will record the equipment detail into the Asset Management module by asset class. Serial numbers, VIN numbers and/or model numbers, where applicable, should be entered into the system for easier identification of assets.

4. The designated Human Resources employee will add the equipment to the Inland Marine Schedule in order for the item to be covered by insurance.

5. Equipment assets requiring disposal due to sale, non-use, damage, stolen, etc., must have a completed Asset Disposal Form authorized by the Department Director. A copy of the Asset Disposal Form should be sent to the Finance Department, the Fleet Manager, and Human Resources so the asset disposal can be properly recorded and removed from the Inland Marine Schedule.

6. When equipment is transferred between departments, the original controlling department is responsible for sending a completed Asset Transfer Form, authorized by the Department Director, to Finance, Fleet, and Human Resources for proper recording.

7. Department Directors have the discretion to remove insurance on items with coordination between Human Resources and Finance.

C. Safeguards

Human Resources will provide to Department Directors a list of all insured equipment annually in August for their review. Each Department Director is responsible for the accuracy of their insured equipment. Any additions or deletions must be reported to Human Resources prior to September 1st. Human Resources will then provide to Finance and Fleet the list of additions or deletions to the insured equipment.

Section 7 Project Accounting

A. Overview

The City uses project numbers to accumulate all expenditures related to a discrete activity ("Project") for cost planning and control and for performance evaluation of activities in order to help management make better decisions. Project cost information can help management explain budget variances in the current fiscal year, analyze actual results and trends of previous years, and forecast and budget for future projects.

B. Requirement for Project Accounting

Project accounting is recommended for each discrete activity charged in the following accounts:

- 61-00 Land
- 62-00 Building
- 63-00 Infrastructure
- 34-10 Allocations (Enterprise Funds)

It is required for all activities funded by grants or other special revenue.

It is required for all activities having a CIP number, except vehicles and equipment, regardless of the account(s) being charged.

It is recommended for Repairs & Maintenance accounts (46-XX) since usually this account is charged for multiple discrete activities and there are several sources of charges such as purchase orders, warehouse issue tickets and purchasing card transactions.

It is recommended when costs of a project are charged to multiple accounts.

It is optional for discrete activities in all other accounts at the Division Manager's option unless directed by a higher authority.

C. Procedure

Each Department Director and Division Manager is responsible for directing his/her staff to (1) request a new project number as soon as a new project is identified and prior to costs being incurred for that project and (2) to enter the assigned project number on every related document including but not limited to agenda memos, budget change request forms, purchase orders, invoices, warehouse requisitions and purchasing card transactions.

1. An employee of the requesting division will complete a New Project Request Form and submit it via email to the Finance Department. If related to a CIP item, attach the approved CIP Request form.
2. The designated Finance Department employee will assign a Project Number, enter information from the New Project Request Form into the project accounting module, and inform the requestor of the new project number.

3. The requesting division must then prepare a Budget Adjustment Form, selecting the appropriate heading relating to the project amendment or transfer, to fund the project budget. Once all appropriate signatures are obtained, the form is then sent to the Finance Administration Division for entry into the project accounting module.
    a. If the project is created during the budget process, the requesting department will submit a New Project Request Form to the Finance Administration Division in order to add the project number to the proposed budget. The New project will not be added to the project accounting module until after the budget is officially adopted. If a new Project Request form is not submitted to the Finance Administration Division during the budget process, the department will need to wait until the budget is officially adopted by City Council before submitting the project budget to the Finance Administration Division for entry into the project accounting module.
4. The Finance Manager reviews and the Accounting Manager updates the entry.

Life to Date vs. Year to Date

Once a project is created and a budget is established within the project accounting module, the system will keep a record of all transactions and adjustments made to the project throughout its lifetime until action is taken to close the project.

As both year to date and life to date options are maintained within the system, it is important that the project budget information be kept up to date. When a new budget is established for the new fiscal year within the General Ledger, the budget within the project accounting module will not occur automatically and will require the user to complete a Budget Change Request Form to clear out the unused portion of the project budget from the recently completed fiscal year (if in fact there is any left) and establish the new project budget for the new fiscal year.

a. The requesting division will need to complete a Budget Change Request Form.
b. Obtain all signatures on the Budget Change Request Form with the exception of the City Manager. The City Manager is not required to approve project budget changes, as they do not change the total of any individual account.
c. Deliver the form to the Finance Administration Division where it will be entered and approved for posting to the project accounting module.

The exception to this procedure is for water and sewer main breaks. Most information about the main breaks is not available until after the repairs have been completed. "Blank" project numbers are created by Finance in advance so that a project number can be used by field employees in the event a main break occurs. Materials acquired via warehouse requisitions, purchase orders and purchasing card transactions are charged to the project number when those expenses are processed. Labor and equipment costs are tracked by employees of the responsible division. After repair of the main break is completed, including restoration when necessary, all labor, material and equipment costs are reported to Finance on the New Project Request Form. The designated Finance Department employee enters information from the Form into the module and informs the Finance Administration Division who then enters the Project Budget Journal based on the information on the Form.

D. Safeguards

Transactions in the General Ledger (journal entries, encumbrances) that are associated with a project number impact the Project Accounting Module. The designated Finance Department employee responsible for creating new projects enters project journals and project encumbrance adjustments.

Those entries must be approved by another Finance Department employee and are posted to the module by the General Accounting Manager. The designated Finance Administration Division employee enters project budget adjustments. Those entries must be approved by the Finance Manager and are posted to the module by the General Accounting Manager.

Section 8 Payroll Administration

A. Overview

For most local governments, personal services costs (payroll and related fringe benefits) constitute the single largest category of expenditures. Proper control over and the accounting for personal services is vital to financial controls. Payroll administration is a collaborative effort between the General Accounting Division, the Finance Administration Division and the Human Resources Division and begins well before the paycheck is issued. The Human Resources Division enters into the payroll module all file maintenance related to Human Resource functions (e.g. demographic changes, new hires). The Payroll Coordinator enters all file maintenance related to Payroll functions (e.g. direct deposits, payroll error corrections, supplemental pay such as termination payouts and certification pay). The General Accounting Division is responsible for the timekeeping and processing of weekly payroll, including any supplemental payments, deductions and retroactive entries.

B. Procedures

8.1 Position Control

Position Control contains the list of position titles and authorizations for each title within the City of Cocoa's personnel structure as approved by City Council. Maintaining Position Control includes the creation, maintenance, monitoring, and budgeting of positions within the City. While the City Manager has control over the composition of personnel, only City Council can increase the total number of authorized positions.

The City of Cocoa requires that a position be authorized, active and funded before the position can be filled. Position control is important to ensure every employee is in a position that is in the adopted budget. It is also important at this point to emphasize that Position Control is the link between the employee position and payroll. Staffing is a large part of the budget and it is critical that we ensure positions and their respective locations, budget codes, and status are accurate and reported appropriately.

1. Definitions:
    a. Authorization – a number associated with a Position/Position Number that uniquely identifies the position. For example, while two (2) Operator positions can exist under position number 2956; each would have a unique authorization number assigned such as 2956/1 and 2956/2.
    b. Closed Position – a position that was once budgeted but, whose funding is no longer being applied to that position. If position funding is reallocated to a new position or authorization, the originally funded position must be closed to avoid an increase in total authorizations. Closed positions are not included in the total number of authorizations for the City.
    c. Allocation Account – general ledger account number(s) to which the position expenses are to be charged. Accounts are assigned on a percentage basis and several accounts can be used to share the cost of a position as long as the total percentage equals 100 percent.

d. Position/Position Number – a specific set of duties and responsibilities that are identified and assigned to a position number (i.e., title).
e. Frozen Position – an unfunded position that was previously authorized by City Council or a position that was funded in the past, but is not currently funded. Frozen positions are included in the total number of authorizations for the City.
f. Full-Time Equivalent (FTE) – the amount of effort associated with a position. Full-time (40 hours per week for 52 weeks per year) equals 1.000 FTE. Half time (20 hours per week for 52 weeks per year) equals 0.5 FTE.
g. Interim Position – The City Manager may approve an Interim Position to double fill a position when an employee submits a notice of intent to retire or resignation and it is in the City's best interest to temporarily double-fill the position for training purposes. Interim positions are temporary positions limited up to a six month period, are not included in the City's total number of authorized positions and therefore do not require City Council approval.

2. Position Control Changes:
    a. The Position Control change process begins with a request to the Finance Administration Division for a budgetary analysis pertaining to employee or position change status. This includes title changes; promotions not part of the Employment Requisition process and FTE changes. If the requested change involves authorization of a new position or reclassification of an existing position, the requestor will need to contact HR before position control changes can be requested.
    b. The Finance Administration Division performs the requested analysis and returns it to the Department Requestor.
    c. If the Requestor feels the budget is not feasible, the request is dropped.
    d. If the Requestor agrees with the Finance Administration Division's analysis and wants to move forward with the requested employee change and the total number of authorizations for the City would not increase, Requestor submits a completed Position Control Position Request/Change Form, approved by the Department Director to the Finance Administration Division along with the follow attachments:
        i. An HR approved Job Description
        ii. The Budget Analysis previously obtained from the Finance Administration Division
        iii. A detailed justification memorandum
    e. Upon receipt of the completed request and attachments, the Finance Administration Division will review and then forward to Human Resources for their approval of the EEO and Worker's Compensation coding.
    f. Once HR has approved and returned the request to the Finance Administration Division, the package will be delivered to the City Manager for review and approval.
    g. When the City Manager returns the request to the Finance Administration Division, the department will be notified as to the approval/denial.
        i. If not approved, the Finance Administration Division will notify the Requestor and file the request accordingly.
        ii. If the total number of authorizations for the City is increased by the request and has been reviewed and approved by the City Manager, the request must then be presented to City Council in the form of an agenda item with the funding source identified before the Finance Administration Division can make this requested change to Position Control.

iii. If approved by City Council, the Requestor returns a copy of the approved agenda package to the Finance Administration Division for processing.

h. The Requestor should then process the necessary steps to implement the change (i.e., Employment Requisition to hire or a Personnel/New Hire change form to request a payroll update for a current employee.)

i. The Finance Administration Division will maintain the original Position Request/Change form and any pertinent attachments for the file.

3. Safeguards: The Position Request form is generated by the requestor, reviewed by the Finance Administration Division for budget impact, verified for HR and must be approved by the Department Director and City Manager. Any Position Request/Change that increases the total number of authorizations for the City requires a copy of the agenda item approved by City Council.

8.2 Payroll Processing

1. The City of Cocoa's pay period covers a one-week cycle starting at 12:01AM on Monday and ending at 12:00 midnight on Sunday. For all regular, full-time employees, with the exception of firefighters, a normal workweek is 40 (forty) hours. For firefighters, a normal workweek is 50 (fifty) hours.

2. Employees record their time attendance in the City's designated timekeeping system, an electronic time sheet that records the hours an employee works each day. All hourly employees clock in at the beginning of their workday and clock out at the end of their workday. Exempt employees have a total of forty (40) hours recorded in the timekeeping system.

3. All Departments must have their payroll approved by the Department Director (or acting Director if absent) by 2:00 pm on Monday. Exceptions to this rule may be made by the Finance Director or designee on holiday weeks and emergencies. Failure to approve the payroll within the appropriate time frame may result in the department employees being paid for a straight 40-hour workweek and all adjustments will be made the next week.

4. The Human Resources Division maintains all employee personnel records that include changes in rates of pay, promotions, demotions, transfers, leaves of absence with or without pay, temporary suspensions from duty, changes to taxes, deductions, benefits, accruals etc. HR enters file maintenance into the payroll module all file maintenance related to Human Resources functions. All file maintenance shall be completed by Monday afternoon.

5. The Payroll Coordinator enters all file maintenance related to Payroll functions (e.g. automatic direct deposit data, court-mandated deductions, and all retroactive pay or deductions). Payroll maintains all employee payroll records related to automatic direct deposit information, court-mandated payroll deductions and retroactive entries.

6. Payroll change forms that require data entry on a future date will be filed in a "tickler" file. The Human Resources Division and the Payroll Coordinator will be responsible for maintaining their own tickler file. The tickler files will be reviewed weekly ensuring the correct changes are made in the payroll module.

7. The Payroll Coordinator or designee reviews the time sheets in Kronos for electronic approval by the employee's supervisor and department director or acting director in the director's absence.

8. The Kronos file containing time sheet data is exported into the payroll database by the Payroll Coordinator or designee.

9. The Payroll Coordinator generates and reviews an Hours Proof Report. Totals are compared to hours recorded in Kronos. If adjustments are required, the General Accounting Manager or designee makes the appropriate changes and informs the Payroll Coordinator when they are completed.

10. The Payroll Coordinator reviews the file maintenance changes entered by Human Resources and initiates the automated payroll system process, generating payroll calculations and the applicable payroll reports. These reports are reviewed by the Payroll Coordinator and submitted to the General Accounting Manager or designee for final review. Once payroll calculations are approved by the General Accounting Manager or designee, the Payroll Coordinator is responsible for printing the paychecks (for the few employees who request actual checks) and sending the direct deposit receipts electronically to the employee.

11. Except during holidays and State of Emergency, payroll calculations will be run by 2:00 pm on Tuesday and given to the General Accounting Manager or designee for review. The completed payroll will be processed no later than 4:00 pm on Tuesday. Every effort will be made to follow these procedures and meet these deadlines.

12. The General Accounting Manager or designee will give the "all clear" for monthly, quarterly and year-end processing.

13. Once the payroll checks and direct deposit emails have successfully generated, the payroll file will be imported into the database by the Payroll Coordinator. This generates a general ledger file that is reviewed by the General Accounting Manager or designee prior to posting to the general ledger.

14. In an effort to keep the employees informed about any changes in their paycheck, Human Resources will send to the employees a copy of the personnel change form or any other documentation to explain deviations from the previous payroll.

15. Payroll reports related to various pre-tax and post-tax deductions are printed by the Payroll Coordinator. The General Accounting Manager or designee uses these reports to transmit the direct deposit and 401a defined benefit plan contributions.

16. The Payroll Coordinator provides the General Accounting Manager or designee with the information for the transmission of payroll related taxes.

17. The Payroll Coordinator provides the Finance Director or designee with information to wire transfer employee retirement contributions.

18. The Payroll Coordinator processes the checks using the check printer. The check printer has limited employee access and the key, the USB device on which the digitized check image and signatures are stored and the signature stamp is kept in a secure location.

19. If an employee has a question regarding the hours for which he/she was paid, the employee is to contact his/her supervisor for corrections. The supervisor will contact Payroll and all adjustments will be documented with the proper forms and approvals. Payroll will maintain documents supporting hour adjustments.

20. If an employee has questions regarding automatic direct deposit data, court-mandated voluntary and/or involuntary deductions, and any retroactive pay or deductions, the employee should contact the Payroll Coordinator. All payroll change forms and any documentation concerning changes to an employee pay will be processed by the Human Resources division and forward to Payroll. The original documents will be stored in the employee's personnel file in Human Resources. Payroll will maintain documentation regarding these adjustments. Human Resources will provide the necessary forms, assist employees with completing those forms, obtain necessary approvals and process the corrections with the next file maintenance. Human Resources will maintain documentation regarding these adjustments. The adjustment to the payroll will be reflected in the next pay period.

21. If an error causes a financial hardship to the employee, the Finance Director may approve a manual check to replace the incorrect one.

22. The payroll process produces a Payroll Register, a permanent record detailing the gross earnings, deductions and net pay for each employee. This report includes various personal information such as date of employment, rate of pay, authorized deductions, accrued leave time and earnings, deductions and withholding per pay period, and year-to-date information for each employee.

8.3 Employee Deductions

1. The City participates in various deduction plans. Each plan is described in the Personnel Manual. For example, the City provides benefits to the employee in the form of medical, dental and vision insurance for which the employee may be required to contribute a certain amount, depending upon the coverage selected. The City is also required to make certain involuntary but court-mandated deductions such as for child support orders or garnishments.

2. Each voluntary deduction is supported by a source document originated by the employee, which will be retained in the employee's personnel folder and entered into the database by the Payroll Coordinator.

3. Each involuntary court-mandated deduction is supported by a source document, originated by the court system, which is maintained in Payroll and entered into the database by the Payroll Coordinator.

4. The City participates in two plans that defer payroll taxes: A Section 125 flexible spending account and 457 Deferred Compensation Plan. As applicable, each deduction may or may not be subject to the deferral of payroll taxes. The Payroll Coordinator enters these deductions, which are supported by source documents originated by the employee and filed in the employee's personnel folder. The Payroll Coordinator reviews the deduction and reviews the calculations for FICA and withholding taxes.

8.4 Withholding Exemption Certificates

Federal income tax regulations require an employer to withhold income taxes from all employees based upon their earnings for a payroll period and the exemptions claimed by the employee on the withholding certificate. The following procedures are applicable:

1. All new employees must fill out the IRS W4 form and submit the completed form to the Human Resources Division. When an employee's exemptions or status changes, the employee must submit a revised IRS W4 form to the Human Resources Division.

2. Information from the form is entered by Human Resources with weekly file maintenance and forwarded to the Payroll Coordinator.

3. The Payroll Coordinator verifies the information for accuracy and returns the documents to the Human Resources Division.

C. Safeguards

The employee clocks in on a timekeeping system, which requires two levels of approval before the payroll process starts. The immediate supervisor and the Department Director must approve the time sheets. If the supervisor is unavailable to approve time sheets in a timely manner, the Department Director's approval is deemed sufficient for the supervisor's approval. The Payroll Coordinator reviews the time sheets for electronic approval.

The Human Resources Division is responsible for the input of all Human Resources related file maintenance. The Payroll Coordinator enters all Payroll related file maintenance prior to processing the weekly payroll. The General Accounting Manager or designee reviews the system-generated reports for inconsistencies and errors. When all of the reviews have been approved, the Payroll Coordinator will process the payroll. This separation of duties ensures the integrity of the payroll processing.

8.5 Month-End Processing

Payroll has several mandatory functions occurring at the end of each month.

A. Overview

The following functions are performed by the Payroll Coordinator and General Accounting Manager or designee. The General Accounting Manager or designee completes the automated month-end closing procedures as described in the payroll system's user manual.

B. Procedures

1. The Payroll Coordinator uses the following reports to balance at month-end:

   - Cumulative Payroll Register
   - Tax Register
   - Adjustment Before Taxes (ABT) Register by type
   - Deduction Register by Type

2. The Payroll Coordinator reviews the payroll for the month and reconciles the batches created for Payroll Vendor Checks.

3. The General Accounting Manager or designee approves the batches.

4. The Payroll Coordinator prints the checks on the designated check printer and prepares the checks for distribution, filing all backup documentation and signed approvals.

5. Contributions to all the retirement plans must be reconciled each month by the Accounting Manager or designee to ensure the correct amount is submitted to allow for proper allocation to each employee.

C. Safeguards

The payroll month-end process is performed by two individuals and the work is verified by each.

8.6 Quarter-End Processing

Payroll has several quarter end processing mandatory functions.

A. Overview

The following functions are performed by the Payroll Coordinator and General Accounting Manager or designee at the end of each calendar quarter (March 31, June 30, September 30 and December 31).

B. Procedures

1. The Payroll Coordinator prints, through quarter-end processing, reports including a 941 Report and Summary, and Calendar Year to Date Earnings Detail Report.

2. The Payroll Coordinator prepares the IRS Form 941, Employee's Quarterly Federal Tax Return.

3. The General Accounting Manager or designee approves the IRS Form 941.

4. The Payroll Coordinator runs the State Unemployment Wages Report.

5. The General Accounting Manager or designee prepares the Florida Unemployment Compensation Quarterly Tax and Wage Report.

C. Safeguards

The payroll quarter-end process is performed by two individuals and the work is verified by each individual.

8.7 Calendar Year-End Procedures

All of the City's Calendar Year-End procedures are required by the Internal Revenue Service.

A. IRS W2 and W3 Forms

The Federal Government requires the City to report all wages and earnings by way of the Forms W2 and W3. The City reports to the employees on the W2 Form and to the Internal Revenue Service on the W3 Form, Transmittal of Income and Tax Statements. The following functions are performed by the Payroll Coordinator and General Accounting Manager or designee.

1. The Payroll Coordinator generates the year-end wage reports and reviews and reconciles the Quarterly 941 Forms to the wages posted in the general ledger.

2. The General Accounting Manager or designee reviews and approves the final numbers to be submitted to the Internal Revenue Service.

3. The W2 Forms are printed and distributed to the employees by January 31st.

4. The W3 Form, Transmittal of Income and Tax Statements, are submitted electronically through the Business Services Online Division of the Social Security Administration, (due to the IRS by February 28th).

5. The General Accounting Manager or designee reviews and sends the W3 form to the Finance Director for signature.

Safeguards

The W2 and W3 process is performed by two individuals and the work is verified by each individual. The Finance Director reviews/signs the required official documents.

Section 9 Grant Monitoring and Reporting

Grants are contributions or gifts of cash or other assets from other government entities to be used or expended for a specified purpose, activity or facility. Loans from Florida Department of Environmental Protection (FDEP) State Revolving Funds are also considered grants. Responsibility for correctly administering the grant lies directly with the department applying for and awarded the funding. The General Accounting Division and the Finance Administration Division are responsible for monitoring compliance with the awarded grants.

The Grants Committee, made up of employees from General Accounting, the Finance Administration Division and other departments involved with the acquisition of grants meets on a quarterly basis to discuss new grants and share information on existing grants.

A. Point of Contact (POC)

Departments applying for grants must appoint a Point of Contact to administer the grant activity. The POC is responsible for the following:

1. Participation on the Grants Committee
2. Provide assistance to the appropriate personnel in their department regarding opportunities and/or information regarding the grants
3. Ensure copies of all submitted reports are provided to the Finance Administration Division
4. Maintain essential data on the department to include mission statements, general information on the department, updated resumes for key personnel and a list of current and proposed projects

B. The Finance Administration Division

The Finance Administration Division oversees the Grants Committee and the monitoring and compliance of the grants. This division is responsible for the following:

1. Preparing the agenda and setting up the quarterly Grants Committee meetings
2. Presiding over the quarterly Grants Committee meetings
3. Providing grant assistance by identifying opportunities and identifying technical requirements.
4. Providing tracking and reporting on grants
5. Monitoring and compliance
6. Providing the auditors with a point of contact during the audit process
7. Processing completed grant submittal forms received from departments by obtaining required signature approvals

8. Notifying requesting departments when submittal form is approved

C. General Accounting Division

The General Accounting Division is responsible for the correct and accurate accounting of the revenues and expenditures associated with the grants. The Division is responsible for the following:

1. Participate on the Grants Committee

2. Provide technical assistance on accounting for revenues and expenditures

3. Ensure all expenditures are made in accordance with the accepted standards and Grantor's requirements

4. Work with the Finance Administration Division and the POC from the other divisions for reporting purposes

D. Department

The Department must fill out a Grant Submittal Form and should consider the following when planning and preparing to apply for a grant:

1. Determine if the department has the ability to administer and comply with the grant's fiscal resources and reporting requirements

2. Determine if the grant requires City Council approval and, if so, will the department be able to meet time line requirements

3. Determine if the City/Department can meet all of the grant's requirements (i.e. Grant Stipulations, Future Consequences and Matching Requirements)

4. Determine if overhead costs can be reimbursed

5. Submit to the Finance Administration Division the grant submittal form for the City Manager's approval prior to the submission of the grant

E. City Manager

The City Manager must approve grant requests that exceed $1,000 prior to the application being submitted.

F. City Council

City Council approval is required if:

1. Grant exceeds the City Manager's purchasing authority
2. Grant match is required
3. Grant requires approval/Resolution
4. Grant increases the number of authorized positions

G. Procedure

The application for a grant is to be completed by the Department requesting the funds, although they may request assistance from the Finance Administration Division. The Department must also submit a copy of the grant application along with the Grant Application Submittal Form to the Finance Administration Division. **Prior to submitting the grant application, the Grant Application Submittal Form must be signed by the City Manager or designee for approval.** During the course of administering the grant, all reporting requirements are the responsibility of the requesting Department.

If funds are awarded, the Department must notify the Finance Administration Division and the General Accounting Division. Depending on the grant, the next step is to hold a planning meeting to establish a project number, review the grant contract and complete any other post award requirements.

City Council approval will be required to amend the budget to accept the funds and approve related expenditures. The agenda item should also request that the City Manager be authorized to:

- Sign the contract on behalf of the City and
- Sign all other forms related to grant administration

The Department will prepare and complete the necessary documents for reimbursement requests. Finance will review the request to ensure accuracy, record the receivable and submit the invoice to the Grantor or return the invoice to the Department for submittal (whichever is appropriate). The Department will prepare required reports (monthly, quarterly, annual, etc.) and submit to the appropriate agencies. Copies of all reports will be submitted to the Finance Administration Division.

At any time, the Finance Administration Division may select a grant for an internal review or evaluation at the next Grants Team meeting.

A grant is not considered "closed out" until all requirements have been met, including final reimbursement and reporting.

If a grant is found to be noncompliant through an internal or external audit, the appropriate Department will be notified immediately. At that time, a meeting will be scheduled to discuss the findings and establish a plan of action. The Finance Administration Division will coordinate with the Department and the monitoring agency to craft the response to the audit comment/finding. The Finance Administration Division will continue to monitor the situation until satisfaction of the finding has been obtained.

H. Safeguards

Several Departments and many different personnel are involved in the grant process, from the application to the final report, allowing for sufficient internal control as to the funding and the spending. In addition, some grants require executive level approval and, therefore, are subject to higher scrutiny.

9.1 Justice Assistance Grant (JAG) Reporting

A. Overview

The City periodically receives Justice Assistance Grant (JAG) dollars from the Department of Justice to be used for law enforcement purchases/expenditures. The funds are required to be deposited into an interest-bearing account and the interest must be spent on the grant project. The City is required to report the activity of the use of these funds on a quarterly basis via the internet.

B. Procedures

The designated Finance Department employee shall be responsible for reporting the grant information to the Department of Justice on a quarterly basis using the DOJ Standard Form 269a (Financial Status Report). The reports are due forty-five (45) days after the end of each calendar quarter and are reported at https://grants.ojp.usdoj.gov/.

JAG Reporting

1. Run Account Activity Listings for the JAG Grant expenditures and interest income
2. Calculate the amount of interest income applicable to the JAG Grant
3. Fill out the internet report SF 269 using the available information
4. Send copies of the report and receipt confirmation to the Police Department
5. File the completed report and backup documentation

C. Safeguards

The quarterly reports are reviewed by the Finance Manager. Attached to each report is the General Ledger detail outlining all expenditures and interest income.

9.2 Community Development Block Grant (CDBG) Reporting

A. Overview

The City of Cocoa receives grant dollars from the U.S Department of Housing and Urban Development to be used in accordance with the action plan submitted by the City's Community Services Department. The dollars received from this grant are on a reimbursement basis.

B. Procedures

The designated Community Services Department employee shall be responsible for reporting the grant information to the U.S. Department of Housing & Urban Development (HUD) on a quarterly basis by preparing standard form 425 (Federal Financial Report). The reports are due 30 working days after the end of each calendar quarter.

The designated Finance Department employee verifies that the ending cash balance on the report matches the ending cash balance in the general ledger and forwards the report form to the Finance Director for signature. The form is returned to the designated Finance Department employee who transmits the report to HUD and sends a copy to the Community Services Department.

The designated Community Services Department employee initiates the request for funds (drawdown) through the Integrated Disbursement and Information System (IDIS) and gives the designated Finance Department employee the paperwork to verify expenditures. The designated Finance Department employee verifies the request for funds and approves the drawdown on the IDIS website.

C. Safeguards

Community Services prepares and Finance verifies the reports and requests for funds.

9.3 Grant Internal Audit Process

A grant internal audit is a review of the records during the life cycle of the grant. It verifies the financial records and programmatic reports and confirms compliance with contract requirements. All State, Local and Federal grants that are awarded to the City of Cocoa are subject to internal reviews.

Each quarter, grants will be randomly selected for internal audit by the Grants Administrator, Finance Manager or City Manager. The Grants Administrator will review each aspect of the grant from program to financial to ensure the effectiveness of the operation and compliance with regulations. Throughout the course of a fiscal year, all grants will have this internal audit conducted.

If any areas of the grant are found to be deficient, a meeting with the Program Manager of the grant will be scheduled to review the deficiencies and prepare a corrective action plan. Once the deficiencies have been corrected, the Grants Administrator will prepare a follow-up report noting the corrections.

Records of every internal audit will be retained in the Finance Administration Division grant files.

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Section 10 Budget Policies & Procedures

10.1 General Budget Policies

The City of Cocoa has a variety of financial guidelines that can be found in many sources including State Statutes, Government Accounting Standards Board (GASB), City Charter, City Council Ordinances and Resolutions, existing accounting and purchasing policies, and Special Revenue Funds program regulations. These Finance Administration Division Policies & Procedures are designed to be in concert with existing policies and address policies that need to be documented. The guidelines are used to promote the vision and goals of the City.

The operating budget shall serve as the annual financial plan for the City and as a tool for implementing City Council goals and objectives. Additionally, the budget will provide staff the resources necessary to meet service levels determined by City Council. The adopted annual budget is a balanced budget with revenues equal to expenditures. Upon adoption of the budget by City Council, all appropriations are approved. When expenditures are to be incurred against the adopted appropriation, the requesting department will be required to obtain City Council's approval if the expenditure exceeds the City Manager's purchasing authority. All unbudgeted capital, over the City Manager's spending authority, $50,000, is required to be approved by Council before entering into any contracts or expending any funds.

A. Budgeting For Revenues

Many revenues are budgeted based on the history of the prior three to four years including current year-to-date revenues that have been received. Some collections vary depending on utility usage, prices for these utilities, weather conditions, etc. Therefore, substantial fluctuations may be experienced from these revenue sources that are beyond the ability of the City to predict or control. A conservative use of the historical average should result in annual budget projections that are reasonable.

Revenues based on contractual agreements are the easiest to budget. Annually, the City should review all fees and charges. This is to ensure the fees are providing adequate coverage of costs and/or services and, where applicable, remain competitive with similar fees of surrounding communities or other providers. The revenue budget will also include any new revenue sources.

When budgeting for revenues, the following should be considered:

1. Property Tax: Florida Statutes permit municipalities to levy a property tax, without referendum approval, to a maximum of ten mills (1 mill = $1.00 of tax per $1,000 of taxable value). The Brevard County Property Appraiser and Brevard County Tax Collector administer property assessments and tax collections, respectively. Currently in Florida, homeowners may claim a homestead exemption on their principal place of residence and additional homestead exemptions may be authorized by law. On homesteaded properties, the assessed value is reduced by the exemption, resulting in the taxable value of the property. The City of Cocoa has no control over the determination of the taxable value of property. This is the Brevard County Property Appraiser's responsibility. The City only has control over the tax rate levied against the taxable value of the property in accordance with Truth in Millage Law (TRIM). The property tax revenue, as well as all other tax revenues, is used to support the General Fund budget. The City cannot budget less than 95% of projected property taxes.

2. Revenue Collections: The manner in which different revenues are received varies throughout the year and from one type of revenue to another. Some revenues are subject to cyclical variations based on the performance of the economy (sales tax) or usage (utilities), so collections may vary from month to month based on the level of activity for that month.

3. Departmental Expertise: While the primary responsibility for budgeting and projecting revenue falls on the Finance Administration Division, there are times when the expertise within specific departments should be utilized. Each department is responsible for budgeting revenues generated by their activities and/or functions. In particular, a department needs to bring attention to current grants continuing into the next fiscal year to ensure all revenue sources are reported. The Finance Administration Division is responsible for reviewing the projected revenue to ensure it is still appropriate.

B. Budgeting for Expenditures

When budgeting expenditures, the following should be considered:

1. The City will maintain a level of expenditures providing, to the extent reasonable and practicable, for the public health, safety and welfare of the residents of the community.

2. The City will only propose operating expenditures supported by ongoing operating revenues.

3. The City will maintain expenditure categories according to State and administrative regulations.

4. Expenditure forecasts will be cognizant of the fluctuating revenues.

5. The City will budget a contingency account in accordance with the policies described in this document. Expenditure of monies from a contingency account will require prior approval from the City Manager as well as the City Council.

C. Budgeting for Maintenance of Capital Expenditures

Another important component of budgeting expenditures is the need to appropriately budget for the maintenance of capital items. An important way to ease the financial burden of capital investment decisions in a period of scarce resources is to establish an appropriate maintenance schedule. Routine preventive maintenance, such as painting and patching, as well as rehabilitation, may reduce the need for future, more expensive replacement. Furthermore, it may mitigate any possible economic disruption or inconvenience resulting when a capital item breaks down or must be replaced unexpectedly.

The decision to invest operating funds in the maintenance of existing facilities and equipment must be based, in part, on the potential capital cost savings and the possible cost consequences of deferring maintenance. When choosing between maintenance, repair, replacement or abandonment of an existing facility, it is essential to know the facility's current condition, the rate of its deterioration and the cost and benefits to be obtained from various investment strategies. These considerations must then be compared with the need for a new capital item. Conversely, the City must take into account future maintenance and repair requirements when designing or purchasing new capital items. Improved design and use of higher quality materials may significantly reduce future maintenance and repair costs on new acquisitions.

D. Budget Accountability

Budget control and accountability rests at the departmental/divisional level with oversight by the Finance Administration Division. In accordance with the City Charter, primary responsibility for the City's budget rests with the City Manager. The Charter also states that the Finance Director is responsible to ensure all monies are legally expended and budget appropriations are not exceeded.

Department Directors have the responsibility to and will be held accountable for controlling their budgets and making every effort to operate within the appropriations allocated to their departments/divisions. The Department Directors should monitor their budget on a monthly basis and prepare the appropriate transfers prior to the accounts going negative. The City Manager has the authority to approve appropriation transfers between accounts within the same Department, within a fund; not exceeding the City Manager's purchasing authority. Transfers between funds require a budget amendment that must be approved by City Council.

1. Annual Budget Document: The annual budget document will identify all available funds and adopted appropriations. The budget for the new fiscal year shall be distributed to City Council members and City administration after the proposed budget is approved.

2. "Pending Budget Approval": The City of Cocoa has a number of contracts that continue from one year to the next as approved by City Council in accordance with the City's Purchasing Policies. These contracts need to be viable as of October 1st of the new fiscal year. After the first public hearing on the budget has occurred and the tentative budget approved, departments/divisions may submit their annually renewed contracts for the upcoming fiscal year to City Council for approval "Pending Budget Approval". Essentially, the "Pending Budget Approval" clause means that, if the proposed budget for the new fiscal year is approved by City Council at the final public hearing, all contracts approved with the "Pending Budget Approval" stipulation shall be considered officially approved. If the budget is not approved, however, the contracts shall be considered void.

   Three requirements for submitting contracts for approval under the "Pending Budget Approval" clause are as follows:

   a. The tentative budget for the upcoming fiscal year must be approved at the first public hearing; and

   b. Agenda items must be submitted for approval at a September City Council meeting that is held after the first public hearing when the tentative budget is approved ; and

   c. Agenda items must specifically include the clause "Pending Budget Approval".

3. Object Classification:

   The State of Florida's Uniform Accounting System Manual establishes the method for numbering accounts. The eleventh and twelfth digits (FFF-VVDD-AAA-**EE**-OO) of the account designate the object classification. Following the State's classification, the City of Cocoa will define object classification at the object level within a Division. Funds expended, contracted or liabilities incurred may not exceed the budgeted appropriation for Personal Services, Operating Expenditures/Expenses and Capital Outlay classifications within a Division.

10-29 Personal Services
30-59 Operating Expenditures/Expenses
60-69 Capital Outlay
70-79 Debt Service
80-89 Grants and Aids
90-99 Other Uses

In accordance with Article XII, Section 6 of the Charter, "No officer or department shall, during any budget year, expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditure of money for any purpose, in excess of the amounts appropriated for that general classification of expenditure pursuant to budget appropriations." The general classification is considered the object classification. Whereas, on occasion, an account number may go over the budget resulting in a negative balance, expenditures resulting in a negative object classification are prohibited. Object Classifications 70 through 90 have very specific uses and most departments/divisions do not have such accounts. If these accounts are negative, appropriate corrective action should be taken as specified by the policies and procedures within this manual. The only exception to this is if the account goes negative due to accounting adjustments or entries (i.e. depreciation expense, interest expense through amortizations, accruals of interest expense and other non-cash year-end adjustments) initiated by the General Accounting Division.

Object Classification Budgeting is an operational tool allowing a division to continue operating during the exceptional times when a line item becomes negative. On the rare occasion when a division's expenditures exceed the account budget, object classification budgeting allows the division to continue operation. In an effort to prevent a negative account, the Department Directors are responsible for reviewing their account expenditures on a monthly basis, anticipating negative potentials, and providing corrective action prior to the account going negative whenever possible.

Department Directors will be held accountable for any negative accounts in their divisions. On a monthly basis each Department Director is required to review his/her budget and work with the Finance Administration Division to prepare a Budget Adjustment Form for all the negative accounts. The Budget Adjustment Form shall include a detailed justification for the negative condition and the corrective action. The Finance Administration Division will provide a quarterly report of negative balances to the City Manager.

10.2 Budget Preparation

The financial operating plan, referred to as "the budget" for the City of Cocoa, covers an annual period termed as a "fiscal year". The City's fiscal year begins on October 1st and ends on September 30th. The annual budget is proposed by the City Manager and adopted by the City Council with legal budgetary control at the fund and department level. Expenditures may not exceed appropriations and all unexpended appropriations lapse at the end of the fiscal year. All carry forward expenditures are required to be re-budgeted in the next budget year.

Annually, the Finance Administration Division will distribute information which is unique to the new fiscal year, i.e., calendar of events identifying the specific dates through the budget adoption process; all changes, corrections, or additions to the information included in this policy; updates or changes to any forms; new rates, etc. Standardization of the budget process helps to ensure all requests receive the same level of consideration by clearly defining the required elements for budget requests and setting forth easy-to-read

submission formats. This policy explains why certain criteria are needed and how information should appear in the budget submission. Departmental support of these efforts will ensure priorities are clearly communicated and requests receive the appropriate level of consideration.

A. Budget Preparation Policies

The City of Cocoa will prepare the annual budget in accordance with all applicable State and local guidelines. *Florida Statutes, Chapter 200 Determination of Millage* and the *City Charter ARTICLE XII. Budget,* establishes the process by which the City's annual budget is prepared. This policy is designed to complement the Statutes and Charter, not supersede them.

It is the City's policy to prepare an annual operating budget that is complete and easy to use. The budget will be based directly on service needs. When budget requests are prepared, departments are required to carefully consider:

- Needed level of service;
- Minimum and maximum levels of service to be provided;
- Resources needed to deliver levels of service;
- How current resources can be used more efficiently in providing services; and
- Whether any services could be provided more effectively/efficiently by the private sector.

This type of analysis is a year-round process, not simply an annual budget-development exercise. It requires Department Directors to be challenged constantly to think about what they are doing, why they are doing it, and how it can be improved from a service and cost viewpoint. City policy dictates that there is a careful analysis of citywide needs. During the budget preparation process is the time for planning for major expenditures, not during the fiscal year. Requests for new positions, equipment purchases and operating expenses are to be made during budget preparation. Any deviation from this policy must be approved by the City Manager. Additionally, the department must be able to fund the request within its own appropriations. The only exception to this would be unplanned emergencies or legislative mandates arising after the budget has been presented to the City Council and adopted.

Departments are required to budget transaction detail for each account and will be expected to practice budgetary control. The transactions listed under each account number are considered the detail of the account. On a regular basis throughout the fiscal year, each Department Director is required to review his/her budget. If a negative balance situation occurs, the Department Director will work with the Finance Administration Division to prepare a Budget Adjustment Form to adequately fund negative accounts. The designated Finance Administrative employee will prepare the actual Budget Adjustment Form for all budget adjustments in the Personnel Category for the appropriate approvals. The Budget Adjustment Form will state a full justification as to why the account went negative and the corrective action. The Finance Administration Division will provide a monthly report of negative balances to the City Manager.

B. Overall Budget Preparation Guidelines

1. Review of Historical Information

The City's financial database has historical information for each cost center. Departments should review their current year's budget and prior years' actual results for analysis. The Finance Administration Division has information on individual accounts within divisions and tracks

changes made to all department budgets throughout the year. Anyone needing assistance in obtaining this information is asked to contact the Finance Administration Division.

2. Process Overview

Yearly, each Department Director will prepare and submit to the City Manager a recommended budget for his/her respective department for the upcoming fiscal year. Upon receipt of the proposed departmental budgets, the City Manager, Finance Director, Finance Manager and the Department Directors will meet and refine these requests into a workable budget proposal. The Finance Administration Division makes the appropriate changes so that the City Manager can present the proposed operating budget to the City Council. The City Council will adopt an operating budget for the City of Cocoa no later than September 30th of each year. Except under the conditions as detailed in the section of these policies that addressed the "Pending Budget Approval" process, funds may not be expended or encumbered for the following fiscal year prior to October 1st.

The City's annual budget will be presented in an account/transaction detailed format. A separate summary budget presentation will be submitted at a public hearing for discussion and review by the City Council and the public in accordance with Florida Statutes.

Florida Statute Chapter 200.065 establishes the budget process and the time limits under which a budget must be developed under a provision called Truth in Millage (TRIM) Compliance Regulation. Although the budget process is subject to change by the Florida Legislation, each year the City of Cocoa follows the procedures generally outlined below to establish its annual budget and comply fully with the State statutes:

a. The Capital Improvement Plan (CIP) is formally approved by City Council with the adoption of the budget.

b. At the beginning of the budget process, the Finance Administration Division will distribute the new budget calendar and any changes and/or procedural updates to the budget process.

c. During the first month of the budget process, each Department Director finalizes a budget for his/her individual department that is then compiled and reviewed in detail by the City Manager, Finance Manager and Finance Director.

d. The next step in the budget process is for the City Manager, Finance Director and Finance Manager to meet with every Department Director to review submittals and make needed financial adjustments. The Finance Administration Division compiles any changes for final review and approval by the City Manager.

e. In July, the City receives the Certificate of Taxable Value (DR-420), the Tax Increment Adjustment Worksheets (420-TIF) and the Municipality Maximum Millage Levy Calculation Preliminary Disclosure (DR-420M-P) from the Brevard County Property Appraiser's Office that are used to establish the City's Rolled-back Millage Rate and Proposed Operating Millage and corresponding TIF revenue.

f. Budget for the Community Redevelopment Agencies (CRA) is approved by their respective boards by the end of August for inclusion in the citywide budget. The City Council does not have to approve CRA budgets or amendments.

g. Within 35 days of certification of value, the City must establish the Rolled-back Millage Rate, the Proposed Millage Rate for the new fiscal year, and the scheduled first public hearing for the budget. This is accomplished no later than the last City Council meeting in July.

h. In August, the City Council reviews the proposed citywide budget during a Council-Staff workshop session as presented by the City Manager and the Finance Administration Division.

i. Based on City Council input, the budget is finalized in September.

j. Within 80 days of certification of value, but not earlier than 65 days, the tentative budget hearing is held by the City Council to adopt the tentative millage rate, the percent it exceeds the Rolled-back Rate, and the tentative budget.

   Note: City budget hearings cannot occur on the same day as the Brevard County School Board's or Brevard County Commission's budget hearings. Hearings held Monday through Friday must begin after 5:00pm. Hearings may be held on Saturdays but never on Sundays.

k. Within 15 days following the tentative budget hearing, the City must advertise its intent to adopt a final millage rate and budget in a local newspaper of general paid circulation. TRIM has very specific requirements for the advertisement and should be consulted to ensure City compliance.

l. The City Council must hold its final public hearing to adopt a final millage rate and final budget not less than 2 days or more than 5 days after the day that the advertisement mentioned above is first published.

m. Within 3 days of the final hearing, the resolution adopting the final millage rate shall be forwarded to the Brevard County Property Appraiser's Office and the Brevard County Tax Collector's Office.

n. Pre-Filing TRIM Compliance will be done after adoption of the final millage rate and final budget. Pre-Filing Certification of Compliance (DR-487-P), the Municipality Maximum Millage Levy Calculation (DR-420M) and Vote Record for Final Adoption of Millage Levy (DR-487V) will be completed and submitted to the State of Florida's TRIM Compliance Section.

o. Within 3 days of receipt of Certification of Final Taxable Value (DR-422), the City will complete and certify the final millage rate to the Property Appraiser.

p. Within 30 days of final hearing and adoption of a final millage rate and budget, the City will prepare the complete TRIM compliance package and forward it to the State of Florida's TRIM Compliance Section.

C. Preparation Responsibility

The actual preparation of the budget document is primarily the responsibility of the Finance Administration Division under the direction of the Finance Director. However, there are many different components.

1. The Finance Administration Division: It is the responsibility of the Finance Administration Division to prepare the annual budget calendar, provide information concerning the City's financial resources, and updated information. The Finance Administration Division will prepare the Personal Services portion of the budget (with the exception of overtime and various special pay

accounts) through the use of the City's financial software. The Finance Administration Division provides assistance in the preparation of operating and capital requests. The Finance Administration Division reviews and coordinates all requests for review by the City Manager. Once the budget is complete, the Finance Administration Division prepares the document for submittal to the City Council. After adoption by City Council, the Finance Administration Division distributes the budget document to City Council, and the City Manager and ensures the information is available to all Department Directors, Division Managers and pertinent City Staff.

2. Department Directors: It is the responsibility of each Department Director to prepare a budget. The Director will need to detail his/her department's needs, including staffing. Providing information on proposed funding sources and expenditures is crucial. The Director will also need to carefully review provided reports detailing the Personal Services portion of their budget for accuracy and report to the Finance Administration Division any discrepancies. The Director administers his/her budget and operates within its appropriations.

3. Finance Director: In addition to preparing the Finance Department's budget and the Enterprise Funds revenues, the Finance Director assists in reviewing the citywide budget throughout the entire budget process.

4. City Manager: The City Manager oversees the entire budget process. Conducting the final review of the proposed budget before submission to the City Council is also the responsibility of the City Manager. The proposed budget is then submitted by the City Manager to City Council for adoption.

5. City Council: It is the responsibility of the City Council to review and adopt an annual operating budget by September 30th.

D. Preparation Instructions

Budgets presented with detailed justification for expenditures have a much better chance of being approved. A Department Director who prepares a budget solely on the basis of an incremental change from the current year's budget is not utilizing the budget as a planning or management instrument. Each Department Director should examine current activity levels and determine whether alternatives that are more efficient exist. If it is determined that expansion is necessary, the Director must be able to demonstrate why additional expenditures for personnel and operating expenses and capital equipment are needed. A statement indicating the impacts of disallowing the requested expansion should also be presented. Each Department Director should identify priorities and issues and ensure that budget figures are arithmetically correct and consistent.

1. Revenue Guidelines: Each department is responsible for providing the Finance Administration Division with revenue projections, including grants, and special revenue funds generated within its activities and/or functions. Current year-to-date revenues and last year's revenue should be used for projecting revenues. Pay particularly close attention to current grants and newly awarded grant funds to ensure all revenue sources are reported.

2. Reserves Guidelines: In accordance with the Fund Balance Policy, the City Manager will establish a Capital Replacement Reserve, a Health Insurance Reserve and a Stabilization Reserve for the upcoming budget year for the General Fund during the budget process.

3. General Instructions: All entries will be made through the City's software system, rounding up to the nearest dollar. The current year-to-date expenditures and last year's actual expenditures should

be used as a guide in estimating the expenditure levels for the new fiscal year. Historical evidence is a normal starting point when preparing a budget, with inflation as a calculation aspect of the outcome. Following this analysis, estimate the costs required to accomplish the planned objectives for each account.

- All expenditures must be adequately justified, particularly if the estimated expenditures deviate significantly from the past years. If a budgeted expense is out of the norm, indicate the reasons why, always keeping the explanation as simple as possible but still sufficient to explain the situation.

4. Personal Services Costs and Guidelines:

Determining personnel requirements is a key step in formulating budgetary estimates. In most departments, personnel costs constitute a large portion of the total budget. Essential to establishing personnel requirements for the future is the evaluation of current position classifications. Department Directors will be responsible for reviewing all job titles and corresponding salaries.

Often overlooked during this process, is whether existing positions within the department are still needed. In other words, is a new position truly needed or should an outdated classification be changed and/or upgraded? It is often easier to request a new position instead of re-evaluating a current position, especially when the position is currently filled.

It is a fact that personnel costs are often one of the largest expenses in any governmental entity. Consequently, anyone involved in budgeting has a responsibility to make an honest evaluation of needs no matter how difficult it is. After evaluation of current classifications, the next step is to complete the Position Control Budget Change Request Form.

For more information on adding and/or changing positions with a department that is not part of the budgeting process, please refer to the "Position Control" section within this document under Payroll.

a. Position Control Budget Change Process If there is an existing position currently in the City of Cocoa's Position Control Module then the following budget process should be followed:

1) Requestor contacts the Finance Administration Division for a payroll analysis of the requested position.
2) If the cost analysis provided by the Finance Administration Division is determined to be feasible to your upcoming budget, complete the Position Control Budget Request Change Form and submit to your Department Director for approval.
3) Upon receiving the Department Director's approval, submit to the Finance Administration Division with a copy of the following:
    a. the Finance Administration Division Payroll Cost Analysis
    b. Job Description approved by HR
    c. Justification memo for the City Manager's review
4) The Finance Administration Division will review the completed request and attachments and obtain HR coding for EEO and Worker Compensation.

5) Once HR has coded the EEO and W/C, the request and attachments will be sent by the Finance Administration Division to the City Manager for approval.
6) When the request is returned to the Finance Administration Division by the City Manager, one of the following actions will take place:
    a. If not approved by the City Manager, the Finance Administration Division will notify the Requestor of the non-approved status.

    b. If approved by the City Manager, the Finance Administration Division will:

        i. Send a copy of the approved request to the Requestor.
        ii. Enter the position changes into the Budget Payroll Module for the upcoming fiscal year budget and will add the position change to the City Council headcount authorization listing for their review during the budget approval process.
        iii. Retain the original paperwork with all approval signatures.
        iv. During the 1st week of the new fiscal year, enter the approved change into the Position Control module.

    c. Once the Requesting Department is notified of the City Manager's approval, the Requestor will:

        i. Prepare the necessary Payroll Change Form for the upcoming fiscal year budget.
        ii. Follows Payroll Change Request or Employment Requisition Process to implement changes in the new fiscal year.

It is important to note that approval to submit the request(s) as part of the department's proposed budget does not equate to final approval. Once all proposed budgets are submitted, the Finance Administration Division prepares the citywide budget. A balanced budget must be submitted to the City Council. If revenue funds are not available to support all of the requests (including personnel, operating and capital) submitted, the City Manager must then make additional necessary cuts.

b. Budgeting Personal Services Costs

The process for Payroll Budgeting is mainly an automated process utilizing the City's financial software system. The Finance Administration Division will make the necessary changes to the data to include raises and rate changes that impact benefits. Human Resources will provide the Finance Administration Division any corrections to worker's compensation rates and new rates for Life/Health insurance.

The Finance Administration Division will notify department directors when the proposed payroll changes to individual departments are ready for review. After the departments have reviewed and identified any errors, the Finance Administration Division will make the corrections. Once this process is completed, the data in Payroll Budgeting will be finalized in the budget module. Accounts automatically populated through this process include:

- Regular Salaries and Wages (certification/ license pay) (12-00)
- Other Salaries and Wages (13-00)

- FICA (21-00)
- Retirement (22-00 thru 22-02)
- Insurance (23-00)
- Worker's Compensation (24-00)
- Unemployment Compensation (25-00)
- Cafeteria Plan (27-00)

In addition to reviewing reports for accuracy, the department will also be responsible for establishing the amount to be budgeted in miscellaneous wage accounts such as:

- Salaries/Contractual (12-06)
- Holiday Pay (12-00) for Police and Fire only
- Retirement Leave Accruals (12-12)
- Overtime (14-00)
- Special Pay (15-00)
- Clothing/Shoe Allowance (20-00)

Planned Retirement: The retirement of an employee with many years of service can be quite costly to the City, even when it is planned. Accumulated vacation and sick time that is eligible for cash payout can greatly impact a department's budget. In order to protect the City's interests, supervisors should be discussing potential retirement plans with eligible employees. The Notification of Intention to Retire Form should be distributed to any employee eligible to retire or enter the Deferred Retirement Option Program (DROP).

Forms will be collected by the department and then submitted to HR prior to the budget preparation period. HR will confirm the calculations and notify the Finance Administration Division and the respective department to budget the appropriate amount in the Retirement Leave Accrual Account (12-12).

Clothing/Shoe Allowances: In accordance with IRS Regulations, monies paid to employees as part of a uniform allowance are subject to taxes and will be budgeted in account 20-00. This is applicable for shoe and uniform allowances. As-needed, shoe reimbursements for non-union employees, rental of uniforms and purchase of mandatory uniforms should be budgeted in the applicable operating account (52-00) and are not subject to taxes.

c. Organizational Chart and Personnel Verification

The Finance Administration Division will forward to the Department Director the previous year's organization chart that was used in that Budget Document to review for any and all changes that may have occurred since that publication was released. Upon review, the Department Director is to update this chart to reflect the current organization while maintaining the integrity of the formatting and then return to the Finance Administration Division for publication in the upcoming release of the Budget Document.

5. Operating Costs and Guidelines:

The amount estimated for operating expenditures is a function of the activities performed. These expenditures are broken down into objects necessary to carry out work activities. Typically, historical costs plus an inflation factor are used to estimate operating expenditures when the scope and method of completing an activity has remained unchanged. It is important to note, in estimating

various operating cost categories, historical costs and inflation should not be the only determining factors. The magnitude of past expenditures should be analyzed and the continuation of some cost categories should be challenged. Expenditure forecasts should incorporate other elements of demand while also considering the implications of new technology. If operating expenditure requests are made on the basis of new technology being placed in service, such assumptions must be clearly detailed and include estimates of cost both with and without the technology being placed in service.

Purchases of equipment having a unit value less than $5,000 are to be included in operating expenditures. Purchase of machinery or equipment having a unit cost of $5,000 or more will be explained in the next section, Capital Costs.

6. Capital Costs and Guidelines:

The financing of capital projects and purchases along with the Capital Improvement Plan process were discussed earlier in this manual. The remainder of this section will involve issues unique to entering the requests into the budget during the preparation phase.

a. Capital Asset/Non CIP Capital Project Request Forms

The Capital Asset/Non CIP Capital Project Request Forms are to be completed during the budget preparation period. If the capital item being requested is a vehicle, the Fleet Manager should complete the Vehicle Request Form. If the capital item is a technology related item, the Capital Asset/ Non CIP Capital Project Request Form must be approved through the IT Manager. All other capital projects must be recorded on the Capital Asset/Non CIP Capital Project Request Form. The form should include all related costs and a detailed justification as to why the item/project is warranted. Once completed, all forms must be submitted to the Finance Administration Division for review and approval by the City Manager during the City Manager's review of department entry of the new Fiscal Year Budget. The Finance Administration Division will notify all departments as to the approval status of their requests no later than the first week of May. When approved, the requesting department will be responsible for entering the item in their budget document.

b. Capital Items

The Capitalization Policy will define the policies and thresholds for budgeting capital. When in doubt as to whether or not the item you need to budget is capital, please contact the Finance Department for guidance.

Departments should use the Capital Improvements Program (CIP) as the source for their capital expenditures of $30,000 or more. The CIP number should be referenced in the detail of the budgeted item. Capital items the department wishes to include in the budget that are not listed within the approved CIP will require prior City Manager's approval before including in the upcoming fiscal year budget.

When entering capital into the budget document, total cost of items being requested must be submitted in detail. This includes cost per item, installation and other costs related to placing an item in service. Estimated prices for capital items should be based on prevailing prices at the time of the request. Any known conditions that could significantly impact the price of the requested item should also be disclosed. Additionally, most capital items involve the use of

project accounting. When preparing the capital budget document, where the capital item is part of a project, the budget entry must refer to the project number.

E. Avoiding Common Budget Preparation Mistakes

1. One such mistake is increasing revenue projections to match desired expenses. Revenue projections are simply a best guess and are known as budget numbers only. They are not real funds until the revenue is actually received. As a result, failure to be conservative and project appropriate revenues can result in expending more than is received. Not only is this very poor fiscal management, it can also reduce City Council's confidence in future budget projections and make the budgeting process more difficult in the following fiscal years.

2. Another mistake is to give inadequate commitment and review to items included in the current fiscal year appropriations. Failure to analyze and budget for all costs associated with new additions to a budget, whether personnel, operations, equipment or projects so that the total cost is unknown should be avoided. Not budgeting for all expenses does not mean they will not occur, only that unbudgeted expenditures have now been created. It is always a best practice to identify as many potential costs as possible. Having to make frequent or large unplanned expenditures can endanger the financial well-being of the City.

3. "Shorting" a departmental budget during budget preparation with the intent to increase the appropriation through the year is another mistake. The goal is to appear as if the department is controlling expenses during the budget process. However, the intent is to then continuously ask for additional dollars during the fiscal year. This practice should always be avoided for the same reasons mentioned above.

4. Finally, Department Directors have a responsibility to consider the effect of their requests on the entire City when inputting budget expenditures. Placing individual departmental interests above what might be in the best interest of the City as a whole is not good planning. The City of Cocoa exists to provide services to its citizens. Along with that comes the responsibility to provide these services in the most efficient and effective manner possible.

10.3 Budget Changes after Fiscal Year Adoption

The City's operating budget is a dynamic document. It is normal to have changes throughout the fiscal year and, as a result, there are procedures in place to address the need for budget corrections, additions and deletions keeping in mind that no changes can be approved until after October 1st of the fiscal year in which the requested change is required. (*City of Cocoa Charter, Article XII, Section 5b.)* There are four basic ways in which budget changes can occur:

- Budget amendments
- Budget transfers
- Accounting adjustments
- Project Transfers/Amendments

There may be circumstances when the requesting department is uncertain if a budget change form is required. The Finance Director will have the responsibility to make the final determination.

The CRA budget transfers and amendments are approved by their appropriate boards and do not have to be approved by City Council.

Budget amendments/transfers may be made within a fiscal year or within up to sixty (60) days (November 30th of each fiscal year) following the end of the fiscal year. During the end of year close out process, budget transfers between budgetary levels that do not require City Council approval and are not increasing or decreasing the overall budget may be made after the November 30th date to prepare for the CAFR.

All budget change forms require original signatures beginning with the Requestor through the City Manager. During the signature approval process, the only changes that are permitted AFTER the Department Director approval are the change of budget balances. Changes pertaining to department, division, account information and/or justification, must be initialed and dated and requires the budget change request form to be returned to the requestor and rerouted through the approval process.

Types of budget change options accommodated within this form include:

1. Budget Amendments (BA)

   A budget amendment is a revision to the adopted budget changing the total citywide and fund level dollar amount by adding or removing funds, thereby changing the balance and/or activity originally appropriated by the City Council. When this type of change occurs, the City Charter requires City Council to approve the amendment through the use of an Agenda Memorandum that, if approved, will create a Resolution.

   The four main examples of a budget amendment include the increase or decrease in the original appropriation due to:

   - The transfer of funds from one fund to another
   - Additional or new sources of revenue received
   - Additional or new expenditures incurred that require funding from reserves
   - Adjustment of budgeted carry forward funds

2. Budget Transfers (BT)

   A budget transfer is the movement of funds from one expenditure account to another. If the budget transfer is within the same Department and is within the City Manager's purchasing approval authority, it does not require City Council approval. If the budget transfer is between Departments and/or is over the City Manager's purchasing authority, City Council approval shall be required. A budget transfer does not change the bottom line of the adopted budget of the fund. This transfer is defined as a "shifting" of funds within the Department of the same fund. A transfer is required when an account reflects a negative balance and/or to prevent a negative balance.

   Budget transfers cumulatively exceeding the City Manager's purchasing authority requires a Budget Adjustment Form to be presented to the City Council along with an Agenda Memorandum and Resolution.

3. Accounting Adjustments (AJ)

   Accounting Adjustments are journal entries adjusting accounts in accordance with financial transactions deemed necessary by the Finance Department to comply with governmental accounting standards. Accounting Adjustments do not require City Council or City Manager approval. Common accounting adjustments are reclassifications, true up of multi-year projects and Scrivener's error.

A Scrivener's error is a clerical error occurring in a legal document. As it pertains to accounting adjustments, the legal document would apply to the adopted budget or any budget adjustment or transfer submitted to City Council for approval. Should it be suspected that a Scrivener's error has occurred, the person who discovered the error would be required to bring it to the attention of the appropriate Department Director. The Department Director would then be responsible for contacting the General Accounting Manager and the Finance Administration Division. The General Accounting Manager and the Finance Manager will determine whether or not a Scrivener's error has occurred and must be corrected. If a determination cannot be made between the two parties, the City Attorney and/or independent auditor may be consulted for guidance. The error will not be considered a Scrivener's error if the correction will change the basic intent of the document.

Common reclassifications include, but are not limited to, charges to incorrect account numbers, capital items charged to repair and maintenance and vice versa, and budgeted items recorded in an incorrect account number, etc. In any instance of uncertainty, the department will be required to complete a Budget Change Request Form, an Agenda Memorandum and Resolution to present the issue to the City Council for approval.

During the budget process, multi-year projects are estimated for the new fiscal year. It is not until the previous year is closed out that the project's true costs for the new year can be determined. After the previous year has been closed out, Finance will process a true up analysis of the previous year's project expenditures and provide a correct budgeted amount for the current year projects. Finance will prepare a budget adjustment for the Department Director to approve and any excess or deficiency of budgeted funds will be moved into or taken from, contingency. As an accounting function, this budget adjustment will not require City Council approval but will require the City Manager's approval. If the funds contingency is not adequate to cover a deficiency, then the Department Director will be required to submit a budget adjustment or amendment to Council for approval.

4. Project Transfers/Amendments (PT/PA)

   Project Budget Transfer/Amendment requests are submitted when the line item account and object classification totals are not affected but only the project itself will gain or lose in the transaction. Project Budget transfers and/or amendments change the budget of a given project only. Project budget transfers occur when the movement of funds is from one project to another or from no project to an active project within the same line item account and therefore, do not require City Council approval. Project budget amendments that go outside the scope of the same line item account and would affect movements between object classifications would require City Council approval.

10.4 Agenda Memorandum for Budget Changes

Budget Adjustment Forms may require City Council approval. When a requesting department is uncertain if a budget adjustment is required to go to City Council, the decision will be the responsibility of the Finance Director.

1. The requestor prepares an Agenda Memorandum, Resolution and Budget Adjustment Form with both the requestor signature as the preparer and the Department Director's approval signature.

2. The requesting department forwards the Budget Adjustment Form, with the signatures indicated in item 1 to Finance for review. The designated Finance employee will verify the general ledger account number and the current budget on the form.

3. The Finance Administration Division is then given the Agenda Memorandum, Resolution and Budget Adjustment Form, signed by the Preparer, the Department Director, and Finance Staff to review for budget compliance. If corrections need to be made in regards to the budget included in the agenda item, the Finance Administration Division will contact the requestor to discuss the appropriate action to be taken.

4. If agenda packet is approved it will be submitted to the Clerk by the Finance Administration Division for processing.

The Finance Administration Division will prepare a log of all budgetary changes to be provided to the City Manager and Finance Director at each agenda committee meeting as an informational document supplementing the Department Director's Agenda Memorandum.

The following signatures are required on all Budget Adjustment Forms prior to input into the general ledger, regardless of whether or not the form is being presented to the City Council:

- Requestor
- Requesting Department Director
- Finance Administration Representative
- Finance Manager
- Finance Director
- City Manager (not required for Accounting Adjustment budget changes)

NOTE: On the agenda memorandum, there is a budgetary impact if there are any current or anticipated future funding requirements that impact the requested action, whether it is budgeted or unbudgeted.

10.5 Budget Reviews

A. Department Director's Monthly Reviews

Throughout each month of the Fiscal Year, Department Directors are required to review their respective divisional budgets to assure there are no accounts showing, or in jeopardy of showing, a negative balance. If it is discovered there are insufficient budgeted funds within an account, or expenditures will result in insufficient budgeted funds, immediate action is required to correct/prevent the deficiency within the account. Additionally, this same procedure is to be followed for each object classification within the divisional budget.

It is the responsibility of the Department Director to find the funds required to eliminate all deficiencies, prepare the Budget Adjustment Form to take appropriate action and, if necessary, create the Agenda Memorandum and Resolution to be presented to City Council. Failure to eliminate the negative balance for the object classification may result in Finance being required to stop all payment activities for line item accounts within the object classification. A single account reflecting a negative balance will not create a stop payment environment initially, but if left uncorrected could eventually affect the object classification balance.

B. Quarterly Sweeps

At the discretion of the City Manager, the Finance Administration Division will identify all unexpended funds within object classifications at account detail. Upon review by the City Manager, funds may be selected to be transferred to each fund's contingency account. A Budget Adjustment Form shall be prepared by the Finance Administration Division as the requestor and signed by the Department Director. This is to serve as a "bank" to accumulate appropriations for future unanticipated expenditures and to protect against the need to reduce service levels or raise fees that may occur from temporary revenue shortfalls and/or over spending.

All funds selected to be relocated to a fund's contingency account will be presented to the City Council by the City Manager on a Budget Adjustment Form with an Agenda Memorandum and Resolution, prepared by the Finance Administration Division, for their review and approval.

C. Year-End Closing

Year-end closing is an adjustment made at the end of the fiscal year to balance accounts, correct deficits and/or accommodate accrual expenses. This is also referred to as the "closing of the books" for the fiscal year or the finalizing of financial records for the fiscal year.

Each Department Director is responsible for reviewing their divisional accounts and object classifications to ensure they are not in a negative state throughout the fiscal year.

All negative balances must be corrected no later than the 2nd Tuesday in November. If the correction requires City Council approval, Department Directors will have three (3) City Council meetings in which to present their Budget Adjustment Form, Agenda Memorandum and Resolution. All anticipated negative balance requests must be approved and entered into the general ledger no later than the 2nd Friday in November.

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Section 11 Capital Improvement Program (CIP)

11.1 Capital Improvement Program Policy

For the purpose of this policy, "Capital Improvement" is defined as an acquisition, improvement or rehabilitation of land and/or buildings, infrastructure and machinery/equipment/furnishings with a useful life of at least five (5) years and a minimum cost of $30,000.

The Capital Improvement Program (CIP) is an important planning guide for the City's budgeting process and should not be confused with the Capitalization Policy that is an accounting tool to identify the accounting thresholds for recording capital assets. The CIP is a five-year program defining the City's major projects and associated expenditures that is reviewed and revised annually. The CIP represents a framework for planning the maintenance and replacement of existing capital equipment and facilities as well as for planning major investments in acquiring and building new public facilities.

Capital projects and equipment that meet or exceed the $30,000 threshold and have a useful life of at least five (5) years are required to be a part of the adopted five-year Capital Improvement Plan (CIP). Although replacement vehicles under $30,000 will not be included in the CIP, the actual budgeted item should be considered a capital equipment request when preparing the department annual budget.
The CIP document outlines, over a five-year period, each proposed capital project, the year it is expected to begin, the amount expected to be expended in each year of the project and the proposed method of funding, and the priority for each project. The Capital Improvement Program is not limited by the accounting definition of capital; it should also include any major expenditure (excluding personal services and replacement vehicles) of $30,000 or more and a useful life of at least five (5) years.

The City CIP cost management process will include the following tasks:

- Each department will identify estimated costs and potential funding sources for each capital project proposal before it is included in the five-year CIP plan.

- Each department with the Finance Director will determine the least costly financing method for all new projects.

- Future operating costs associated with new capital improvements will be projected and included in the operating budget forecasts.

Capital Improvement Element (CIE) and the Comprehensive Plan

Florida Statute 163.3177 establishes how a municipality is to prepare and present its Comprehensive Plan for the Department of Community Affairs. While the Comprehensive Plan is prepared by the Community Development Department, there are ramifications in this statute for the Finance Administration Division in relation to preparing the CIP. Within the CIP are projects considered Capital Improvement Element (CIE) projects. In order to meet the designation of a CIE, the improvement must be necessary to ensure adopted Level of Service (LOS) standards are achieved and maintained for concurrency related facilities located within the City of Cocoa. This may include LOS standards reducing existing deficiencies and must be corrected in order to meet future growth needs in Cocoa.

To meet these requirements, the CIP is to include a CIE schedule of capital improvements that includes any publicly funded projects of federal, state, or local government, which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and should be given a level of priority for funding. Please refer to the City of Cocoa Comprehensive Plan for more details; Objective 14.1.3 Evaluation of Capital Projects and Policy 14.1.3.6 regarding levels of priority.

11.2 Capital Improvement Program Process

At the appropriate time after the beginning of the new fiscal year, the Finance Administration Division shall provide each City's Department Director with an updated CIP Procedures document including the current planning cycle and CIP Form in an electronic format. Each Department Director is responsible for evaluating his/her CIP needs and submitting requests for the upcoming five-year CIP with updated information, if the request appeared in a prior year, or new information for projects that were not in the prior year's CIP document.

Items not expected to begin within the five-year term for which requests are being solicited must not be submitted as part of this specific report cycle. Each Department Director will submit a completed electronic form defining each project in detail as requested on the form. (NOTE: All fields on this form must be completed. Missing information will result in the form being returned with a request to complete the missing data.) A complete description, total cost (including contents, design, accessories and ongoing maintenance), and any associated attachments supporting the justification are required.

A. Source of Funding:

The source of funding determines how the City will pay for the capital project or item. All capital projects and items should include the source of funding in the documentation. In considering the funding source, the Department should work with the Finance Department to determine the best option for the City.

1. Debt Financed – Purchase of assets costing $1,000,000 or more, non-recurring within a five-year period, and with a useful life of five years or more are recommended for loans, the issuance of bonds or capital leases.

    a. Loans: Capital equipment or projects may be financed through a loan process.
        - Bank Loans: Depending on the current interest rates and banking promotions, a bank loan may be the most economical alternative for purchases not qualifying for other debt options.

        - State Revolving Fund Loans (SRF): The Drinking Water State Revolving Fund (SRF) Program provides a low interest loan for planning, designing and constructing public water facilities. The Clean Water State Revolving Fund (CWSRF) program provides 20 year, low interest loans for planning, designing and constructing water pollution control facilities. Some Wastewater and Storm Water projects may be eligible. The City applies for SRF loans through the Florida Department of Environmental Protection (FDEP).

    b. Bond Issues: Capital projects reliant upon bond issues need to account for additional time in their project timeline for the issuance of the bond as this is a complex process. Prior to going out for bond proceeds, the requesting department must provide to Finance a detailed budget of

the project(s), an estimate of the recaptured costs (i.e. planning, design and engineering services) and a time line for the project(s).

c. Capital Leases: Capital equipment may be purchased through a capital lease program. This option should only be used if the terms and rates are more favorable to the City than other funding sources.

2. Reserves –All requests for funding to come from reserves must have prior approval from the City Manager.

3. Revenue – Capital projects or equipment funded with current revenue proceeds. Current revenue proceeds could be any funds available from savings from another project or other source of funds.

4. Grants or Aids to Government Agencies – Include projects financed by award funds, whether private grants or awards as aids to government agencies. Projects funded by matching revenues should be identified. In most cases, award monies are not budgeted until received. Therefore, projects relying on this type of funding may or may not materialize depending upon award issuance.

Information on proposed funding sources and debt management is also required. Source of funding must be noted in detail. Simple wording such as bond or loan will not suffice. Detailed information for the bond, loan or other source must include timeframe for requesting funds as well as the timeframe for obtaining those funds.

B. Preparation Responsibility

The actual preparation of the CIP document is primarily the responsibility of the Finance Administration Division under the direction of the City Manager. However, there are many components of the CIP requiring different departmental or individual responsibility.

1. The Finance Administration Division: It is the responsibility of the Finance Administration Division to prepare the annual CIP calendar, provide information concerning the City's financial resources, and prepare and distribute the package used by departments and divisions submitting capital project requests. In addition, the Finance Administration Division will provide assistance in the preparation of requests. The Finance Administration Division compiles the report and prepares the program for submittal to the City Council. After adoption by City Council, the Finance Administration Division will make electronic copies of the CIP document available to all parties.

2. Department Director: The Director is responsible for updating current CIP submittals and identifying new needs through the five-year period. The Department Director will detail the City's need for each project and its relative importance in the department's program. A complete description, total cost (including contents, design, accessories, and ongoing maintenance) and map is needed. Providing information on proposed funding sources and debt management is required. Finally, the Director is responsible for budgeting and initiating approved projects.

3. Fleet Manager: The Manager will evaluate and provide recommendations for the requests from the departments concerning new and replacement vehicles. The Manager will complete submittal forms for those requests as appropriate and necessary. The Fleet Manager is responsible for submittal of all information, including potential cost, related to vehicle requests.

4. Information Technology Manager: The Manager will evaluate requests concerning new technology and will provide feedback and a recommendation on the request.

5. Public Works Director: The Director will evaluate requests and provide feedback concerning new projects that will be the responsibility of the divisions within Public Works.

6. City Manager: The City Manager oversees the entire CIP process. The City Manager conducts the final review of the proposed CIP before submission to the City Council for administrative approval. The proposed CIP is then submitted to City Council by the City Manager who is responsible for implementing the adopted CIP.

7. City Council: The responsibility of City Council is to review the proposed CIP document, provide timely feedback on the document as a whole as well as on any projects City Council would like to see pursued, and adopt the five-year CIP as part of the budget approval process.

8. Community Development Director: The importance of the Capital Improvement Element (CIE) is to set the policies for the Community Development Department that coordinates the provisions of infrastructure with the land use plans of the community. The Community Development Director is required to review all CIP submissions to determine which requests meet the criteria that define a CIE project.

C. Fiscal Policies and Analysis

The capital improvement program is only as good as the plan for financing the proposed projects. The number of public improvements a municipality can finance generally depends on the level of recurring future operating expenditures and potential sources of additional revenue available for CIP financing. In addition, the current level of debt is a factor as there is a legal limit on debt the municipality may incur (bonded capacity). Financial analysis and planning are needed for intelligent capital improvement programming.

The Finance Administration Division will prepare a revenue and expenditure projection for the five year term in the CIP. The projection of operating revenues and expenditures enables the City to determine whether there will be sufficient operating revenues available to pay for CIP projects. If future operating expenditures equal or exceed future operating revenues, then CIP projects would have to be funded through other means such as borrowing, increasing future revenues and/or reducing future operating expenditures. Some projects may have to be delayed until the revenue sources are available.

If future operating expenditures are less than operating revenues, the remaining funds are then available to pay for capital improvements or to meet the obligations of debt service. The current debt structure of the municipality and its ability to incur new debt must also be considered.

D. CIP Review Process

1. A CIP Review Committee consists of the following:
    - City Manager
    - Finance Director (Advisory Role)
    - Finance Manager (Advisory Role)

    NOTE: The City Manager has the option to invite other employees to participate, in an advisory role, as part of this committee.

2. The Finance Administration Division will be responsible for developing the CIP Review Packet for the Committee by the date noted on the current year's distributed CIP timeline.

3. Department Directors may be required to present to the CIP Review Committee and overview of year-by-year capital projects submitted for the current five-year plan. The presentation will speak to project timelines, budgets and a detailed outline for source of funding.

4. Evaluation criteria will include, but not be limited to, the following:
    - Financial feasibility
    - Extent of total benefit to the community, including potential improvement in the quality, efficiency and/or delivery of City services
    - Age and condition of the current facility or asset, including unusual or advanced wear or disrepair
    - Consistency with community goals and plans
    - Relationship to other projects
    - Environmental quality as well as legal and/or regulatory requirements
    - Economic development impact
    - Public health and safety
    - Total cost including expected operating cost as compared to current costs
    - Historical project completion rate of the requesting department

5. The Finance Administration Division will prepare the City of Cocoa Five Year Capital Improvement Plan document as part of the budget document to be presented to the City Council for adoption.

6. The Finance Administration Division will assume the responsibility of the electronic publication of the adopted CIP document.

11.3 Avoiding Common CIP Mistakes

In order to limit errors now or in future years of the CIP, some common mistakes can be avoided.

- One such mistake is placing a project in the "future" years of the CIP without adequate justification, leading to eventual funding of an unneeded expenditure. In addition, justifications for projects submitted in prior years should be reviewed annually as circumstances may have changed significantly, requiring modification or even elimination of a project.

- Another mistake is to give inadequate commitment and review to projects not included in the current fiscal year appropriation.

- Failure to analyze and budget for all costs associated with construction or failure to include all relevant future operational and personnel costs so that the total cost of the project is unknown is another mistake that should be avoided.

- At times, departments fail to give adequate attention to the staff effort necessary for appropriate supervision of proposed projects that can lead to slow moving or unsuccessful projects. Allowing projects to drift in the CIP from year to year without completion or even funds for design or planning activities is another common mistake.

- Basing CIP choices on federal and state funding dollars rather than on local needs can lead to misuse of staff time and effort on projects that are not the priorities for the community. Projects proposed must take into account the effect on the entire City. Placing individual departmental

interests or desires above what might be in the best interests of the City as a whole is not prudent planning. Finally, capital projects should always undergo the CIP process. Placing major projects directly into the upcoming operating budget means the project has not received the appropriate scrutiny prior to funding.

~~Section 12 Purchasing Policies and Procedures~~ - Deleted

~~Section 13 – Purchase Order Policy~~ - Deleted

~~Section 14 – Multi-Year Contracts~~ - Deleted

~~Section 15 Methods of Source Selection~~ - Deleted

~~Section 16 Instructions to Bidders~~ - Deleted

~~Section 17 Cooperative~~ Purchasing - Deleted

Section 18 Purchasing Card Policy

The City of Cocoa Purchasing Card Program is designed to improve efficiency in processing small dollar purchases (not to exceed $1,500) from any vendor accepting the purchasing card. The Purchasing Card should only be used for point of sale transactions.

This program will allow the cardholder to purchase approved commodities and services directly from vendors. Each purchasing card is issued to a named individual and the City of Cocoa is clearly shown on the card as the governmental buyer of the goods/services.

The Finance Department will monitor the performance of the program. All questions or concerns should be directed to the Procurement Card Coordinator.

18.1 Objectives

A. To provide an efficient method of purchasing and paying for non-capital goods and services valued at $1,500 or less per purchase/transaction/job/project.

B. To reduce the use of petty cash and the processing of regular purchase orders for non-capital items valued at $1,500 or less.

C. To ensure purchasing card purchases are in accordance with the City's policies and procedures.

D. To reduce the time spent by the Purchasing Division and Accounts Payable personnel processing small dollar transactions.

E. To ensure the City bears no legal liability for inappropriate use of purchasing cards.

F. To provide for disciplinary action if the purchasing cards are misused. The procedures provided herein are minimum standards for departments. Departments may establish additional controls if necessary or desired. Such controls should be noticed to the Purchasing Manager to ensure continuity of implementation.

18.2 Authorization

The purchasing card system simplifies the procurement/disbursement process. Procurement responsibility is delegated to the ordering department enabling an authorized cardholder to place an order directly with the vendor. When a purchase authorization is requested by the supplier at the point of sale, the purchasing card system validates the transaction against preset limits established by the employee's Department Director and approved by the City Manager. All transactions are approved or declined (electronically) based on the purchasing card authorization criteria established. The authorization criteria may be adjusted periodically as needed and may include, but are not limited to, the following:

A. Single transaction limit (not to exceed $1,500) except as approved by the City Manager.

B. Billing Cycle spending limit (not to exceed $7,000).

C. Approved merchant category codes.

The authorization process occurs through the electronic system supporting the purchasing card processing services under the agreement established between the City of Cocoa and the financial services provider.

The SunTrust Purchasing Card Program provides a rebate program. To take advantage of this program, the City may choose to make some of the larger vendor payments with a purchasing card (or by electronic payment "ePayables") rather than by a check. The authorization limits may be increased for certain Finance employees to allow these large payments to vendors that are willing to participate in the program. The purchasing cards with the higher limits are to be used only for payment of purchase orders that are not originated by the employee with the purchasing card and are not to be used as a purchasing card for point of sale purchases. The Finance employees who are authorized to make these large payments are required to obtain prior approval from the Finance Director and the City Manager before disbursement of any funds. The high limit purchasing cards are only a method of payment and the purchase orders paid by these purchasing cards shall comply with the purchasing policies within this manual.

The City Manager has the authority to authorize higher limits than the standard set-up profiles on a case-by-case basis.

18.3 Responsibilities

The following is a summation of the responsibilities of the individuals and organizations involved in the purchasing card system:

A. Cardholder

1. Hold and secure purchasing card.
2. Order materials and services.
3. Collect and save all sales receipts.
4. Log phone orders and request receipts.
5. Match receipts with weekly card statement report.
6. Code the correct general ledger account number in the Purchasing Card Module.
7. Review receipts weekly for discrepancies and tax charges.
8. Forward all back up paper work to the PCC.

B. Department Purchasing Card Representative (designated by Department Director)

1. Review weekly statement report with cardholder.

2. Assign and/or verify the appropriateness of accounting codes.
3. Assist department cardholders with disputed items.
4. Forward to Finance the statement report(s) and supporting receipts.
5. Collect cards from cardholders who end or transfer employment.
6. Notify the Procurement Card Coordinator (PCC) of terminated cards immediately.

C. Department Director

1. Request purchasing cards for designated employees.
2. Set departmental and cardholder spending limits within established guidelines.
3. Designate Department Purchasing Card Representative if necessary.
4. Approve, with electronic signature, all reconciled statements within the department each week. The Department Director may delegate approval authority to a Deputy Director or Acting Director in his/her absence.
5. Responsible for disciplinary action for purchasing card misuse by an employee in their Department.

D. Procurement Card Coordinator (PCC)

1. Process requests for purchasing cards submitted by Department Director.
2. Coordinate issuance and cancellation of cards.
3. Provide training and answer questions regarding the purchasing card program.
4. Coordinate program policy issues.
5. Participate in ongoing program reviews.
6. Participate in resolving billing disputes.
7. Coordinate and maintain internal controls.
8. Maintain procedures and cardholder guides/manuals.
9. Target new cardholders and expanded use of card.
10. Monitor established limits.

11. Receive approved weekly statements from all cardholders.

12. Receive consolidated statement from purchasing card provider.

13. Confirm that all charges are authorized by Department Director.

14. Notify departments when approved weekly statements are not received.

15. Process payment of all monthly charges from consolidated statement.

16. Process accounting data.

17. File electronically and store statements, receipts, etc.

18. Pursue supplier discount opportunities through Purchasing Policy and Procedures.

E. Purchasing Division

1. Pursue supplier discount opportunities.

2. Evaluate purchasing card feedback from suppliers and cardholders.

18.4 Procedures

A. Assignment and Control of the Purchasing Card

1. Requests for and issuance of purchasing cards.

a. Purchasing cards will be issued to individual employees who frequently purchase goods/services in single purchase amounts of $1,500 or less.

b. The purchasing card will have the employee's name, the City's name, the City's sales tax exemption number, and the expiration date. The purchasing card issuing company will not have individual cardholder information other than the cardholder's work address and phone number for the purpose of verifying the cardholder’s identity over the telephone.

c. All requests for purchasing cards must be made by the Department Director by using the Purchasing Card Request/Certification/Receipt form.

d. All requests for cards or for changes to current cardholder information will be made by completing the top portion and submitting a Purchasing Card Request/Certification/Receipt form to the Procurement Card Coordinator signed by the Department Director.

e. The Procurement Card Coordinator will notify the requesting department upon the issuance of all purchasing cards.

f. When the department Purchasing Card Representative receives a new purchasing card from the PCC, the cardholder will be required to personally take receipt of the card and sign the Purchasing Card Request/Certification/Receipt Form and an Agreement to Accept the

Purchasing Card form. The cardholder will be given a copy of the Purchasing Card Procedures Guide and training by the department Purchase Card Representative.

2. Lost or Stolen Purchasing Cards

   a. If a purchasing card is lost or stolen, the cardholder or department representative must immediately notify the financial service provider and the Procurement Card Coordinator.

   b. The cardholder will be responsible for reporting all information necessary to reduce the liability to the City for a lost or stolen card.

3. Termination or Transfer of Cardholder

   a. When an employee ends employment or is transferred to another department, the Department Director or his/her designee must collect the purchasing card, cut it in half, and submit the purchasing card to the Procurement Card Coordinator.

   b. If the department is unable to collect the purchasing card when an employee terminates, the Department Director or his/her designee must immediately notify the Procurement Card Coordinator. The PCC will ensure the card is canceled.

B. Limitation on Use of Purchasing Cards

1. Cardholder Use Only

   The purchasing card may only be used by the employee whose name is embossed on the card. An exception to this rule is when purchases or travel arrangements are made for the employee whose name is embossed on the card by another employee for administrative purposes.

2. City Purchases Only

   The purchasing card is to be used for authorized City purchases only. The purchasing card cannot be used for any personal use. Any such use **will require immediate reimbursement and <u>may result in disciplinary action that may</u> <u>include dismissal.</u>**

3. Dollar Limitations

MONTHLY LIMITS	**SINGLE TRANSACTION LIMITS**
$1,500	$500
$2,000	$1,000
$4,000	$1,500
$7,000	$1,500

   a. The Department Director approving the assignment of a purchasing card will set two limits for

each cardholder: a single transaction limit and a billing cycle limit. The maximum limits shall be $1,500 for a single purchase, $4,000 for a daily limit and up to $7,000 during the 30 day billing cycle. Requests for spending limit changes must be initialed and authorized by the Department Director and City Manager and forwarded to the Procurement Card Coordinator for processing. Monthly and single transaction limits over the amount listed above require City Manager or designee approval.

b. A purchase may be made for multiple items, but the invoice cannot exceed the cardholder's single purchase amount. Payment for purchases shall not be split to stay within the single purchase limit.

c. The City Manager is authorized to increase the single transaction limit for a cardholder who encounters a long hotel stay or other extraordinary situations. The single transaction limit will be returned to normal once the situation has passed.

4. Other Conditions

a. Sales tax may not be charged by the vendor. If necessary, provide the vendor with a sales tax exemption certificate. The City's tax-exempt number will appear on the face of each card issued.

b. All items purchased over the counter must be immediately available (Point of Sale POS). No back ordering or special orders are allowed.

c. All items purchased during one telephone transaction must be delivered in a single delivery. If an item is not immediately available, no back ordering is allowed.

d. All items purchased by telephone must be delivered by the vendor within the 30-day billing cycle. The order should not be placed without this assurance.

e. Check with the vendor when ordering by phone or check the catalog from which you are ordering to make sure shipping is included in the price quoted. If the price exceeds the single purchase limit with shipping added, you may NOT use the purchasing card.

f. Purchases for services may be paid with a purchasing card if the service performed is off City property. Services performed on real property in which the City has an ownership or leased interest (including easements) may be paid by the City purchasing card if a Certificate of Insurance (or a signed waiver of insurance authorized by the City Manager) is provided by the vendor prior to the service in accordance with the City's purchasing policy. The Certificate of Insurance (or a signed waiver of insurance authorized by the City Manager) shall be given to the City Clerk prior to the performance of the service. It is the responsibility of the Department Director to ensure that the Certificate of Insurance (or a signed waiver of insurance authorized by the City Manager) has been obtained and is available for view in Laserfiche for audit purposes.

5. Prohibited Uses of Purchasing Cards (except as approved by the City Manager)

a. Gasoline or oil that is normally provided by Fleet (except travel group)

b. Vehicle repairs (except Fleet)

c. Travel expenses such as hotels, food and airline tickets (except travel group)

d. Cash advances (no exceptions will be granted)

e. Food/Restaurants (except travel group and prior approval by the City Manager or his/her designee). All food/restaurant charges on the purchasing card shall have City Manager or his/her designee approval prior to the purchase.

f. Payment of an invoice for previously received services/good to avoid the preparation of a confirmation purchase order or change order to an open purchase order (except emergency repairs).

g. Items stocked in warehouse inventory

h. Special Orders that require payment up front (except customized printing)

i. Service contracts under a Continuing Service Agreement

C. Procedures for Making and Paying for Purchases

1. Internet/telephone Orders

a. The cardholder shall request the customer's copy of the charge slip be sent with the order. Packing slips are not sufficient documentation and will only be permitted in instances where the cardholder documents unsuccessful attempts to obtain a receipt.

b. Charge slips should identify the merchandise purchased. If the merchandise is not sufficiently identified on the charge slip provided by the merchant, the cardholder should describe the merchandise sufficiently enough for the Department Director to determine the purchase was for City purposes.

c. The charge slip will be retained either by the cardholder or by the department representative until forwarded to Procurement Card Coordinator with the weekly statement report.

2. Missing Documentation

If for some reason the cardholder does not have documentation of the transaction, the cardholder must contact the merchant to get a copy of the missing receipt or documentation. Continued incidents of missing documentation may result in the cancellation of the employee's purchasing card and/or disciplinary action.

3. Payment and Invoice Procedures

The responsible financial institution serving as the principle authority of the City’s procurement card program will notify the cardholder via email of any daily transactions. A monthly transaction statement for all authorized cardholders will be mailed to the Finance Department to validate individual transactions. This State of Accounts will list all transactions made during the current billing cycle. If no transactions are made during a billing cycle, no Statement of Accounts will be generated unless adjustments for the previous cycle are yet to be reconciled.

Responsibilities of P-Card Holder and Approval Authorities

- Cardholders must review account transactions weekly to identify any errors, upload corresponding expense receipts and code transactions.
- All transactions must have a corresponding legible receipt electronically uploaded and matched to its specific transaction.
- Receipts must be legible, scanned individually per transaction, unobscured and not consolidated with others.
- Receipt upload, transaction coding should be completed each Friday for the week prior to ensure transactions are validated.
- Supervisors, Managers and Directors must approve expenses to ensure each are budgetarily monitored, receipts are reviewed, and transactions coded.
- Each line item on the Statement of Account must have an account number assigned to each dollar amount with the explanation of details of the item purchased.
- Explanation of details must be limited to no more than 25 spaces and cardholder must provide a brief, direct and to the point explanation of the expense.
- Department approval authority or designee must review the electronic statement and electronically approve the item(s) purchased by the cardholder.
- The electronic approval is certifying that all charges are appropriate and authorized and all charges have been approved by the employee and coded correctly.

The following timetable outlines dates that must be followed for the monthly Statement of Account to be processed timely and to address any issues prior to the statement's due date.

Monthly Statement Cycle	Monitored Weekly	Begins on 5th – ends on 4th
Cardholder receipt upload, transaction coding / approval	Performed Weekly	Final completion by the 10th
Supervisor, Manager and Director Approval	Performed Weekly	Final completion by the 17th
Purchasing to process statement through Finance	Processed Monthly	20th
Finance to process statement for payment	Processed Monthly	22nd

Purchasing will afford one (1) warning per cardholder per fiscal year, should the user fail to meet the above timeline. Suspension and Termination of cardholder accounts will be followed as outlined:

First Offense	Written warning to Cardholder, Supervisor and Manager	Account flagged by Purchasing
Second Offense	Cycle suspension (5th – 4th), written notice to Supervisor, Manager and Director	Cardholder must attend P-card refresher training to regain privileges. Coordinated through Purchasing.
Third Offense	Cycle suspension (5th – 4th), written notice to Supervisor, Manager and Director	Cardholder and Manager must attend refresher training to regain privileges. Coordinated through Purchasing.

Fourth Offense	Account terminated, written notice to Supervisor, Manager and Director.	Department Director must submit a request for justification to the Finance Director to reactivate terminated accounts.

D. Disputes

If items purchased with the purchasing card are defective, the cardholder must return the item(s) to the vendor for replacement or credit. If the service paid for with a purchasing card is faulty, the vendor must be notified and asked to correct the situation or provide a credit. If the vendor refuses to replace or correct the faulty item or service, the purchase will be considered in dispute.

A Cardholder Statement Report of Disputed Item Form must be completed by the cardholder and faxed to the financial services provider. A copy of the Cardholder Statement of Disputed Item Form must be sent to the PCC with the cardholder's weekly Statement Report

E. Review of Purchases by Departments

Because of their knowledge of the job responsibilities and requirements, the Department Director or designee, if absent, is required to review each purchasing card expenditure (item purchased, amount and vendor) to ensure the goods/services were necessary and for official use.

When the Department Director or designee (if absent) is not satisfied that the purchase was necessary and for official use, the cardholder must provide either a credit voucher proving the item(s) were returned for credit or a personal check for the full amount of the purchase. Checks must be sent to Accounts Payable with an explanation and account number to credit.

Serious or repeated misuse of the purchasing card will result in the revocation of the card. Employees incorrectly using their purchasing card will be disciplined by the Department Director/Division Manager as necessary. To help the departments in their reviews, management reports will be available from the Purchase Card Coordinator upon request.

F. Abuse/Violations

1. Participation in the City of Cocoa's Purchasing Card Program is a convenience carrying responsibilities along with it. Although the card is issued in a cardholder’s name, it is City property and should be used with good judgment. Improper use of the card can be considered misappropriation of City funds that may result in disciplinary action, up to and including termination. Cardholders are expected to comply with internal control procedures to protect City assets. This includes keeping receipts, reconciling Purchasing Card weekly statements and following proper card security measures.

2. The Department Purchasing Card Representatives and Department Directors should notify the Purchasing Manager if a cardholder misuses the program or violates the procedures.

3. If an abuse or violation has occurred, the Department Director or the Purchasing Manager should notify the cardholder by using a Purchasing Card Misuse Notification Form.

4. The Procurement Card Coordinator will perform audits on all credit card purchases. If there appears

to be a violation or abuse of the policy, the PCC will send out a Visa Activity Inquiry. The Visa Activity Inquiry is a fact-finding inquiry that may lead to an investigation. If an investigation reveals a violation of the purchasing policy or a misuse of the credit card program, the PCC will forward the information to the Purchasing Manager. The Purchasing Manager will send a Misuse Notification Form to the cardholder's supervisor. It is the responsibility of the supervisor to give the Misuse Notification Form to the cardholder and administer the appropriate discipline. A copy of the disciplinary action shall be placed in the cardholder's personnel file.

5. Misuse of the purchasing card may result in disciplinary or other appropriate action. Misuse of a purchasing card by a Manager or above will be reported to the City Manager. Repeated misuse and violations will result in revocation of purchasing card privileges and may result in disciplinary action up to and including termination of employment for cause.

6. Abuse, misuse and violations include but are not necessarily limited to the following:
   a. Purchase over authorized limit.
   b. Purchase of unauthorized or prohibited items/services.
   c. Multiple transactions to circumvent purchasing procedures.
   d. Two or more employees using their cards to purchase one item/service to circumvent the purchasing limit on an individual card.
   e. Failure to provide proper documentation, receipts, invoices, weekly statements, etc.
   f. Purchase of unauthorized Capital Outlay items. Purchasing cards shall not be used on capital projects for general purchases but may be used, on occasion, for specific capital items that have been pre-approved by the Finance Director or designee.
   g. Purchase from vendors that create a conflict of interest.
   h. Personal charges.
   i. Allowing another person, other than cardholder, to use the card except as allowed in Section 18.4 B.1.
   j. Failure to report a lost or stolen card in a timely manner.

Section 19 Property and Supply Management

All capital assets, controlled property, sensitive items, and some betterments, additions and renewals, hereinafter called property that exceed the approved capital threshold will be assigned a property record number, tagged or inscribed, and recorded. Department Directors are responsible for identifying the property item(s) and acting as the custodian for the City property within the department. Property that exceeds the approved capital threshold should not be purchased on a purchasing card. The Central Warehouse shall generally be responsible for properly tagging and forwarding completed documentation to Finance-Property Control. Property should generally be received at Central Warehouse for tagging. Finance-Property Control is responsible for recording and maintaining official records of City property.

19.1 Classification/Definitions of Property

Property is classified and defined as follows:

Capital Assets
Tangible property, of a permanent or relatively fixed nature, having an expected life of one (1) or more years under the thresholds defined by the Capitalization Policy. Capital assets generally include equipment, machinery, buildings and improvements other than buildings, infrastructure and land.

Controlled Property
Items similar to capital assets but having a value of between $250 and $999. Along with machinery and equipment, this category includes furniture, machine tools and special clothing. (Not included in this category are items such as office supplies and accessories, materials, parts, components and small inexpensive hand tools or instruments).

Sensitive Items
Certain items not normally included within the Controlled Property category are, by their nature, subject to pilferage. It is necessary, therefore, to include certain "sensitive items" as controlled property. Examples of such sensitive items include, but are not limited to, binoculars, cameras, meters, microscopes, microwave ovens, office machines (calculators, printers, recorders, time stamps), personal computers and peripherals, phones (cellular), projectors, tape recorders, telescopes, television receivers, etc.

Betterments, Additions, and Renewals
Work performed on capital assets must be analyzed to determine if the asset has been improved upon or its useful life has been prolonged or if the asset has merely been restored (renewed) to its original condition. The Finance Department will assist the departments in making this determination. The criterion for determination of a betterment or addition is defined by the Capitalization Policy. The cost of betterments and additions is capitalized and added to the original cost of the asset.

Most repairs and maintenance generally will not prolong the useful life of an asset. In most instances, repairs will not be capitalized because they only allow the asset to retain its value rather than provide additional value.

Facilities
Facilities are defined as buildings, structures and enclosures including permanently attached or affixed exterior or interior equipment and mounted structures.

Property Value

The cost of the item will become its value, except for surplus property, donations and similar acquisitions. In these instances, the fair market value at the time of acquisition is used. All direct purchases of other items should be recorded at their cost to the department. Cost includes the purchase price and any other expenditure necessary to get the asset in place and ready to use. Examples of additional expenditures include transportation charges and installation fees.

Property Purchased with Federal Funds
In addition to local property control requirements, all real property acquired with federal funds will be managed and disposed of as outlined in 24 CFR Part 84 (84.31 through 84.37) and OMB Circular A-110 Subpart C – Property Standards.

19.2 Procedures

A. Requesting Department

The requesting department shall prepare a purchase order as outlined in Section 13:

1. Capital Item - Purchase orders of item(s) to be purchased and classified as Capital must be forwarded to the Finance Administration Division for approval and then routed to the Purchasing Division for processing.
2. Controlled Property/Sensitive Items - Purchase orders or credit card purchases of item(s) to be purchased and classified as Controlled Property or Sensitive Items shall be sent directly to the Purchasing Division for processing.
3. Betterments, Additions, and Renewals - Item(s) costing $25,000 or more that extend the useful life of an asset will be capitalized and will be prepared as a capital item.

B. Warehouse Division

Warehouse Division will complete a Capital Asset Property Record and attach it to the pending purchase order copy. When property item(s) arrive, Receiving will enter serial number (if applicable) and receipt date to complete the form.

Numbered and bar coded property tags will be affixed to item(s) having a value of $5,000 or more.

Whenever possible, property tags should be placed where they can be seen without moving the item. The Warehouse will separate the Capital Asset Property Record Form and distribute the original copy to the requesting department and a hard copy to the Finance Department. When a property item(s) is/are received off-site (not at Warehouse), a representative from the Warehouse will either travel to the off-site location and affix property tag(s) or will forward property tags to a responsible individual at the requesting department location for affixing.

C. Finance Department

The designated property control individual will record the property number and will maintain Capital Asset Property Record forms.

Section 20 Disposal of Surplus Property

It is the objective of this policy to maximize returns on excess and surplus property by transferring the property or disposing of it through a public auction, sealed bids, posted prices, trade-in, destruction, abandonment or donation for municipal purposes.

All departments are encouraged to designate a surplus property representative who should be responsible for all matters concerning the transfer and disposal of surplus property. To reduce opportunities for deception and to avoid any appearances of impropriety, no sale will be allowed to any employee except through sealed bid or public auction. Items classified as usable will be identified and held at the warehouse for a reasonable time to allow departments to inspect them for possible use. Requesting departments are encouraged to visit the warehouse to view the items available. Removal of items from surplus inventory must be approved by the Finance Director. All other transfers of current assets between departments or from a department to the warehouse shall be approved by the Department Director of the transferring department.

Items identified as surplus are classified as follows:

- Excess -Items without a useful purpose for a particular department may be transferred to another department. This should occur prior to transfer to surplus inventory.

- Obsolete and surplus. - Materials having no use to the City.

- Scrap - Items having sale value for material content only.

- Destruction or disposal by abandonment - Items that are unusable and have very little or no commercial value.

20.1 Methods of Disposal

After items are classified, the best method of disposition must be decided. Depending on the nature of the item and the needs of other departments, items may be transferred or disposed of through public auction, competitive sealed bids, posted prices, trade-in, destruction or abandonment or donation for municipal purposes. Any property may be disposed of through direct price negotiations with potential buyers or a public auction.

The following is a list of nonexclusive methods of disposition.

Transfer
The preferred method of disposition for an item no longer needed by a department is to transfer it to another department needing it.

Public Auction
The auction method is the standard disposition method used by the City. Professional auctioneer services may be used to prepare and handle sales. Auctions shall be publicly advertised, supplemented by the mailing of notices to regular bidders. After the auction is announced, interested parties can inspect items at the auction site or during the preview walk through on auction day. Auction items sold through internet based auction sites can be viewed online at that site at any time. Online auctions will be publicly noticed similarly to onsite auction notifications. Use of internet auction sites for surplus property disposal is also authorized by this section.

Sealed Bids
Property that cannot be transported to the site of an auction or failing to sell at an auction or property otherwise inappropriate for auction sale may be sold through sealed bids on an individual item or lot basis. The invitation for bids should be issued to all persons or firms on the bidder's mailing list.

Posted Prices
Property that cannot be disposed of through a public auction or through sealed bidding may be disposed of by posting a price and advertising it to the public.

Trade-in
In replacing obsolete equipment, it is sometimes advantageous to trade it in. Trade-in items are not required to be declared surplus. Obsolete, worn out, inactive or uneconomical operating equipment may be traded in or applied as a credit on the purchase of new equipment. If it is determined to trade-in a particular piece of equipment, the invitation for bids for the replacement item should request bid prices with and without the trade-in allowance and should allow for an award to be made either way. Items for trade-in must be fully described on the purchase order. The purchase order should show the price of the new equipment less the trade-in allowance. For recording purposes, the full amount of the equipment (before trade-in allowance) must be budgeted.

Destruction or Disposal by Abandonment
Property that is unusable and determined to have no commercial value, or property for which the cost of sale would exceed expected returns, may be destroyed or disposed of by the most efficient method. Metals, which have no auction value (as determined by the Department Director) and cannot be disposed of through any of the methods stated in section 20.1, may be disposed of through a "Scrap Metal Dealer". Proceeds from this type of disposal should be remitted in check form payable to the City of Cocoa. Checks should be forwarded to the Finance Department immediately upon receipt. Department Director approval documentation should accompany each check and filed for future reference.

Donation
Requesting departments may be allowed to donate surplus property that remains unsold, or when the cost of handling the sale would exceed expected returns, providing the donation serves some municipal purpose. Occasionally, it may be practical to donate an item to a worthy organization rather than sell it. Donations shall be approved on a case-by-case basis by the City Manager or City Council as deemed appropriate where such donation shall serve a municipal purpose.

Other
Any other method of disposing of surplus property approved by the City Council.

20.2 Procedures

- For items declared surplus, obsolete or scrap, the requesting department must fill out a Surplus Property Transfer/Disposal Form and forward it to the warehouse (a copy to Finance) along with the surplus property.

- For items that are part of the Water and Sewer System, a Water and Sewer System Disposition of Surplus Property Form must also be forwarded to the warehouse with the item.

- Arrangements for moving surplus property to the warehouse should be handled by the requesting department with the Senior Stock Clerk or Water Field Operations Manager.

- Disposal of surplus property or transfer of a surplus item to another department requires the surplus property transfer request to be updated by the warehouse and a copy forwarded to Finance.

- If the surplus property is not transferred, the property may be disposed of through a method described in Section 20.1, "Methods of Disposal."

- Proceeds from the sale will be submitted to the Finance Department for deposit into the appropriate fund.

- When an item is disposed of, the surplus property transfer request is updated by the warehouse and forwarded to Finance.

- Vehicles being transferred to surplus inventory must first be sent to Fleet Management for evaluation. The Fleet Manager will examine the vehicle and determine its condition and make a judgment as to whether it could be put back into service in another department or if it should remain in surplus inventory for auction. This assessment should be forwarded to the Administrative Services Director and a copy should be attached to the Surplus Property Transfer Form.

- Any department wishing to transfer a vehicle from surplus must first put their request in writing to the Fleet Manager. These requests will be kept on file, in the order they were received, until a vehicle becomes available. At that time, the Fleet Manager will contact the City Manager and obtain permission to transfer the vehicle to the requesting department. Once permission has been obtained, the requesting department will be notified by Fleet Operations to pick up the vehicle and arrange necessary licensing. The warehouse will notate the Capital Asset Transfer Form to reflect the disposition of the vehicle and forward the form to the Finance Department for processing and recording of transfer information.

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Section 21 Policies

21.1 Capitalization Policy

City of Cocoa
Capitalization Policy and Procedures
Effective Date: Oct. 1, 2011

The Capitalization Policy is meant to ensure compliance with various accounting and financial reporting standards including Generally Accepted Accounting Principles (GAAP) and applicable State and Federal capital asset regulatory and reporting requirements relating to property. Further, this policy is created to reflect the City of Cocoa's desire to meet the reporting requirements set forth in the Governmental Accounting Standard Board (GASB) Statement No. 34 of the Governmental Accounting Standards Board, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments. This accounting standard amends and establishes new financial reporting requirements, including significant changes to report infrastructure assets and depreciate general governmental capital assets. The purpose of this policy is as follows:

- To safeguard the investments of the City of Cocoa.
- To assign responsibility for the tracking and recording of the capital assets.
- To establish guidelines and general policies for the proper accounting for the City's capital assets.

Capital asset reporting thresholds as established in this policy may be higher than the existing thresholds for property control due to different objectives. The primary objective of financial reporting generally pertains to valuation, allocation, presentation and disclosure, whereas the primary objective of property control generally pertains to efficiency, effectiveness and safeguarding of assets. For example, controls designed to prevent or promptly detect a loss of a small value asset, while important operationally, are not necessarily relevant for financial reporting purposes. Because of the differences in objectives, this policy shall not be used for property control purposes nor shall the Asset Management Module be used for that purpose.

General Assertions

Capital Assets:	Tangible or intangible assets used in operations and have initial useful lives extending beyond a single reporting period. Capital assets include land, buildings, building improvements, improvements other than buildings, easements, machinery and equipment, infrastructure, software, patents, and construction in progress.
Improvements:	Increase the capacity and/or efficiency of the asset, provide additional value, increase the ability to expand service and extend or lengthen the useful life. If the expenditure only maintains the original condition of the asset, it should be considered repair and maintenance.
Repair & Maintenance:	Any expenditure that allows an asset to continue to be used during its original established useful life or in its original condition. Repairs and maintenance

RETAIN value rather than provide additional value. Such expenditures should not be capitalized.

Salvage Value: The estimated value an asset will realize upon its sale at the end of its useful life.

Valuation: Capital assets are recorded at historical cost including ancillary charges necessary to place the asset into its intended location and condition for use. Donated capital assets are recorded at their estimated fair market value at the time of acquisition.

Construction in Progress: Reflects the economic construction activity of buildings and other structures, infrastructure, additions, alterations, reconstruction and installation that are substantially incomplete. Major expenditures for capital assets and improvements are initially reported in the construction in progress account and capitalized upon completion. Interest incurred during the construction phase of capital assets and improvements in business-type activities are included as part of the historical cost of these capital assets.

Depreciation: All assets, with the exception of land, land improvements and construction in progress shall be depreciated using the straight-line method with no allowance for salvage values.

Custody of Assets: Department directors shall be responsible for all resources in their care. Such responsibility requires control of capital assets and use of established procedures to safeguard assets from unauthorized use, theft and/or damage. Good stewardship requires prompt and accurate reporting of all acquisitions, transfers and dispositions in detail to the Finance Department. Details include such data elements as asset description, location, make, model, serial number, date of acquisition, cost, estimated useful life and other information deemed relevant. The Finance Director and/or his designee shall ensure accounting for capital assets is being exercised by establishing a capital asset inventory, both initially and periodically in subsequent years. The Finance Director and/or his designee will further ensure the capital asset report is updated annually to reflect improvements, additions, retirements and transfers.

Capitalization Thresholds

To be considered a capital asset for financial reporting purposes, an item must be at or above the capitalization threshold and have an estimated useful life extending beyond one year.

- Land — All land shall be capitalized at time of acquisition regardless of cost or fair market value if donated.
- Buildings — Buildings and/or related improvements costing twenty five thousand ($25,000) dollars or more shall be capitalized.
- Machinery & Equipment — Machinery and equipment with a unit cost of one thousand ($1,000) dollars or more shall be capitalized.

- Infrastructure — Infrastructure and infrastructure improvements costing twenty five thousand ($25,000) dollars or more shall be capitalized.
    - Improvements Other Than Buildings — Improvements other than buildings costing twenty five thousand ($25,000) dollars or more shall be capitalized and recorded in proprietary funds only.
    - Leasehold Improvements — Leasehold improvements costing twenty five thousand ($25,000) dollars or more shall be capitalized.
    - Property under Capital Lease — Use the threshold for the appropriate asset category
    - Intangibles — A non-financial asset that lacks physical substance with a unit cost of five thousand ($5,000) dollars or more with a useful life of more than two (2) years shall be capitalized.

Assets below the capitalization threshold but warranting "control" shall be inventoried and controlled at the department level and an appropriate list will be maintained. Data elements are to include asset description, location, make, model, serial number and other information that assists control or is deemed relevant. The Finance Director and/or his/her designee reserve the right to request copies of the inventory of controllable items.

Capital Asset Categories

The major classes of assets reported in the City's Comprehensive Annual Financial Report (CAFR) are the following:

Land – the surface or crust of the earth, which can be used to support structures and may be used to grow crops, grass, shrubs and trees. Land improvements consist of betterments, site preparation and site improvements that ready land for its intended use. The cost associated with land improvements is added to the cost of land. Land and land improvements shall not be depreciated.

Land and land improvements costs include, but are not limited to:

- Land's initial cost. This includes commissions, title searches, legal, engineering, appraisals, survey and any professional fees to acquire and improve property.
- Site preparation. Excavation, clearing, leveling, grading, drainage, filling and utility installation, with the intention of using the cleared land.
- Right-of-way acquisitions shall be valued and inventoried based on the amount paid directly or indirectly to the property owners to acquire the land or easement.
- Assumption of liens, mortgages or encumbrances on the property.
- Land excavation, fill, grading and drainage.
- Demolition of existing buildings and improvements (less salvage)

- Removal, relocation, or reconstruction of property of others (i.e. railroad, telephone, and power lines, etc.) with the intention of using the cleared land.

- Special use land cost. For example, parks, airports, etc.

Buildings – are structures permanently attached to the land, have a foundation and roof, are partially or completely enclosed with walls, and are not intended to be transportable or movable. Buildings are designed to house persons or City property. Construction of a new building is recorded as a number of "component" assets. Component assets consist of design, engineering services, site work, construction, contingency and professional services. The component assets have significant and separately identifiable costs associated with them. The separate recording of building components helps facilitate the tracking of budgeted construction costs, resulting in a more accurate and useful capital asset valuation. At the end of the fiscal year following the completion of the building, the individual component assets will be combined to record the total cost of the building in the building asset account. Also included in this major asset category are Building Improvements extending materially the useful life of the building, increase its capacity and/or efficiency, and/or adapt the building to a new use. (Leased buildings are included.)

Building and building improvements costs include, but are not limited to:

- Initial cost. Construction or purchase cost. If donated, fair market value at time of acquisition.

- Professional fees such as title searches, architectural work, legal, engineering, appraisals, inspections, negotiations, environmental compliance and commissions.

- Expenditures for remodeling, reconditioning or altering a purchased building to make it ready to use for the purpose for which it was acquired (including internal labor cost if applicable).

- Cost of temporary buildings used during construction.

- Payments of unpaid or accrued taxes on the building to the date of purchase.

- Cancellations or buyout of existing leases.

- Permanently attached fixtures or machinery that cannot be removed without damaging the building.

- Unanticipated costs such as rock blasting, piling, etc.

- Installation or upgrade of phone, closed circuit television systems, data networks and fiber optic cables.

- Structural changes such as reinforcements of floors or other interior framing.

- Internal labor directly chargeable to a capital project that would otherwise not be incurred in the absence of activity associated with the project.

Machinery and Equipment – is typically any movable, non-consumable, tangible property used in the operation of the City. Fixtures attached to land or buildings in such a way that removal alters the intended use of the facility or site are part of the land or building to which they are attached and consequently are

not considered to be machinery and equipment. Each piece of machinery and equipment acquired that is determined to be a capital asset is recorded as a separate asset.

Examples of machinery and equipment include, but are not limited to:

- Machinery
- Tools
- Vehicles
- Furniture
- Computers
- Communications equipment

An asset with associated component parts that are necessary to the functioning of the asset is considered to be one asset when the life and utility of the component parts are mainly dependent on that asset. For financial reporting purposes, the cost of the asset and its component parts are together subject to the $5,000 threshold. For example, a mainframe computer with a cost of $3,900 and its associated cables with a cost of $1,300 would qualify for financial reporting as a capital asset since their combined cost exceeds the $5,000 threshold.

For purchases made in which the aggregated price is greater than the capitalization threshold of $5,000, the unit price of each individual piece of equipment determines whether that piece of equipment will be capitalized. The aggregated purchase price is irrelevant. For example, the purchase of 4 identical chairs for $1,600 would not require capitalization as the unit price for each chair is only $400.

Cost of machinery and equipment includes the total purchase price minus the purchase discounts plus taxes and all other costs required to prepare the asset for the intended use in the intended location. Examples of other costs include, but are not limited to:

- Freight and transportation costs
- Handling and storage charges
- Import duties
- Installation, testing and preparing for use charges
- In-transit insurance charges
- Parts and internal labor directly chargeable to the capital asset to prepare the asset for its intended use in its intended location.

Infrastructure – are long-lived capital assets, normally are stationary in nature, have value only to the government unit, and can be preserved for a significantly greater number of years than most capital assets. Infrastructure assets shall be capitalized and depreciated. Buildings, except those that are an ancillary part of a network of infrastructure assets, should not be considered infrastructure assets. Examples include roads, streetscape, parks, deeded property, bridges, tunnels, streetlights, docks, piers, dams, traffic signals, and drainage systems. In the CAFR, infrastructure is reported in the Governmental Funds only

Improvements made to infrastructure assets materially extending the useful life or increasing the value of the assets, or both shall also be capitalized.

The cost of depreciable infrastructure assets over the capitalization threshold shall be recorded and depreciated over the estimated useful lives of the assets using the straight-line method of depreciation.
Improvements Other than Buildings – are those long-term assets or improvements not otherwise classified in another capital asset category. Improvements Other than Buildings are recorded in proprietary funds

only. Improvements other than buildings shall not include maintenance and repairs made in the normal course of business. The cost of improvements other than buildings over the capitalization threshold shall be recorded and depreciated over the useful life of the improvement. Examples include but are not limited to new parking lots, landscaping, fencing, gateways, retaining walls, sprinkler systems, septic systems, paths and trails, golf courses, stadiums and recreation, athletic areas, storm water systems and water and sewer systems. All Enterprise Fund infrastructure costs are reported as Improvements Other than Buildings in the CAFR.

Leasehold Improvement – is an improvement made to a leased building or infrastructure asset by a department having the right to use this leasehold improvement over the term of the lease. This improvement will revert to the lessor at the expiration of the lease. The lessor may be another city department or someone outside the city government. The lessee will be responsible for recording the improvement if the lessee pays for the improvement.

Leasehold improvements shall not include maintenance and repairs done in the normal course of business. Further, moveable equipment or office furniture not attached to the leased property is not considered a leasehold improvement. The cost of a leasehold improvement shall be depreciated over the shorter of (1) the remaining lease term, or (2) the estimated useful life of the improvement. Improvements made in lieu of rent shall be expensed in the period incurred. If the lease contains an option to renew and the likelihood of renewal is uncertain, the leasehold improvement shall be depreciated over the life of the initial lease term or estimated useful life of the improvement, whichever is shorter.

The cost of leasehold improvements over the capitalization threshold shall be recorded and depreciated. Property under capital lease shall be capitalized if the lease agreement meets any of the following criteria:

- The lease transfers ownership of the property to the lessee at the end of the lease term.
- The lease contains a bargain purchase option.
- The lease term is equal to 75% or more of the estimated economic life of the leased property.
- The present value of the minimum lease payments at the inception of the lease, excluding execution costs, equals at least 90 % of the fair value of the leased asset.

The cost of assets under capital lease over the capitalization threshold shall be recorded and depreciated over the estimated useful lives of the assets. A lease not meeting any of the above capitalization requirements shall be reported separately as an operating lease.

Construction In Progress – is the accumulation of costs incurred during the construction of an asset. The accumulated costs are held in construction in progress until such time as the project is determined to be substantially complete or ready for its intended use. The cost of construction in progress shall be recorded but shall not be depreciated. It is the department's responsibility to track all costs related to construction in progress so the final value of the constructed asset is correctly captured. Departments shall not use the multiyear appropriations for a project to circumvent the capitalization threshold for the project.

Intangibles – Computer software developed internally or acquired for internal use shall be capitalized if it meets **both** of the following characteristics:

a) the software is acquired, internally developed or modified solely to meet the City's internal needs, **and**
b) during the software's development or modification, no substantive plan exists or is being developed to market the software externally.

Computer software costs that are incurred in the preliminary project stage should be expensed. Computer software costs incurred to develop internal use computer software during the application development stage should be capitalized if the total cost exceeds the capitalization threshold. Computer software costs that are incurred in the post implementation/operation stage should be expensed. General administration costs and overhead costs should not be capitalized as costs of internal use software. Capitalization of computer software includes software license fees if the total dollar amount of the fee divided by the number of units served (terminals or servers) exceeds the threshold.

Engineering studies and master plan development that meet the capitalization requirements may be capitalized as an intangible asset and amortized over the estimated useful life.

Depreciating Capital Assets

In accounting terms, depreciation is the process of allocating the cost of the capital asset over its useful life rather than deducting the cost as an expense in the year of acquisition. Generally, at the end of an asset's life, the sum of the amounts charged for depreciation in each accounting period (accumulated depreciation) will equal the original cost.

Capital assets shall be depreciated over the estimated useful lives unless they are:

- Inexhaustible (i.e. land and land improvements)
- Construction in progress

It is the Finance Department's responsibility to estimate the useful life of each capital asset. For financial statement purposes, the straight-line method will be used to calculate the depreciation for each capital asset recorded, with no salvage allowance, starting with the month that the asset is put into service by the responsible department. Finance is responsible for calculating the depreciation expense at year-end prior to closing. Departments, along with Finance, are responsible for ensuring costs relating to their assets are recorded in the correct project and general ledger account number.

Donations and Dedications

Donations shall be recorded at fair market value or a reasonable and equitable estimate of such value on the date of the acquisition. Fair market value is the estimated amount at which the capital asset might exchange between a willing buyer and willing seller, neither being under compulsion, each having reasonable knowledge of all relevant facts and with equity to both.

As infrastructure and rights-of-way are dedicated to the City, the developer, as a condition of approval and acceptance, shall provide a statement of cost or value. Permit applications are insufficient support as they are based on an estimate of cost rather than actual cost. The Engineering Division will provide Finance with developer contribution documentation for capitalization purposes. At a minimum, the documentation should include descriptions to support the improvement classification, the location or development, the acceptance or acquisition date and the estimated fair market value.

Developer dedications of water lines, sewer lines, manholes, fire hydrants and other improvements to the Water and Sewer System's network may not individually meet the capitalization threshold for Improvements Other Than Buildings/Infrastructure. However, the City is responsible for maintaining and replacing these improvements to the Water and Sewer System. Per GASB Statement, No. 33 and No. 34, a Proprietary Fund is required to report the fair value of capital improvements as contribution revenue in their annual financial statements. Therefore, all dedications of Improvements Other Than

Buildings/Infrastructure to the Water and Sewer System are capitalized annually since the network of dedications exceeds the capitalization threshold. However, the dedications are capitalized individually in the capital asset system to provide detail of the Water and Sewer System network.

Property Control Procedures

Acquisitions and Constructions:

Capital assets are acquired usually through purchase order requisition initiated at the departmental level. All acquisitions shall be acquired in compliance with the City of Cocoa's Financial Operations Manual. Machinery and equipment is frequently purchased in this manner. Improvements are usually budgeted over several years through the City's Capital Improvement Program and tracked by projects. The department is responsible for tracking its departmental project budgets and the associated expenditures.

Department directors shall notify the Finance Director or his/her designee of capital construction projects upon project approval. The department shall associate each disbursement with its corresponding project. Departments should notify the Finance Department upon completion of the project.

Interdepartmental Transfer:

The department director transferring a capital asset to another department or division within the City shall report the asset transfer to the Finance Department within fifteen (15) days of the transfer date using the Capital Asset Transfer/Disposal Form. Assets transferred from the Water and Sewer System also require completion of the Disposition of Surplus Property Form.

Disposal of Capital Assets:

Lost or stolen assets should be immediately reported to the appropriate law enforcement agency and to the Finance Department. Insurance claims, if applicable, shall be promptly initiated. Within thirty (30) days of date of loss, the responsible department shall submit a Capital Asset Transfer/Disposal Form to the Finance Department.

Departments shall dispose of capital items in accordance with the City of Cocoa's Financial Operations Manual, Methods of Disposal. Within thirty (30) days of date of the disposal, the responsible department shall submit a Capital Asset Transfer/Disposal Form to the Warehouse with a copy to Finance Department.

Physical Inventory:

The Finance Department shall provide a list of all assets assigned to the responsible department prior to the physical inventory. Each department shall verify the listing of assets. All differences must be investigated and reported to the Finance Department to ensure the accuracy of the listing.

The Finance Department shall conduct a physical inventory of capital assets annually.

Capitalization Procedures

All departments should refer to the City's Capitalization Policy for guidance in determining whether an expenditure, for financial reporting purposes, is capital or an operating expense and whether the expenditure meets the capitalization threshold so that the expenditure can be properly budgeted, tracked and recorded.

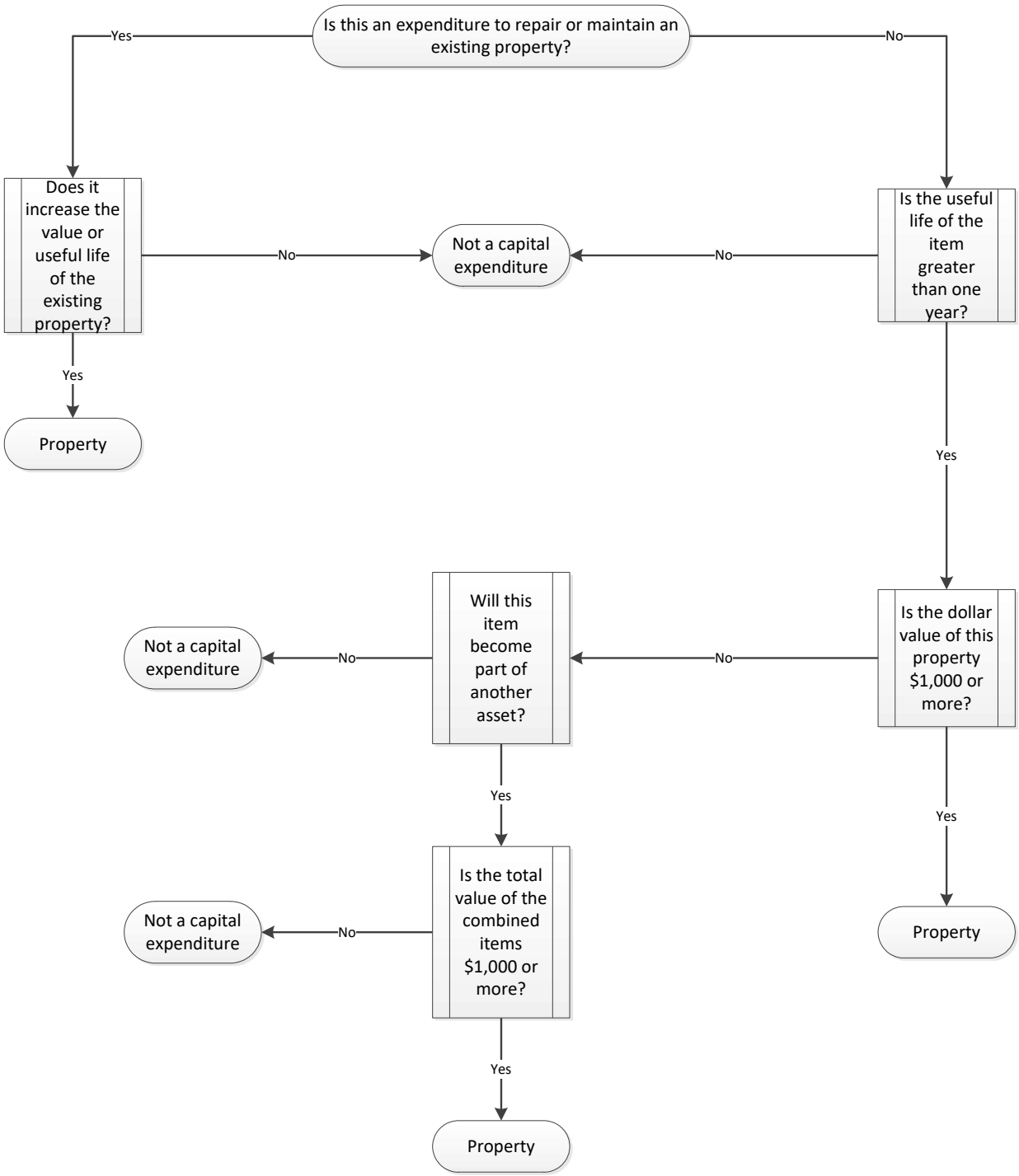
Departments should request assistance from the Finance Director or General Accounting Manager in making a final determination of expenditures that are not clearly defined.

Department directors, or their designees, are responsible for correctly reporting capital asset expenditures so the final value of the capital asset is correctly captured. The acquisition cost of an asset is the procurement cost (i.e. invoice price less discount, plus freight) plus any other charges incurred to place the asset in its intended location and condition for use.

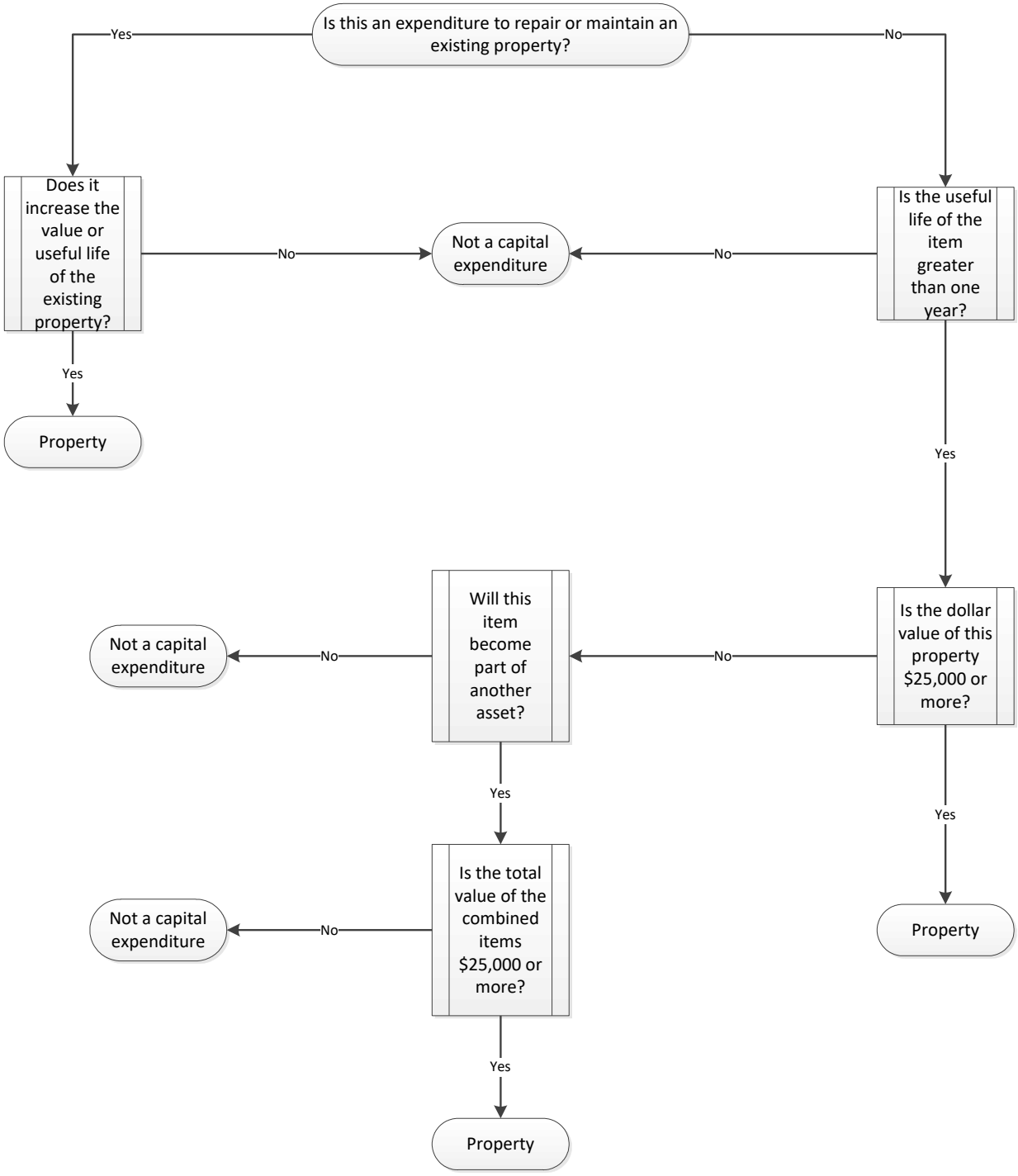
When a department initiates a purchase order, the department shall provide Purchasing with a detailed description supporting the expenditure classification code. When a department authorizes payment for an invoice for a capital asset, the department will verify the expenditure is in the proper classification and, if the asset is being tracked by a project, the appropriate project has been charged.

Finance is responsible for reviewing documentation for capital asset expenditures to ensure compliance with the capitalization policy. Finance tracks capital expenditures in the general ledger to properly record them in the Asset Management Module.

City of Cocoa
Decision Tree for Equipment Determination



City of Cocoa
Decision Tree for Building, Infrastructure and Improvement Determination



21.2 Debt Management Policy

City of Cocoa
Debt Management Policy

The purpose of the City of Cocoa debt management policy is to manage the issuance of the City's debt obligations and maintain the City's ability to incur debt and other long-term obligations at favorable interest rates for capital improvements, facilities and equipment beneficial to the City and necessary for essential services.

The City plans long and short-term debt issuance to finance its capital improvement program based on its cash flow needs, sources of revenue, capital construction periods, available financing instruments and market conditions. The Finance Director oversees and coordinates the timing and issuance process.

The City of Cocoa Charter Article XVI, Indebtedness:

(a) The City shall have the power to borrow money and to issue bonds, revenue certificates, and other evidences of indebtedness, and security therefore, as provided by the constitution and the laws of the State of Florida.

(b) No contract shall be executed for the acquisition of any property or for the purchase, construction, extension, repair, or reconstruction of any improvement or betterment to be financed by indebtedness until the resolution or ordinance authorizing the indebtedness shall have taken effect, and any contract executed before such date shall be unenforceable in any court. No purchase, construction, extension, repair, or reconstruction of any improvement or betterment funded by indebtedness shall commence until the funding is secured by the City.

A. Criteria

The City will issue debt only for the purposes of acquiring or constructing capital improvements and for making major renovations to existing capital improvements for the good of the public. Exceptions to this rule will be considered on a case-by-case basis to determine if the contemplated debt is in the best interests of the City.

Before issuing any new debt, the City will, in coordination with its Financial Advisor, consider the following factors:

- Global, national and local financial environment
- Current interest rates
- Expected interest rate changes
- Robustness of local and broad economy
- Cash position
- Current debt position
- Availability of funds to repay principal and interest
- Flexibility to cover future needs
- Urgency of current capital needs

B. Limitations on Indebtedness

The City will maintain a conservative debt position based on the criteria listed above. Pay-as-you-go and replacement programs will be utilized whenever feasible to avoid financing costs. Debt will be issued only if the benefits outweigh the costs of the debt.

C. Types of Debt

Long Term Debt

Depending on the specific circumstances, the City may use the following types of long-term (long-term is defined as having a term of more than one year) financing instruments:

1. General Obligation Bonds: The City may issue bonds payable from ad valorem taxes when approved by vote of the electors. The City may issue non-ad valorem bonds and covenant to budget and appropriate legally available funds to pay debt service for those bonds without voter approval.

    a. The primary advantage to using general obligation bonds is the associated low interest costs and they are backed by the full faith and credit of the government.

    b. There are several disadvantages:
        - The need for a voter referendum delays the financing of the project.
        - Although the taxpayers are paying for the project with general tax revenues, they may not necessarily benefit from the project.

2. Revenue Bonds: The City may issue bonds legally secured by a specific revenue stream other than ad valorem taxes and not the full faith and credit of the government.

    a. One advantage is that revenue bonds are not subject to voter approval, so financing of the project is not delayed.

    b. The disadvantages of revenue bonds are they result in higher costs (interest) to the issuer, usually have a reserve requirement and more restrictive covenants.

3. Special Assessment Bonds: Bonds issued to pay for improvements on property, usually at the property owners' request. Property owners make semi-annual payments of principal and interest to repay the bonds. Typical improvements include pavement, curbs, gutters, streetlights, and driveways.

4. Master Lease Agreements: The City may enter into a lease agreement with a provider or bank to lease equipment. The terms of the lease should coincide with the life of the equipment to be leased and a tax-exempt rate shall be sought. The City will strive to obtain the lowest rate possible using competitive bidding or current market analysis but must be aware that interest rates will be higher than those on either general obligation bonds or revenue bonds.

5. Pooled Financing: If it is financially or strategically beneficial, the City may participate in debt pools with other entities to obtain low-interest loans from state agencies or other organizations on either a long-term or short-term basis.

6. Bank Qualified Bonds: Designation given to a public purpose bond offering by the issuer if it reasonably expects to issue in the calendar year of such offering no more than $30 million par amount of bonds of the type required to be included in making such calculation under the Internal

Revenue Code. When purchased by a commercial bank for its portfolio, the bank may receive an 80% tax deduction for the interest cost of carry for the issue. A bond that is bank qualified is also known as a "qualified tax-exempt obligation."

7. State Revolving Fund Loans (SRF): The State Revolving Fund Loan Programs provide low-interest loans to communities for projects that improve wastewater, storm water and drinking water infrastructure. The Program's mission is to provide eligible entities with the lowest interest rates possible on the financing of such projects while protecting public health and the environment. SRF also funds non-point source projects tied to a wastewater loan.

Short-Term and Interim Debt

Short-term obligations (those due in less than one year) may be issued in anticipation of particular revenues such as taxes or grants, and such revenue may be pledged for repayment of the debt issuance. Short-term debt may also be issued to finance projects or portions of projects for which the City ultimately intends to issue long-term debt. Short-term and/or interim financing shall not exceed ten percent (10%) of outstanding long-term debt unless there is a situation needing immediate attention in order to address an emergency or to allow for significant cost savings. Under certain other circumstances, short-term obligations may be warranted upon the recommendation of the Finance Director.

Interim financing may be appropriate when long-term interest rates are expected to decline in the future. In addition, some forms of short-term obligations can be obtained quicker than long-term obligations and thus can be used in urgent situations until long-term financing can be obtained. Short-term obligations include:

1. Line of Credit: The City may establish a tax-exempt line of credit with a financial institution or other provider. Draws shall be made on the line of credit when the need for financing is so urgent that time does not permit the issuance of long-term debt or the need for financing is so small that the total cost of issuance of long-term debt would be prohibitive.

2. Pooled Financing: If it is financially or strategically beneficial, the City may participate in debt pools with other entities to obtain low-interest loans from state agencies or organizations on either a long-term or short-term basis.

3. Inter-fund Borrowing: Inter-fund borrowing, short-term cash lending from one fund to another fund, is discouraged. However, the use of this type of interim financing may be considered if it is in the City's best interests to do so as determined by the Finance Director and approved by the City Manager. Short-term transfers between funds are approved by City Council.

4. Internal Interim Financing: Should the City desire to issue bonds for large capital projects, the City can, upon passage of an intent-to-issue resolution, use non-restricted reserve funds as interim financing to pay a portion of project costs that will then be paid back with bond proceeds. This type of financing will be reviewed by Bond Counsel to ensure that the City is in compliance with applicable federal tax rules.

5. Other types: The City may consider the use of Tax Anticipation Notes, Bond Anticipation Notes, Revenue Anticipation Notes or other such structured borrowings if it is in the best financial interests of the City to do so.

- Tax Anticipation Notes: Notes issued in anticipation of receiving future tax receipts and revenues at a future date.
- Bond Anticipation Notes: Notes issued by a government unit, usually for capital projects, that are paid from the proceeds of the issuance of long-term bonds.
- Revenue Anticipation Notes: Notes issued in anticipation of receiving revenues at a future date.

D. Structural Features of Debt

Taxable and Tax-exempt Debt

The cost of taxable debt is higher than the cost of tax-exempt debt. However, the issuance of taxable debt is mandated in some circumstances and may allow flexibility in subsequent contracts for users or managers of the improvement constructed with the bond proceeds. Therefore, the City will usually issue tax-exempt obligations, but may occasionally issue taxable obligations when there is an expected benefit from doing so.

Maturity

The term of City debt issues shall not exceed the useful life of the project or equipment financed. The repayment of principal on tax-supported debt should generally not extend beyond 30 years unless there are compelling factors that make it necessary to extend the term beyond this point.

Bond Insurance

Bond insurance is an insurance policy that can be purchased by the City, guaranteeing the payment of principal and interest. This security provides a higher credit rating and thus a lower borrowing cost for an issuer. Bond insurance shall be acquired for all bonds issued by the City unless it is not in the best interest of the City (when the cost of insurance outweighs the increase in interest rate).

Surety and Debt Service Reserve Funds

Surety and Debt Service Reserve Funds are used to provide a ready reserve to meet current debt service payments should monies not be available from current revenues for the protection of the bondholders. The City shall utilize the methodology best serving its needs on a case-by-case basis.

Coverage Requirements

Coverage is the ratio of pledged revenues to related debt service for a given year. For each bond issue, the Finance Department, in conjunction with the financing team, shall determine the appropriate coverage requirements, if any.

Use of Variable-Rate Securities

When appropriate, the City may choose to issue securities paying a rate of interest that varies according to a predetermined formula or results from a periodic remarketing of the securities.

Validation

The City may seek judicial validation if it is deemed in the best interest of the City and if there is risk of a legal challenge.

E. Investment of Bond Proceeds

Investment of bond proceeds will be consistent with those authorized by existing state law and by the City's Investment Policy and applicable bond covenants. When financially in the best interests of the City, bond proceeds shall be invested and tracked separately from other investments.

F. Refinancing of Outstanding Debt

Advance Refunding Bonds

The City may issue advance refunding bonds (as defined for federal tax law purposes) when advantageous, legally permissible, prudent, and a net present value savings of at least three percent (3%) is provided. Exceptions to the requirement shall be made only upon the recommendation of the Finance Director and approved by the City Manager.

Current Refunding Bonds

The City may issue current refunding bonds (as defined for federal tax law purpose) when advantageous, legally permissible, prudent and net present value savings equal or exceed three percent (3%).

Restructuring of Debt

The City may choose to refund outstanding indebtedness when existing bond covenants or other financial structures impinge on prudent and sound financial management. Savings requirements for current or advance refunding undertaken to restructure debt may be waived by the Finance Director upon a finding that such a restructuring is in the City's overall best financial interests.

G. Credit Objectives

The City's goal is to maintain or improve its bond ratings. To that end, prudent financial management policies will be established and adhered to in all areas. Full disclosure of operations will be made to the bond rating agencies. The City will strive to achieve an underlying rating in the double "A" range from one or more of the major rating agencies.

H. Ongoing Disclosure

In accordance with the Securities and Exchange Commission (SEC), Rule 15c2-12, the City will provide financial and operating information to the Electronic Municipal Market Access (EMMA) designated by the SEC. The City will also provide its annual financial statements and other relevant information to rating agencies, paying agent banking institutions and as required by Continuing Disclosure Requirements within all debt documents.

I. Method of Sale

There are three ways the City may sell bonds: negotiated sale competitive (public) sale, and private placement. The City shall seek to issue its debt obligations in a negotiated sale unless it is determined by the Finance Director that such a sale method would not produce the best results for the City.

Negotiated Sale

Bonds may be sold through an exclusive arrangement between the City and an underwriter or underwriting syndicate. At the end of successful negotiations, the issue is awarded to the underwriters. This method offers flexibility for the City. In a negotiated sale, the underwriter may be selected through the Request for Proposal (RFP) process. The criteria used to select an underwriter in a negotiated sale should include, but not be limited to the following: overall experience, marketing philosophy, capability, previous experience, underwriter's discount and expenses.

Competitive Sale

When determined appropriate by the Finance Director, the City may sell its debt obligations in which any interested underwriter is invited to submit a proposal to purchase an issue of bonds. The bonds are awarded to the underwriter presenting the best bid according to stipulated criteria set forth in the notice of sale. The criteria used to select an underwriter in a competitive sale shall be the true interest cost.

Private Placement

When determined appropriate by the Finance Director, the City may elect to sell its debt obligations through a private placement or limited public offering. Selection of a placement agent shall be selected through the Request for Proposal (RFP) process.

J. Assembling a Financing Team

A Financing Team will be assembled to provide professional services required to develop and implement the City's debt program with the goal of continuity, quality service and competitive prices.

Bond Counsel: The Bond Counsel's role is to prepare or review and advise the issuer regarding authorizing resolutions or ordinances, tax status, trust indentures, official statements, validation proceedings and litigation.

Disclosure Counsel: The Disclosure Counsel's role is to render an opinion as to the validity of facts contained in the bond documents as well as to assist the City in meeting its secondary market disclosure obligations.

Underwriters: The City shall solicit proposals for underwriting services for all debt issued in a negotiated or private placement sale. The underwriter helps the City bring the bond issues to market. The solicitation process used for these services shall comply fully with City Purchasing policy.

Financial Advisor: The Financial Advisor shall provide recommendations to the City in regards to financing alternatives, the sale of the bonds, timing of sale, etc.

City Staff: The City Manager shall appoint the Finance Director and any other City staff members deemed appropriate to coordinate the efforts of the hired consultants and the City. The City Attorney shall supervise all counsel as necessary as well as provide any other legal services required for issuance of debt.

K. Arbitrage Liability Management

It is the City's policy to minimize the cost of arbitrage rebate and yield restriction while strictly complying with the applicable laws.

Because of the complexity of arbitrage rebate regulations and the severity of non-compliance penalties, arbitrage calculations will be performed by qualified arbitrage professionals in strict adherence to applicable laws and regulations. These calculations will be done in accordance with required Internal Revenue Service reporting dates, which are five (5) years after the delivery date of each issue and each fifth year thereafter until the bonds have matured, have been redeemed early or have been retired.

The Finance Director or his/her designee will be responsible for identifying the amount of unspent debt proceeds, including interest, which is on hand and, to the extent feasible, ensure that the oldest proceeds on hand are spent first.

Arbitrage rebate costs shall be charged as negative interest revenue to the funds in which the related obligation proceeds were originally deposited.

L. Modification to Policy

This policy will be reviewed annually by the Finance Director and amended as required.

M. Glossary

Ad Valorem Tax: a tax calculated "according to the value" of property. Such a tax is based on the assessed valuation of real and tangible personal property.

Advance Refunding: a procedure whereby outstanding bonds are refinanced by the proceeds of a new bond issue. Typically, an advance refunding is performed to take advantage of interest rates that are significantly lower than those associated with the original bond issue or to remove restrictive language.

Arbitrage: the difference between the interest rate cost of a debt instrument and the rate of interest earned on the investment of the proceeds. Federal law limits the amount of interest cities earn on proceeds of debt issuance.

Bond: includes bonds, debentures, notes, certificates of indebtedness, mortgage certificates, or other obligations or evidences of indebtedness of any type or character.

Bond Anticipation Note (BAN): a short-term debt instrument issued by a state or municipality that will be paid off with the proceeds of an upcoming bond issue.

Bond Counsel: an attorney (or firm of attorneys) retained by the issuer to give a legal opinion concerning the validity of the securities. Bond counsel may prepare or review and advise the issuer regarding authorizing resolutions or ordinances, trust indentures, official statements, validation proceedings and litigation.

Bond Insurance: an insurance policy purchased by an issuer who guarantees the payment of principal and interest of an issue. This security provides a higher credit rating and thus a lower borrowing cost for an issuer.

Capital Improvement Plan: a plan outlining capital needs for a specified period.

Capital Lease: an acquisition of a capital asset over time rather than merely paying rent for temporary use. A lease-purchase agreement, in which provision is made for transfer of ownership of the property for a nominal price at the scheduled termination of the lease, is referred to as a capital lease.

Conduit Bonds: conduit financings are securities issued by a government agency to finance a project of a business whose activities have a general public purpose. The business receives all proceeds of the tax-exempt bond issue and is responsible for payment of the debt in its entirety.

Competitive Bid: a sealed bid, containing price and terms, submitted by a prospective underwriter(s) to an issuer, who awards the contract to the bidder with the best price and terms.

Continuing Disclosure: the requirement by the Securities and Exchange Commission for most issuers of municipal debt to provide current financial information to the informational repositories for access by the general marketplace.

Coverage: the ratio of pledged revenues to related debt service for a given year.

Debt Service Reserve Fund: the fund into which moneys are placed which may be used to pay debt service if pledged revenues are insufficient to satisfy the debt service requirements. This is often established with debt proceeds.

Derivatives: a financial product, the value of which is derived from the value of an underlying asset, reference rate, or index. Typically, these agreements are contracts between a lender/investor and a borrower.

Financial Advisor: a consultant who advises an issuer on matters pertinent to a debt issue such as structure, sizing, timing, marketing, pricing, terms and bond ratings.

Financing Team: the group of professionals consisting of City staff, Bond Counsel, Disclosure Counsel, Underwriters and Financial Advisor that work together to issue bonds.

General Obligation Bonds (GO): bonds that are secured by the full faith and credit and taxing power of the municipality and use funds that are legally available for payment of debt service. A city can issue ad valorem GO bonds, which are repaid solely from ad valorem taxes, or non-ad valorem bonds that are repaid from legally available general fund revenues by a covenant to budget and appropriate.

Improvement Bonds: special obligations of the municipality which are payable solely from the proceeds of the special assessments levied for an assessable project.

Master Lease Agreement: a pre-determined lease agreement between a city and a provider to lease equipment whose useful life is too short to finance with long-term debt.

Municipal Securities Rulemaking Board (MSRB): a 15-member self-regulating organization that is entrusted with the responsibility of writing rules of conduct for the municipal securities market.

Negotiated Sale: underwriting of a new securities issue in which the spread between the purchase price paid to the issuer and the public offering price is determined through negotiation with one or more underwriters rather than multiple competitive bidding.

Paying Agent: an agent of the issuer with responsibility for timely payment of principal and interest to bond holders.

Present Value: the value of a future amount or stream of payments stated in current dollars.

Project: any capital expenditure the City Council deems to be for a public purpose.

Reserve Fund: a fund established by the terms of a bond issue into which money is deposited for payment of debt service in case of a shortfall in current revenues.

Revenue Anticipation Note (RAN): a short-term debt issue of a municipality that is to be repaid out of anticipated revenues such as sales tax. When the revenue is collected, the RAN is paid off.

Revenue Bond: a bond payable from a specific source of revenue and to which the full faith and credit of an issuer is not pledged. Revenue bonds are payable from identified sources of revenue and do not permit the bondholders to compel a jurisdiction to pay debt service from any other source. Pledged revenues often are derived from the operation of an enterprise.

Tax Anticipation Note (TAN): a short-term obligation of a state or municipal government to finance current expenditures pending receipt of expected tax payments.

Underwriter: the firm that purchases a security (bond) offering from a governmental issuer for resale.

Yield Restriction: the investment of bond proceeds in financial instruments that earn interest rates that are not significantly higher than the cost of borrowing.

21.3 Fraud Policy

POLICY & PROCEDURES
FOR HANDLING AND REPORTING FRAUDULENT ACTIVITY

A. Policy

1. General Policy

This Policy shall be referred to as "the City of Cocoa's "Fraud Policy." It is the City of Cocoa's intent to ensure the conduct of its employees complies with the principles of right and wrong. The City, through the office of the City Manager or the City Manager's designee (hereinafter "City Manager"), wants to eliminate, to the extent feasible, unethical practices while creating an environment in which employees and/or citizens are encouraged to report suspicions of fraud.

The term "fraud" or "fraudulent activity," as used in this Fraud Policy, shall include, but shall not be limited to, the following:

- Any dishonest or fraudulent act, including forgery or alteration of any document;
- Misappropriation of funds, securities, supplies or any other asset;
- Improper handling or reporting of money or financial transactions;
- Deriving personal benefit as a result of inside knowledge;
- Intentional and unlawful destruction or disappearance of records, furniture, fixtures or equipment;
- Improperly accepting or seeking anything of material value from vendors or persons providing services or materials to the City for personal benefit;
- Any computer related activity involving the creation alteration, destruction, forgery or manipulation of data for fraudulent purposes or any misappropriation of City-owned software; or
- Any similar or related conduct deemed a violation of applicable law.

Notwithstanding the aforesaid, the personal use of City equipment, materials, tools, supplies, etc. is governed by the City's Employee Handbook.

2. Reporting Fraud Form

When reporting fraudulent activity, the City encourages people to report such activity on the attached Reporting Fraud Form. This form shall be provided to all new hires, may be periodically distributed to employees by the City, and shall be on file with the City Manager's office. It is intended to ensure detailed information is provided regarding any alleged fraudulent activity.

3. Applicability

This Fraud Policy applies to all employees of the City of Cocoa provided that, if this Fraud Policy is in conflict with any collective bargaining agreement or state statute, including but not limited to the Policeman's Bill of Rights, the Firefighters' Bill of Rights or City Charter/ordinances, the conflicting agreement, statute or City Charter/ordinance will prevail.

4. City Manager's Responsibilities

   The City Manager shall be designated as the individual charged with investigations initiated pursuant to this Fraud Policy. Upon notification of a possible fraudulent act or practice, the City Manager shall determine the extent of any potential criminal activity. If any potential prosecutable criminal activity exists, the Cocoa Police Department or other applicable law enforcement agency will conduct the investigation. In every case, the City shall cooperate fully with the investigation and prosecuting authorities. If no potentially prosecutable criminal activity exists, the City Manager shall determine the proper City officials who should conduct the investigation under the direction of the City Manager.

   The City Manager shall designate a phone number to be used for reporting fraud pursuant to this Fraud Policy and shall secure as much information as possible from the reporting individual.

   In those instances in which the City Manager believes it to be in the best interests of the citizens of Cocoa, the City Manager shall have the authority and duty to:

   - Take control/limit employee access, and/or gain full access to, all City premises, whether owned or rented; AND

   - Examine, copy, and/or remove all or any portion of the contents of any public/private document in employee's work area.

   - Suspend or terminate any employee, if appropriate, suspected of fraud during said investigation.

   - In cases where the City Manager finds evidence of fraudulent activities, the City Manager may secure the services of a forensic fraud auditor to review and verify the findings. These findings will be coordinated with the City Attorney for possible future legal actions.

5. Director/Manager Responsibilities

   It is the responsibility of Directors/Managers to establish systems and controls to provide reasonable assurance of the detection and prevention of fraud. Members of the management team should be familiar with the types of improprieties that might occur within his or her area of responsibility and be alert for any indication of fraudulent activities.

   Upon receiving a complaint of fraud from a subordinate employee, Department Directors/Managers shall compile all information provided by the reporting individual and report such information to the City Manager's office. The Director/Manager shall cooperate with the City Manager's office during the course of any investigation.

6. Employees' Responsibilities

   Employees are required to sign a statement, upon commencement of employment, acknowledging and agreeing to abide by the City's Fraud Policy. All City employees are encouraged to be alert for possible fraudulent activity and are responsible for the reporting of any and all suspected violations of this Fraud Policy and/or other unethical practices.

   Employees are required to promptly report any suspected fraudulent activity to the City Manager. Although employees are encouraged to identify themselves and otherwise cooperate in the process, employees may remain anonymous if they so desire.

7. Additional Responsibilities

   On a case-by-case basis, the City Manager may delegate investigatory responsibility to appropriate City personnel who shall be required to report to the City Manager and who shall be required to comply with this Fraud Policy.

8. City Attorney's Responsibilities

   To the extent directed by the City Manager or City Council, the City Attorney is authorized to assist in implementing this Fraud Policy.

9. Infractions/Disciplinary Action

   Infractions of this Fraud Policy may result in disciplinary action, which may include suspension, termination and/or civil or criminal prosecution.

   City employees who fail to report fraudulent activities shall be subject to disciplinary action, which may include suspension and/or termination.

   False claims are governed by section "12" of this Fraud Policy.

10. Whistle-blower's Act

    It is the City's intent to protect employees from retaliatory action due to reports of fraudulent activities in accordance with §112.3187, Florida Statutes ("Whistle-blower's Act"). The Whistle-blower's Act protects employees and persons who disclose information on their own initiative in a written and signed complaint from retaliatory action by an agency when that person reports to an appropriate agency a violation of law on the part of a public employer or independent contractor that creates a substantial and specific danger to the public's health, safety, or welfare. Additionally, the Act protects employees reporting improper use of a government office, gross waste of funds, or any other abuse or neglect of duty on the part of an agency, public officer or employee.

11. Confidentiality

    To the extent permitted by law, the City Manager shall keep confidential the name or identity of any individual disclosing information related to fraudulent activities pursuant to this Fraud Policy and all information received or derived from fact-finding or investigation conducted pursuant to this Fraud Policy, and the same shall be exempt from public disclosure pursuant to Section 112.3188, Florida Statutes, and any other applicable law, as amended from time to time.

    City employees with knowledge of a pending investigation are prohibited from discussing or commenting about the investigation without prior approval of the City Manager. All inquiries regarding a pending investigation shall immediately be forwarded to the City Manager.

12. Bad Faith Accusations

    It is the intent of this Fraud Policy to discourage false accusations that could provide a basis for a lawsuit. The City Manager will not act on any claim that does not provide adequate documentation of fraud.

    Specific information is necessary to substantiate and support a full investigation of any reported fraudulent activity. Unsubstantiated and inconclusive accusations, or accusations made in bad faith or with malice, shall not justify a full investigation under this Fraud Policy.

    Any person who files a false claim of fraudulent activity in bad faith or with malice may be subject to civil or criminal penalties and if a City employee, the person may be subject to disciplinary action including and up to suspension and/or termination.

B. Reporting Fraud

A City employee or member of the public who desires to report suspected dishonest or fraudulent activity should notify the City Manager via facsimile at (321) 433-8690; or via email at swhitten@cocoafl.gov. Reports of fraud should be made in writing using the Reporting Fraud Form attached to this Fraud Policy, even if the individual reporting fraud desires to remain anonymous, in order to ensure the necessary information is provided for the investigation.

REPORTING FRAUD Form:

Q. I saw something that isn't right. What can I do?

A. Per the City's Policy and Procedures for Handling and Reporting Fraudulent Activity, an incident of fraud/suspected fraud can be reported a number of ways:

1) Report your concerns to your direct supervisor/manager;

2) Complete this form and send it interoffice to the City Manager;

3) Complete this form and mail it to the City Manager at 65 Stone Street, Cocoa, FL 32922;

4) Complete this form and fax it to the City Manager at (321) 433-8690;

5) Complete this form and email it to swhitten@cocoafl.gov.

Q. Do I have to give my name?

A. While it can help the investigation, it is not required. An employee may remain unidentified if they choose. (Please note that the Whistle blower's Act (§ 112.3187, Fla. Stat.) protects public employees and persons from retaliatory action who disclose information on their own initiative in a *written and signed* complaint.)

Q. What type of information is required to report an incident?

A. You should report detailed factual information that substantiates your claim of fraud/suspected fraud. The following questions can be used as a guide. If you don't have all of the information, please provide as much as possible.

DEPARTMENT/DIVISION INVOLVED: _____

NAME(S) OF EMPLOYEE(S) INVOLVED: _____

_____

DATE & TIME OF THE INCIDENT: _____

DESCRIBE THE INCIDENT: _____

_____

NAME(S) OF ANY OTHER WITNESS (ES): _____

_____

ANY PROOF ATTACHED? **____ YES** **___ NO**

_____ _____

PRINTED NAME (optional) **DATE**

21.4 Fund Balance Reserve Policy

Fund Balance Reserve Policy
Revised August, 2015
Effective September 30, 2011

A. Objective

To establish a fund balance reserve policy tailored to meet the needs of the City, to insure against unanticipated events adversely affecting the financial condition of the City and jeopardizing the continuation of necessary public services. This policy will ensure the City maintains adequate reserves in the City's various operating funds to provide the capacity to:

1. Provide sufficient cash flow for daily financial operations.
2. Secure and maintain investment grade bond ratings.
3. Offset significant economic downturns or revenue shortfalls.
4. Provide funds for unforeseen expenditures related to emergencies.

This policy will also address the new governmental fund balance reporting requirements defined in GASB Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions.*

B. Definitions

Fund Balance	The difference between fund assets and fund liabilities. Fund Balance is referred to as net assets in the Governmental Funds.
Non-Spendable Fund Balance	The portion of the Fund Balance that cannot be spent because of their form or must be maintained intact. Examples include assets that will never convert to cash such as prepaid items and inventories; assets that will not convert to cash soon enough to affect the current period such as the long term portion of loans receivable and foreclosed properties; and resources that must be maintained intact pursuant to legal or contractual requirements such as the principal of an endowment.
Restricted Fund Balance	The portion of the Fund Balance subject to externally enforceable legal restrictions and otherwise not available for appropriation or expenditure. Externally enforceable legal restrictions are either (a) externally imposed by creditors (such as through debt covenants), grantors, contributors or laws and regulation of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.
Committed Fund Balance	The portion of the Fund Balance representing resources whose use is constrained by limitations that the government imposes upon itself at its highest level of decision-making (City Council by Resolution) and that remain binding unless removed in the same manner. The

underlying action imposing the limitation would need to occur no later than the close of the reporting period. Resources accumulated pursuant to STABILIZATION ARRANGEMENTS sometimes are reported in this category. Committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action (by resolution) it employed to previously commit those amounts. Committed Fund Balances also should incorporate contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The formal action of the City Council committing Fund Balance to a specific purpose, by Resolution, should occur prior to the end of the reporting period, but the amount, if any, which will be subject to the constraints, may be determined in the subsequent period.

Assigned Fund Balance — The portion of the Fund Balance reflecting the City's intended use of resources. Such intent would have to be established by the City Manager. Amounts in excess of Non-spendable, Restricted and Committed Fund Balance in funds other than the General Fund automatically would be reported in Assigned Fund Balance.

Unassigned Fund Balance — The General Fund, as the principal operating fund of the City, often will have net resources in excess of what can properly be classified in one of the four previous categories. The surplus is presented as the Unassigned Fund Balance. It is calculated by taking the Total Fund Balance in the General Fund less the Non-spendable, Restricted, Committed and Assigned Fund Balances. Only the General Fund can report a positive amount of Unassigned Fund Balance. Conversely, any governmental fund in a deficit position could report a negative amount of Unassigned Fund Balance.

Unrestricted Fund Balance — A measure of how much Fund Balance is left over at the end of the current fiscal year that can be used for the subsequent fiscal year's budget. This is calculated by taking the total Fund Balance less Non-spendable Fund Balance less Restricted Fund Balance.

C. Policy

Fund balance by definition does not equal cash. It is the difference between the fund assets and the fund liabilities and is also known as fund equity or net assets. Financial statements for governmental funds report up to five components of fund balance.

- Non-spendable Fund Balance
- Restricted Fund Balance
- Committed Fund Balance
- Assigned Fund Balance
- Unassigned Fund Balance

The purpose of the Fund Balance Reserve Policy is to ensure there will be adequate liquid resources to serve as a financial cushion for the General Fund. The existence of externally enforceable restrictions on how fund resources can be used reduces or eliminates entirely their value for this purpose. Likewise, non-spendable resources are essentially irrelevant for this purpose. Accordingly, a Fund Balance Reserve Policy needs to focus on the Unrestricted Fund Balance.

	Total Fund Balance
Less	Non-spendable Fund Balance
Less	Restricted Fund Balance
	Unrestricted Fund Balance

The Unrestricted Fund Balance for the General Fund will consist of the Committed Fund Balance (which will include the Stabilization Reserve, the Capital Replacement Reserve and the Health Insurance Reserve), the Assigned Fund Balance (funds designated for specific purposes by the City Manager) and the Unassigned Fund Balance (which will include funds available for future budgets).

D. Reserve Appropriations

The City Manager will establish a *Capital Replacement Reserve*, a *Health Insurance Reserve* and a *Stabilization Reserve* for each fiscal year. These reserves will be calculated based on most recent audited financial statements (CAFR). If the reserve amount remains the same, no further action is required, if the calculation changes the reserve amounts, City Council would have to approve the change by resolution. The reserves will be appropriated by the City Manager and approved by City Council through a resolution. Only the City Council can authorize expenditures out of these reserves and/or increase or decrease the reserve balances.

1. Capital Replacement Reserve

   The City will attempt to maintain a reserve of no less than Five Hundred Thousand Dollars ($500,000.00). The Capital Replacement Reserve can be used to fund additional future capital projects. The goal will be to fund future infrastructure and other one-time capital expenditures, such as capital projects and major capital equipment, not anticipated in the budget process or that cannot be entirely funded by current revenues. Capital Replacement Reserves will be reported as a component of the Committed Fund Balance in the CAFR.

2. Stabilization Reserve

   The City will target a reserve of no less than $9,500,000 or 33% of the total operating expenditures reported in the prior year audited CAFR for the General Fund, whichever is greater. The Stabilization Reserve is designed to cover revenue shortfalls, unfunded mandates and any event that threatens the health, safety and welfare of the people or the fiscal stability of the City. The reserve should only be utilized in the event of such occurrences. In the case of revenue shortfalls, the use of the stabilization reserve should not exceed the decline in revenues. In the case of unanticipated expenditures due to unfunded mandates and threats to the health, safety and welfare of people or fiscal stability, the use of the stabilization reserve should not exceed the additional expense. This reserve shall be used for unusual, one-time events and shall only be used if the shortfall or expenditure is more than 8% of the current year adopted General Fund total budget. The Stabilization Reserve will be reported as a component of the Committed Fund Balance in the CAFR. As with all Committed Fund Balance components, the underlying action imposing the limitation shall occur no later than the close of the reporting period.

E. All Other Funds

The various other governmental, enterprise and internal service funds of the City have vastly differing objectives, cash flows and revenue patterns. As a result, no one level of reserves is appropriate for them all. Therefore, the appropriate level of net assets in all of these funds will be determined on a case-by-case basis due to the specific needs of the fund. The City Manager shall determine this level.

F. Establishment and Utilization of Reserves

The City Manager will establish the reserve requirement for each fiscal year. The Reserves should only be used for one-time emergency expenditures. Reserves should not be used for ongoing expenditures unless a viable revenue plan designated to sustain the expenditures is simultaneously adopted.

Utilization of any of the Reserves, along with the plan to replenish the reserves, must be taken to City Council for approval.

G. Minimum Reserve Requirements

In the event the funds are not available to initially establish or replenish the minimum required balances, the target goals shall be achieved by adding a designated amount to the budget to cover the deficiency over a period not to exceed five (5) years.

H. Utilization of Unassigned Fund Balance

The Unassigned Fund Balance may be utilized for any lawful purpose. It is recommended that first priority be given to utilizing the excess within the fund in which it was generated. In order to minimize the long term effect of such use, the excess shall be appropriated to fund one time expenditures or expenses that do not result in recurring operating costs or other one-time costs including the establishment of or increase in legitimate reservations or designation of fund balance or reservation of retained earnings in other funds.

I. Spending Order of Fund Balances

The City will use restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents or contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the City would first use Unassigned Fund Balance, unless the expenditure is identified as a component of the Committed or Assigned Fund Balance, when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

J. Annual Review

Compliance with and revisions to this policy shall be reviewed annually.

21.5 Investment Policy
Adopted July 27, 2010

Investment Policy
City of Cocoa, Florida

I. PURPOSE

The purpose of this Investment Policy (hereinafter "Policy") is to set forth the investment objectives and parameters for the management of public funds of the City of Cocoa, Florida (hereinafter "City"). This Policy is designed to safeguard the City's funds, ensure the availability of operating and capital funds when needed, and provide for an investment return competitive with comparable funds and financial market indices.

II. SCOPE

In accordance with Section 218.415, Florida Statues, this Policy applies to all cash and investments held or controlled by the City with the exception of the City's funds related to the issuance of debt where there are other existing policies or indentures in effect for such funds. Additionally, this policy does not apply to funds not under investment control of the City, such as the Police, Firefighters and the General Employees' Pension Funds. Cash and investment balances as defined in this Section are entirely known as "Available Funds".

III. INVESTMENT OBJECTIVES

Safety of Principal
The foremost objective of this investment program is the safety of the principal of those funds within the portfolios. Investment transactions shall seek to keep capital losses at a minimum, whether they are from securities defaults or erosion of market value. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

From time to time, securities may be traded for other similar securities to improve yield, maturity or credit risk. For these transactions, a loss may be incurred for accounting purposes, provided any of the following occurs with respect to the replacement security:

A. Yield has been increased, or
B. Maturity has been adjusted in anticipation of interest rate changes
C. Quality of the investment has been improved

Maintenance of Liquidity
The portfolios shall be managed in such a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. Periodical cash flow analyses will be completed ensuring the portfolios are positioned to provide sufficient liquidity.

Return on Investment
Investment portfolios shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of least importance compared to the safety and

liquidity objectives described above. The core of investments is limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed.

IV. DELEGATION OF AUTHORITY

As designated by the City Council, the responsibility for providing oversight in regards to the management of the investment program resides with the Finance Director, under the direction of the City Manager. The day-to-day management responsibility for all City funds in the long-term core investment program and investment transactions is delegated to the City's Investment Manager, who has been afforded discretionary authority in executing investment transactions, in accordance with the terms of this Investment Policy. However, in no way does this delegation of authority diminish the responsibility of the Finance Director to provide oversight for the City's investment program and report any deviations from the provisions of the Investment Policy to the City Manager and City Council. The Finance Director or designee will further be responsible for the transferring of appropriate funds to affect investment transactions as recommended by the City's Investment Manager or for the long-term core investment program. The City Finance Department will be responsible for the investment of operating funds, operating reserves funds and bond proceeds. In employing an Investment Manager to manage the City's long-term investment portfolio, such Investment Manager or firm must be registered under the Investment Advisors Act of 1940.

V. STANDARDS OF PRUDENCE

The standard of prudence to be used by investment officials shall be the "Prudent Person" standard and shall be applied in the context of managing the overall investment program. Investment officers acting in accordance with written procedures and this Investment Policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectation are reported to the City Council in a timely fashion and the liquidity and the sale of securities are carried out in accordance with the terms of this Policy. The "Prudent Person" rule states the following:

> Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived from the investment.

While the standard of prudence to be used by investment officials who are officers or employees is the Prudent Person standard, any person or firm hired or retained to invest, monitor, or advise concerning these assets shall be held to the higher standard of "Prudent Expert". The standard shall be that in investing and reinvesting moneys and in acquiring, retaining, managing and disposing of investments of these funds, the contractor shall exercise the judgment, care, skill, prudence and diligence under the circumstances then prevailing, which persons of prudence, discretion and intelligence, acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims by diversifying the investments of the funds, so as to minimize the risk, considering the probable income as well as the probable safety of their capital.

VI. ETHICS AND CONFLICTS OF INTEREST

Employees or contractors involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions. Also, employees or contractors involved in the investment process shall disclose to the City Council and Investment Committee (if applicable) any material financial interests in financial institutions conducting business with the City, and they shall further disclose any material personal financial/investment positions that could be related to the performance of the City's investment program.

VII. INTERNAL CONTROLS AND INVESTMENT PROCEDURES

The Finance Director or designee shall establish a system of internal controls and operational procedures in writing and made a part of the City's Financial Operational Manual. The internal controls should be designed to prevent losses of funds, which might arise from fraud, employee error and misrepresentation by third parties or imprudent actions by employees. The written procedures should include reference to safekeeping/custodial, separation of transaction authority from accounting and recordkeeping, wire transfer agreements, banking service contracts, collateral/depository agreements and "delivery-vs.-payment" procedures. No person may engage in an investment transaction except as authorized under the terms of this Policy.

Independent auditors, as a normal part of the annual financial audit of the City, shall conduct a review of the system of internal controls to ensure compliance with policies and procedures.

VIII. CONTINUING EDUCATION

The Finance Director and/or designee shall annually complete 8 hours of continuing education in subjects or course of study related to investment practices and products as required by Florida Statutes 218.415 (14).

IX. AUTHORIZED INVESTMENT INSTITUTIONS AND DEALERS

The Finance Director or designee and/or the City's Investment Manager shall only purchase securities from Qualified Financial Institutions and investment institutions designated as Primary or Non-primary Securities Dealers by the Federal Reserve Bank of New York. The Finance Director or designee and/or the City's Investment Manager shall only enter into repurchase agreements with financial institutions that are Qualified Institutions and Primary Securities Dealers as designated by the Federal Reserve Bank of New York. The Finance Director or designee and/or the City's Investment Manager shall maintain a list of financial institutions and broker/dealers approved for investment purposes and only firms meeting the following requirements will be eligible to serve as Qualified Institutions:

1) Regional dealers qualifying under Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule);
2) Capital of no less than $10,000,000;
3) Registered as a dealer under the Securities Exchange Act of 1934;
4) Member of the National Association of Securities Dealers (NASD);
5) Registered to sell securities in Florida;

6) The firm and assigned broker engaging in the business of effecting transactions in U.S. government and agency obligations for at least five (5) consecutive years.
7) Public Depositories qualified by the Treasurer of the State of Florida, in accordance with Chapter 280, Florida Statutes.

All brokers, dealers and other financial institutions deemed to be Qualified Institutions shall be provided with current copies of the City's Investment Policy. A current audited financial statement is required to be on file for each financial institution and broker/dealer with which the City transacts business.

X. MATURITY AND LIQUIDITY REQUIREMENTS

To the extent possible, an attempt will be made to match investment maturities with known cash needs and anticipated cash flow requirements.

A. Maturity Guidelines

Securities purchased by or on behalf of the City shall have a final maturity of seven (7) years or less from the date of purchase. The overall weighted average duration of principal return for the entire portfolio shall be less than three (3) years. The maturities of the underlying securities of a repurchase agreement will follow the requirements of the Master Repurchase Agreement.

B. Liquidity Requirements

The Finance Director or designee shall determine the approximate amount of funds required to meet the day-to-day expenditure needs of the City. All funds in the depository bank will be "swept" each night into a fully collateralized repurchase agreement or money market fund. In order to have an available source of funds to meet unexpected cash requirements, a minimum of two months operating expenses will be invested within an overnight investment vehicle such as an AAAm rated money market fund or open market securities rated AA or better and maturity of 60 days or less. The balance of the City's funds will be available for investment according to the guidelines incorporated within this Policy.

XI. COMPETITIVE SELECTION OF INVESTMENT INSTRUMENTS

After the Finance Director or designee and/or the City's Investment Manager has determined the approximate maturity date based on cash flow needs and market conditions and has analyzed and selected one or more optimal types of investments, a minimum of three (3) qualified banks and/or approved broker/dealers must be contacted and asked to provide bids/offers on securities in question. Bids will be held in confidence until the bid deemed to best meet the investment objectives is determined and selected. If the lowest bid is not selected, a written explanation for the selection shall be submitted with the copies.

However, if obtaining bids/offers is not feasible and appropriate, securities may be purchased/sold utilizing the comparison to current market price method on an exception basis. Acceptable current market price providers include, but are not limited to:

A. Telerate Information System
B. Bloomberg Information Systems

C. Wall Street Journal or a comparable nationally recognized financial publication providing daily market pricing
D. Daily market pricing provided by the City's custodian or their correspondent institutions

Examples of when this method may be used include:

A. When time constraints due to unusual circumstances preclude the use of the competitive bidding process
B. When no active market exists for the issue being traded due to the age or depth of the issue
C. When a security is unique to a single dealer, for example, a private placement
D. When the transaction involves new issues or issues in the "when issued" market

Overnight sweep investment instruments will not be bid, but may be placed with the City's depository bank relating to the demand account for which the investment instrument was purchased.

XII. AUTHORIZED INVESTMENTS AND PORTFOLIO COMPOSITION

Investments should be made subject to the cash flow needs and such cash flows are subject to revisions as market conditions and the City's needs change. City Department Directors are responsible for updating cash flow projections and expenditure projections over $100,000 and for providing this information to the Finance Director on a quarterly basis or as needed. However, when the invested funds are needed in whole or in part for the purpose originally intended or for more optimal investments, the Finance Director or designee and/or the City's Investment Manager may sell the investment at the then-prevailing market price and place the proceeds into the proper account with the City's custodian.

The following are the investment requirements and allocation limits on security types, issuers, and maturities as established by the City. Diversification strategies within the established guidelines shall be reviewed and revised periodically as necessary by the Finance Director or designee and/or the City's Investment Manager. The City shall have the option to further restrict investment percentages from time to time based on market conditions, risk and diversification investment strategies. The percentage allocation requirements for investment types and issuers are calculated based on the original cost of each investment. All investment allocation limits apply to the portfolio as a whole, not to the individual accounts within the portfolio. Investments not listed in this Policy are prohibited. The following requirements do not apply to funds derived from the sale of debt.

A. THE FLORIDA LOCAL GOVERNMENT SURPLUS FUNDS TRUST FUND ("SBA")

1. Purchase Authorization
Florida Local Government Surplus Funds Trust Fund/Florida Prime ("SBA")

2. Portfolio Composition
A maximum of 25% of available funds may be invested in Florida Prime (SBA).

B. UNITED STATES GOVERNMENT SECURITIES

1. Purchase Authorization

Negotiable direct obligations or obligations the principal and interest of which are unconditionally guaranteed by the United States Government. Such securities will include, but not be limited to the following:

Cash Management Bills
Treasury Securities – State and Local Government Series ("SLGS")
Treasury Bills, Treasury Notes, Treasury Bonds and Treasury Strips

2. Portfolio Composition

A maximum of 100% of available funds may be invested in the United States Government Securities with the exception of Treasury Strips that are limited to 10% of available funds.

3. Maturity Limitations

The maximum length to maturity of any direct investment in the United States Government Securities is seven (7) years from the date of purchase.

C. UNITED STATES GOVERNMENT AGENCIES

1. Purchase Authorization

Bonds, debentures, notes or callable issues or guaranteed by the United States Governments Agencies, provided such obligations are backed by the full faith and credit of the United States Government. This includes adjustable and fixed rate mortgage-backed securities. The adjustable interest rate securities are to only adjust to the US Treasury indices. Such securities will include, but not be limited to the following:

United States Export – Import Bank
-Direct obligations or fully guaranteed certificates of beneficial ownership
Farmer Home Administration
-Certificates of beneficial ownership
Federal Financing Bank
-Discount notes, notes and bonds
Federal Housing Administration Debentures
Government National Mortgage Association (GNMA)
-GNMA guaranteed mortgage-backed bonds
-GNMA guaranteed pass-through obligations
General Services Administration
United States Maritime Administration Guaranteed
-Title XI Financing
New Communities Debentures
-United States Government guaranteed debentures
United States Public Housing Notes and Bonds
-United States Government guaranteed public housing notes and bonds
United States Department of Housing and Urban Development
-Project notes and local authority bonds

2. Portfolio Composition

A maximum of 50% of available funds may be invested in United States Government Agencies.

3. Limits on Individual Issuers
A maximum of 25% of available funds may be invested in individual United States Government Agencies.

4. Maturity Limitations
The maximum length to maturity for an investment in any United States Government Agency Security is seven (7) years from the date of purchase.

D. FEDERAL INSTRUMENTALITIES (UNITED STATES SPONSORED AGENCIES)

1. Purchase Authorization
Bonds, debentures, notes or callable issues or guaranteed by United States Government sponsored agencies (Federal Instrumentalities), which are non-full faith and credit agencies. This includes adjustable and fixed rate mortgage-backed securities. Sub-prime, Alt-A and other non-first lien mortgage securities are prohibited. Permitted adjustable interest rate securities are to only adjust to the US Treasury indices. These are limited to the following:

Federal Farm Credit Bank (FFCB)
Federal Home Loan Bank or its City banks (FHLB)
Federal National Mortgage Association (FNMA)
Federal Home Loan Mortgage Corporation (Freddie-Macs) including Federal Home Loan Mortgage Corporation participation certificates

2. Portfolio Composition
A maximum of 80% of available funds may be invested in Federal Instrumentalities.

3. Limits on Individual Issuers
A maximum of 25% of available funds may be invested in any one issuer.

4. Maturity Limitations
The maximum length to maturity for an investment in any Federal Instrumentality security is seven (7) years from the date of purchase. Mortgage backed securities will have average duration not greater than five (5) years.

E. INTEREST BEARING TIME DEPOSIT OR SAVING ACCOUNTS

1. Purchase Authorization
Non-negotiable interest bearing time certificates of deposit or savings accounts in banks organized under the laws of this state and/or in national banks organized under the laws of the United States and doing business and situated in the State of Florida, provided that any such deposits are secured by the Florida Security for Public Deposits Act, Chapter 280, Florida Statutes. Additionally, the bank shall not be listed with any recognized credit watch information service.

2. Portfolio Composition
A maximum of 25% of available funds may be invested in non-negotiable interest bearing time certificates of deposit.

3. Limits on Individual Issuers
A maximum of 25% of available funds may be deposited with any one issuer.

4. Limits on Maturities
The maximum maturity on any certificate shall be no greater than three (3) year from the date of purchase.

F. REPURCHASE AGREEMENTS

1. Purchase Authorization

a. Repurchase agreements composed of only those investments authorized in Section XII. B, C, and D. All firms are required to sign the City's Master Repurchase Agreement prior to the execution of a repurchase agreement transaction.

b. A third party custodian with whom the City has a current custodial agreement shall hold the collateral for all repurchase agreements with a term longer than one (1) business day. A clearly marked receipt that shows evidence of ownership must be supplied to the Finance Director or designee and retained.

c. Securities authorized for collateral must have maturities less than five (5) years and with market value for the principal and accrued interest of 102 percent of the value and for the term of the repurchase agreement. Immaterial short-term deviations from the 102 percent requirement are permissible only upon the approval of the Finance Director or designee and/or the City's Investment Manager.

d. The overnight sweep arrangement shall adhere to the agreement between the City and the City's depository bank.

2. Portfolio Composition
A maximum of 20% of available funds may be invested in repurchase agreements excluding one (1)-business day agreements and overnight sweep agreements.

3. Limits on Individual Issuers
A maximum of 5% of available funds may be invested with any one institution excluding one (1)-business day agreements and overnight sweep agreements.

4. Limits on Maturities
The maximum length to maturity of any repurchase agreement is 90 days from the date of purchase.

G. COMMERCIAL PAPER

1. Purchase Authorization
Commercial paper of any United States company that is rated, at the time of purchase, "Prime-1" by Moody's and/or "A-1" by Standard & Poor's (prime commercial paper). If the commercial paper is backed by a letter of credit ("LOC"), the long-term debt of the LOC provider must be rated "A" or better by at least two nationally recognized rating agencies at the time of purchase.

2. Portfolio Composition
A maximum of 25% of available funds may be directly invested in prime commercial paper.

3. Limits on Individual Sectors
A maximum of 10% of available funds may be invested with any one sector.

4. Limits on Individual Issuers
A maximum of 2% of available funds may be invested with any one issuer.

5. Maturity Limitations
The maximum length to maturity for prime commercial paper shall be 270 days from the date of purchase.

H. CORPORATE NOTES

1. Purchase Authorization
Corporate notes issued by corporations organized and operating within the United States or by depository institutions licensed by the United States that have a long term debt rating, at the time or purchase, at a minimum "Aa" by Moody's and/or a minimum long term debt rating of "AA" by Standard & Poor's.

2. Portfolio Composition
A maximum of 25% of available funds may be directly invested in corporate notes.

3. Limits on Individual Sectors
A maximum of 10% of available funds may be invested with any one sector.

4. Limits on Individual Issuers
A maximum of 2% of available funds may be invested with any one issuer.

5. Maturity Limitations
The maximum length to maturity for corporate notes shall be (3) three years from the date of purchase.

I. ASSET BACKED SECURITIES

1. Purchase Authorization
Asset Backed Securities (ABS) issued by a corporation organized and operating within the United States by or by depository institutions licensed by

the United States that have a long term debt rating, at the time of purchase, of "Aaa" by Moody's and/or "AAA" by Standard & Poor's.

2. Portfolio Composition
A maximum of 25% of available funds may be directly invested in Asset Backed Securities.

3. Limits on Individual Sectors
A maximum of 10% of available funds may be invested with any one sector.

4. Limits on Individual Issuers
A maximum of 5% of available funds may be directly invested in any one issuer.

5. Maturity Limitations
A maximum length to maturity for Asset Backed Securities shall be three years from the date of purchase.

J. BANKERS' ACCEPTANCES

1. Purchase Authorization
Bankers' acceptances issued by a domestic bank or a federally chartered domestic office of a foreign bank, which are eligible for purchase by the Federal Reserve System if, at the time of purchase, the short-term paper is rated, at a minimum, "P-1" by Moody's Investors Services and "A-1" Standard & Poor's.

2. Portfolio Composition
A maximum of 15% of available funds may be directly invested in Bankers' acceptances

3. Limits on Individual Issuers
A maximum of 5% of available funds may be invested with any one issuer.

4. Maturity Limitations
The maximum length to maturity for Bankers' acceptances shall be 180 days from the date of purchase.

K. STATE AND/OR LOCAL GOVERNMENT TAXABLE AND/OR TAX-EXEMPT DEBT

1. Purchase Authorization
State and/or local government taxable and/or tax-exempt debt, general obligation and/or revenue bonds, rated at least "Aa" by Moody's and/or "AA" by Standard & Poor's for long-term debt, or rated at least "MIG-2" by Moody's and "SP-2" by Standard & Poor's for short-term debt.

The City may purchase its own outstanding obligations with the agreement of the Finance Director, the City Manager, the Investment Manager and the City's Bond Counsel; as applicable and allowable by federal regulations.

2. Portfolio Composition

A maximum of 25% of available funds may be invested in taxable and tax-exempt General Obligation bonds.

A maximum of 10% of available funds may be invested in taxable and tax-exempt Revenue and Excise Tax bonds of the various municipalities of the State of Florida, provided none of such securities have been in default within five (5) years prior to the date of purchase.

3. Maturity Limitations

A maximum length to maturity for an investment in any state or local government debt security is five (5) years from the date of purchase.

L. REGISTERED INVESTMENT COMPANIES (MONEY MARKET MUTUAL FUNDS)

1. Investment Authorization

Shares in open-end, no-load provided such funds are registered under the Federal Investment Company Act of 1940 and operate in accordance with 17 C.F.R. § 270.2a-7, which stipulates that money market funds must have an average weighted maturity of 90 days or less. In addition, the share value of the money market funds must equal to $1.00.

2. Portfolio Composition

A maximum of 35% of available funds may be invested in money market funds.

3. Limits of Individual Issuers

A maximum of 15% of available funds may be invested with any one money market fund.

4. Rating Requirements

The money market funds shall be rated "AAAm" or "AAAm-G" or better by Standard & Poor's or the equivalent by another rating agency.

5. Due Diligence Requirements

A thorough review of any money market fund is required prior to investing, and on a continual basis. There shall be a questionnaire developed by the Finance Director or designee and/or the City's Investment Manager containing a list of questions covering the major aspects of any investment pool/fund.

M. INTERGOVERNMENTAL INVESTMENT POOL

1. Investment Authorization
Intergovernmental investment pools that are authorized pursuant to the Florida Inter-local Cooperation Act, as provided in Section 163.01, Florida Statutes and provided said funds contain no derivatives.

2. Portfolio Composition
A maximum of 25% of available funds may be invested in intergovernmental investment pools.

3. Due Diligence Requirements
A thorough review of any investment pool/fund is required prior to investing, and on a continual basis. There shall be a questionnaire developed by the Finance Director or designee and/or the City's Investment Manager containing a list of questions covering the major aspects of any investment pool/fund.

Although the Investment Manager is granted discretionary authority to make investment decisions within the parameters of the investment policy, the following guidelines should be applied regarding sector allocation percentages:

Nature of change to current asset allocation	**Approval required**
Less than 10%, does not exceed policy maximums	Investment Manager only
Greater than 10%, does not exceed policy maximums	Finance Director
Any change which would exceed policy maximums	Finance Director, City Manager, City Council

The Finance Director and the Investment Manager also recognizes that the City's Investment Policy should be a document that is reviewed periodically to coincide with current financial market conditions. As such, it is the responsibility of the Investment Manager, in conjunction with the Finance Director, upon the review of quarterly and annual investment reports, as well as with knowledge of current financial market conditions to periodically recommend changes in investment strategies (i.e. percentage allocations-sector, sub-sector, issuer), as deemed necessary. Such recommendations will be communicated to the City Council, by way of the City Manager, for formal approval.

XIII. DERIVATIVES AND REVERSE REPURCHASE AGREEMENTS

The City may not invest in investment products that include the use of derivatives. A "derivative" is defined as a financial instrument the value of which depends on, or is derived from, the value of one or more underlying assets or indices or asset values. Reverse repurchase agreements are not permitted by this Policy.

XIV. PERFORMANCE MEASUREMENTS

In order to assist in the evaluation of the portfolios' performance, the City will use performance benchmarks for short-term and long-term portfolios. The use of benchmarks allows the City to measure its returns against other investors in the same markets.

A. The short-term investment portfolio shall be designed with the annual objective of exceeding the return of the Standard & Poor's AAA Money Fund Government Index.

B. The long-term investment portfolio shall be designed with the annual objective of exceeding the return of the Merrill Lynch 1-3 Year Treasury/Agency Index compared to the portfolio's total rate of return. The Merrill Lynch 1-3 Year Treasury/Agency Index represents all U.S. Treasury/Agency securities maturing over one year, but less than three years. This maturity range is an appropriate benchmark based on the objectives of the City.

XV. REPORTING

A. The City's Investment Manager shall provide quarterly investment reports on the City's short-term and long-term core investments to the Finance Director, the City Manager, the City Council and Investment Committee (as applicable). Schedules in the quarterly report should include the following:

1. A listing of individual securities held at the end of the reporting period
2. Percentage of available funds represented by each investment type
3. Coupon, discount or earning rate
4. Average life or duration and final maturity of all investments
5. Par value and market value
6. Charts and/or graphs depicting the City's investments by type/instrument compared to the policy limits

B. Annual Investment Report

On an annual basis, the City's Investment Manager shall submit to the Finance Director, City Council and Investment Committee (as applicable) a written report on the long-term core investment funds. The annual report shall provide at least the following information: a complete list of all invested funds, name or type of security in which the funds are invested, the amount invested, the maturity date, earned income, the book value, the market value and the yield on each investment. The annual report will show performance on both a market yield and total rate of return basis and will compare the results to the above-stated performance benchmarks. The annual report should also show the City's portfolio compared to the limits established by the Investment Policy. All investments shall be reported at fair value per Government Accounting Standards Board (GASB) standards. In addition, the annual report shall

provide all disclosures as required by GASB Statement 40, *Deposit and Investment Risk Disclosures*. Investment reports shall be available to the public.

C. Review of Quarterly and Annual Investment Reports

It is primarily the responsibility of the Finance Director and/or designee to perform a thorough review of all investment reports provided by the Investment Manager to ensure compliance with the terms of this Investment Policy, as well as to evaluate performance of the investment manager against the established performance benchmark. The Finance Director, through the City Manager, must communicate in writing to the City Council, any violations of said policy provisions or failure of the Investment Manager to meet the minimum performance benchmark.

Should such a review result in proposed strategic changes to the existing terms of this Investment Policy (i.e. asset allocation percentages-sector, sub-sector, issuer), based on existing financial market conditions, such proposed revisions will be presented to the City Council, by way of the City Manager, for formal approval.

XVI. THIRD-PARTY CUSTODIAL AGREEMENTS

Securities, with the exception of certificates of deposits, shall be held with a third party custodian; and all securities purchased by, and all collateral obtained by the City should be properly designated as an asset of the City. The securities must be held in an account separate and apart from the assets of the financial institution. A third party custodian is defined as any bank depository chartered by the Federal Government, the State of Florida, or any other state or territory of the United States which has a branch or principal place of business in the State of Florida as defined in Section 658.12, Florida Statutes, or by a national association organized and existing under the laws of the United States which is authorized to accept and execute trusts and which is doing business in the State of Florida. Certificates of deposits will be placed in the provider's safekeeping department for the term of the deposit.

The custodian shall accept transaction instructions only from those persons who have been duly authorized by the Finance Director and which authorization has been provided, in writing, to the custodian. No withdrawal of securities, in whole or in part, shall be made from safekeeping, shall be permitted unless withdrawn by such a duly authorized person. Withdrawals must be sent by wire transfer or ACH delivery to the City's primary operating bank account.

Monthly the custodian shall provide the Finance Director or designee and/or the City's Investment Manager with detailed information on the securities held by the custodian using the cash basis of accounting. Security transactions between a broker/dealer and the custodian involving the purchase or sale of securities by transfer of money or securities must be made on a "delivery vs. payment" basis, if applicable, ensuring the custodian will have the security or money, as appropriate, in hand at the conclusion of the transaction. Only after receiving written authorization from the Finance Director shall authorized securities be delivered "free". Securities held as collateral shall be held free and clear of any liens.

XVII. RESERVATION OF AUTHORITY

The authority to issue and/or revise this Policy is reserved for the City Council.

XVIII. POLICY CONSIDERATIONS

Any investment currently held that does not meet the guidelines of this policy shall be temporarily exempted from the requirements of this policy. At maturity or liquidation, such monies shall be reinvested only as provided by this policy.

Attachment

Glossary of Cash and Investment Management Terms

Agency - A debt security issued by a federal or federally sponsored agency. Federal agencies are backed by the full faith and credit of the U.S. Government. Federally sponsored agencies (FSAs) are backed by each particular agency with a market perception that there is an implicit government guarantee. An example of a federal agency is the Government National Mortgage Association (GNMA). An example of a FSA is the Federal National Mortgage Association (FNMA).

Asked - The price at which securities are offered

Average Life - The average length of time that issues of serial bonds and/or term bonds with a mandatory sinking fund feature is expected to be outstanding.

Bankers' Acceptance (BA) - A draft, bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

Basis Point - A unit of measurement used in the valuation of fixed-income securities equal to 1/100 of 1 percent of yield, e.g., "1/4" of 1 percent is equal to 25 basis points.

Bid - The indicated price at which a buyer is willing to purchase a security or commodity.

Book Value - The value at which a security is carried on the inventory lists or other financial records of an investor. The book value may differ significantly from the security's current value in the market.

Broker - A broker brings buyers and sellers together for a commission.

Certificate of Deposit (CD) - A time deposit with a specific maturity evidenced by a certificate. Large-denomination CDs are typically negotiable.

Certificate of Deposit Account Registry Service (CDARS) – A private, patented, for-profit service that breaks up large deposits (from individuals, companies, nonprofits, public funds, etc.) and places them across a network of more than 3,000 banks and savings associations around the United States.

Collateralization - Process by which a borrower pledges securities, property, or other deposits for securing the repayment of a loan and/or security.

Commercial Paper - An unsecured short-term promissory note issued by corporations, with maturities ranging from 2 to 270 days.

Current Yield (Current Return) - A yield calculation determined by dividing the annual interest received on a security by the current market price of that security.

Dealer - A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

Delivery Versus Payment (DVP) - A type of securities transaction in which the purchaser pays for the securities when they are delivered either to the purchaser or his/her custodian

Derivatives - For hedging purposes, common derivatives are options, futures, swaps and swaptions. All Collateralized Mortgage Obligations ("CMOs") are derivatives. (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities.

Derivative Security - Financial instrument created from, or whose value depends upon, one or more underlying assets or indexes of asset values.

Diversification - A process of investing assets among a range of security types by sector, maturity, and quality rating.

Duration - A measure of the timing of the cash flows, such as the interest payments and the principal repayment, to be received from a given fixed-income security. This calculation is based on three variables: term to maturity, coupon rate, and yield to maturity. The duration of a security is a useful indicator of its price volatility for given changes in interest rates.

Federal Home Loan Banks (FHLB) - Government sponsored wholesale banks (currently 12 regional banks) which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

Federal National Mortgage Association (FNMA) - FNMA, like GNMA, was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

Government National Mortgage Association (GNMA OR GINNIE MAE) - Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. The security holder is protected by full faith and credit of the U. S. Government. Ginnie Mae securities are backed by the FHA, VA, or FMHM mortgages. The term "pass-through" is often used to describe Ginnie Maes.

Government Securities - An obligation of the U.S. government, backed by the full faith and credit of the government. These securities are regarded as the highest quality of investment securities available in the U.S. securities market. See "Treasury Bills, Notes, Bonds, and SLGS."

Internal Controls - An internal control structure designed to ensure the assets of the entity are protected from loss, theft, or misuse. The internal control structure is designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that 1) the cost of a control should not exceed the benefits likely to be derived and 2) the valuation of costs and benefits requires estimates and judgments by management. Internal controls should address the following points:

1. **Control of collusion** - Collusion is a situation where two or more employees are working in conjunction to defraud their employer.

2. **Separation of transaction authority from accounting and record keeping** - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.

3. **Custodial safekeeping** - Securities purchased from any bank or dealer including appropriate collateral (as defined by state law) shall be placed with an independent third party for custodial safekeeping.

4. **Avoidance of physical delivery securities** - Book-entry securities are much easier to transfer and account for since actual delivery of a document never takes place. Delivered securities must be properly safeguarded against loss or destruction. The potential for fraud and loss increases with physically delivered securities.

5. **Clear delegation of authority to subordinate staff members** - Subordinate staff members must have a clear understanding of their authority and responsibilities to avoid improper actions. Clear delegation of authority also preserves the internal control structure that is contingent on the various staff positions and their respective responsibilities.

6. **Written confirmation of transactions for investments and wire transfers** - Due to the potential for error and improprieties arising from telephone and electronic transactions, all transactions should be supported by written communications and approved by the appropriate person. Written communications may be via fax if on letterhead and if the safekeeping institution has a list of authorized signatures.

7. **Development of a wire transfer agreement with the lead bank and third-party custodian** - The designated official should ensure that an agreement will be entered into and will address the following points: controls, security provisions, and responsibilities of each party making and receiving wire transfers.

Investment Company Act of 1940 - Federal legislation that sets the standards by which investment companies, such as mutual funds, are regulated in the areas of advertising, promotion, performance reporting requirements, and securities valuations.

Liquidity - An asset that can be converted easily and quickly into cash.

Local Government Investment Pool (LGIP) - An investment by local governments in which their money is pooled as a method for managing local funds, (i.e., Florida State Board of Administration/Florida Prime "SBA").

Long-Term Core Investment Program – Funds that are not needed within a one-year period.

Mark-to-market - The process whereby the book value or collateral value of a security is adjusted to reflect its current market value.

Market Value - Current market price of a security.

Master Repurchase Agreement - A written contract covering all future transactions between parties to repurchase—reverse repurchase agreement that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.
Maturity - The date on which payment of a financial obligation is due. The final stated maturity is the date on which the issuer must retire a bond and pay the face value to the bondholder. See "Weighted Average Maturity".

Money Market - The market in which short-term debt instruments (bills, commercial paper, bankers' acceptance, etc.) are issued and traded.

Money Market Mutual Fund - Mutual funds that invest solely in money market instruments (short-term debt instruments, such as Treasury bills, commercial paper, bankers' acceptances, repos and federal funds).

National Association of Securities Dealers (NASD) - A self-regulatory organization (SRO) of brokers and dealers in the over-the-counter securities business. Its regulatory mandate includes authority over firms that distribute mutual fund shares as well as other securities.

Net Asset Value - The market value of one share of an investment company, such as a mutual fund. This figure is calculated by totaling a fund's assets, which includes securities, cash, and any accrued earnings, subtracting this from the fund's liabilities and dividing this total by the number of shares outstanding. This is calculated once a day based on the closing price for each security in the fund's portfolio. (See below.)

[(Total assets) - (Liabilities)]/ (Number of shares outstanding)

Par - Face value or principal value of a bond, typically $1,000 per bond.

Portfolio - Collection of securities held by an investor.

Principal - The face value or par value of a debt instrument. Also may refer to the amount of capital invested in a given security.

Qualified Public Depository - Per Florida Statute 280, means any bank, savings bank or savings association that:

(a) Is organized and exists under the laws of the United States, the laws of this state or any other state or territory of the United States;
(b) Has its principal place of business in this state or has a branch office in this state that is authorized under the laws of this state or of the United States to receive deposits in this state.
(c) Has deposit insurance under the provision of the Federal Deposit Insurance Act, as amended, 12 U.S.C. ss.1811 seq.
(d) Meets all requirements of F.S. 280
(e) Has been designated by the Treasurer as a qualified public depository.

Rate of Return - For fixed income securities (bonds and preferred stock), current yield which is the coupon or contractual dividend rate divided by the purchase price. For common stock, dividend yield, which is the annual dividend divided by the purchase price.

Repurchase Agreement (repo or RP) - An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

Reverse Repurchase Agreement (Reverse Repo) - An agreement of one party to purchase securities at a specified price from a second party and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

Safekeeping - Holding of assets (e.g., securities) by a financial institution.

Structured Notes - Notes issued by government sponsored enterprises (FHLB, FNMA, SLMA, etc.) and corporations that have imbedded options (e.g., call features, step-up coupons, floating rate coupons, and derivative-based returns) into their debt structure. Their market performance is impacted by fluctuation of interest rates, the volatility of the imbedded options, and shifts in the shape of the yield curve.

Swap - Trading one asset for another.

Total Return - The sum of all investment income plus changes in the capital value of the portfolio. For mutual funds, return on an investment is composed of share price appreciation plus any realized dividends or capital gains. This is calculated by taking the following components during a certain time period. (Price Appreciation) + (Dividends paid) + (Capital gains) = Total Return

Treasury Bills - Short-term U.S. government non-interest bearing debt securities with maturities of no longer than one year and issued in minimum denominations of $10,000. Auctions of three- and six-month bills are weekly, while auctions of one-year bills are monthly. The yields on these bills are monitored closely in the money markets for signs of interest rate trends.

Treasury Notes - Intermediate U.S. government debt securities with maturities of one to 10 years and issued in denominations ranging from $1,000 to $1 million or more.

Treasury Bonds - Long-term U.S. government debt securities with maturities of ten years or longer and issued in minimum denominations of $1,000. Currently, the longest outstanding maturity for such securities is 30 years.

Treasury STRIPS – An acronym for "separate trading of registered interest and principal securities". Treasury STRIPS are fixed-income securities sold at a significant discount to face value and offer no interest payments because they mature at par.

Weighted Average Maturity (WAM) - The average maturity of all the securities that comprise a portfolio. According to SEC rule 2a-7, the WAM for SEC registered money market mutual funds may not exceed 90 days and no one security may have a maturity that exceeds 397 days.

Yield - The current rate of return on an investment security generally expressed as a percentage of the security's current price.

Yield Curve - A graph showing the relationship at a single point in time between the available maturities of a security or similar securities with essentially identical credit risk and the yields that can be earned for each of those available maturities. A graphical depiction of the term structure of interest rates at any given point in time. Yield curves may be constructed for different instruments.

Yield-to-call (YTC) - The rate of return an investor earns from a bond assuming the bond is redeemed (called) prior to its nominal maturity date.

Yield-to-maturity - The rate of return yielded by a debt security held to maturity when both interest payments and the investor's potential capital gain or loss are included in the calculation of return.

Zero-coupon Securities - Security that is issued at a discount and makes no periodic interest payments. The rate of return consists of a gradual increase of the principal of the security and is payable at par upon maturity.

Credit Rating Definitions

Long-Term Debt Ratings (maturities of one year or more):

- Investment Grade
  Aaa - highest- grade
  Aa1, Aa2, Aa3 - high-grade
  A1, A2, A3 - upper-medium grade
  Baa1, Baa2, Baa3 - medium grade

- Speculative Grade
  Ba1, Ba2, Ba3 - speculative elements
  B1, B2, B3 - lack characteristics of a desirable investment
  Caa1, Caa2, Caa3 - bonds of poor standing
  Ca - highly speculative
  C - lowest rating, extremely poor prospects of attaining any real investment standing

Short-Term Debt Ratings (maturities of less than one year):

Prime-1 (highest quality)
Prime-2
Prime-3

Ratings Definitions – Standard and Poor's

'AAA'	Extremely strong capacity to meet financial commitments. Highest Rating.
'AA'	Very strong capacity to meet financial commitments.
'A'	Strong capacity to meet financial commitments, but somewhat susceptible to adverse economic conditions and changes in circumstances.
'BBB'	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions.
'BBB-'	Considered lowest investment grade by market participants.
'BB+'	Considered highest speculative grade by market participants.
'BB'	Less vulnerable in the near-term but faces major ongoing uncertainties due to adverse business, financial and economic conditions.
'B'	More vulnerable to adverse business, financial and economic conditions but currently has the capacity to meet financial commitments.
'CCC'	Currently vulnerable and dependent on favorable business, financial and economic conditions to meet financial commitments.

‘CC’ Currently highly vulnerable.
‘C’ Currently highly vulnerable obligations and other defined circumstances.

Credit Risk	Moody's	Standard and Poor's	Fitch Ratings
Investment Grade			
Highest Quality	Aaa	AAA	AAA
High Quality	Aa	AA	AA
Upper Medium	A	A	A
Medium	Baa	BBB	BBB
Not Investment Grade			
Lower Medium	Ba	BB	BB
Lower Grade	B	B	B
Poor Grade	Caa	CCC	CCC
Speculative	Ca	CC	CC
No Payments / Bankruptcy	C	D	C
In Default	C	D	D

‘D’ Payment defaults on financial commitments.

Note: Ratings from ‘AA’ to ‘CCC’ may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

Bond Rating Grades

21.6 Travel Policy

RESOLUTION NO. 2021-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ADOPTING THE CITY OF COCOA TRAVEL POLICY; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa desires to adopt a Travel Policy applicable to City of Cocoa employees; and

WHEREAS, Ordinance 20-2020 repealed Section 2-76 of the City Code and allowed for adoption of the Travel Policy Resolution; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to adopt the Travel Policy as provided in this resolution.

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

SECTION 1. The City of Coca Travel Policy is approved by City Council at the meeting on this date.

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

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

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the day of , 2021.

Policy

Number: CC 21.6
Supercedes: Ordinance 9-2014
Approved: 1/12/21
Resolution #: 21-51

Travel Policy

1. *Objective*

   To provide for a City of Cocoa policy for the reimbursement of authorized travelers' expenses incurred during the performance of their official duties which serve a public purpose.

2. *References*

   A. Florida Statutes Sec. 112.061 – Per diem and traveling expenses of public officers, employees and authorized persons.
   B. Administrative Procedure **AP 01**
   C. Travel Authorization Form **APFT1**
   D. Travel Expense Report **APFT2**
   E. Request for Direct Payment **RDP**

3. *Directives*

   A. To regulate official travel expenses of city officers, employees and other authorized persons, as defined in F.S. § 112.061.
   B. The provisions of F.S. § 112.061, pertaining to municipalities, and any amendments, additions or modifications to such provisions, shall be incorporated herein by reference, and the provisions contained in this section shall be supplemental and in addition to the provisions of F.S. § 112.061.
   C. In the event of any conflict between City of Cocoa Financial Policy CC 21.6 and F.S. § 112.061, City of Cocoa Financial Policy CC 21.6, in accordance with F.S. § 112.061 (1) (b) 2, shall prevail.

4. *Reservation of Authority*

The authority to issue or revise this Policy is reserved to the Cocoa City Council.

Carie Shealy
City Clerk

Michael C. Blake
Mayor

Adopted by City Council on January 8, 2021

Administrative Procedure AP-01

Effective: 1/14/21
Rev: N/A

Travel Procedures

A. PURPOSE AND SCOPE

To implement Council Policy CC 21.6 and provide instructions for a traveler's reimbursement of expenses incurred during authorized travel on City business and provide instructions for reimbursement of those expenses.

B. DEFINITIONS

1. Appointing Authority - City Officer, City Manager, Assistant City Manager, and Department Directors.

2. Authorized Representative - A person, other than a City officer or employee, authorized by the City Council or the City Manager to contribute time and services as a consultant or as a candidate for an executive or professional position.

3. Class A Travel - Continuous travel of 24 hours or more away from official headquarters.

4. Class B Travel - Continuous travel of less than 24 hours which requires overnight absence from official headquarters.

5. Class C Travel - Short or day trips where the traveler is not away from his or her official headquarters overnight.

6. Common Carrier - Train, bus, commercial airlines, or rental cars of an established rental car firm.

7. City Officer - Elected or appointed by the citizens of Cocoa to hold the office of Council Member and/or Mayor of the City of Cocoa.

8. Official Headquarters - The city or town in which the individual's office is located. In the event a person is located in the field, the official headquarters is the building where the person normally reports to work.

9. Traveler - A City officer, employee or other authorized representative on official City business.

10. Local Travel (Class C Travel) - Travel for short or day trips where the traveler is not away from the City overnight.

C. REFERENCES

1. Florida Statutes Sec. 112.061 – Per diem and traveling expenses of public officers, employees and authorized persons.

2. Administrative Procedure **AP 01**

3. Travel Authorization Form **APFT1**

4. Travel Expense Report – Class A & B Travel **APFT2**

5. Travel Expense Report – Class C Travel **APFT3**

6. Request for Direct Payment **RDP**

D. TRANSPORTATION REQUIREMENTS

1. Mode Determination

   The most economical method of travel shall be used for each trip. The conditions, which shall determine the method of travel, include the nature of business, value of time of the traveler, impact of productivity of the traveler, cost of transportation and per diem or subsistence required, the number of travelers, and amount of equipment or material to be transported.

2. Routes of Travel

   All travel must be by a usually traveled route. Any extra costs incurred by a traveler using an indirect route for his/her own convenience shall be the responsibility of the traveler.

3. Allowable Methods

   a. Common Carrier

      An airplane ticket for authorized travel is authorized at the lowest available (coach) rate, taking advantage of early reservation discounts wherever possible. The purchase of a ticket through a travel agent shall be deemed to be at the lowest available rate, and includes reimbursement of any associated service fees.

   b. Rental Cars

      Car rentals may be available through State contract and must be arranged in advance. Rental automobiles may be used when necessary and must be approved by the City Manager, prior to travel. Rental automobiles may be utilized when city-owned vehicles are not available for the required use or when use of a City vehicle is impractical, and the anticipated cost of using a commercial carrier will exceed the cost of the rental car.

c. City Vehicles

City vehicles shall be utilized whenever possible for official travel. When more than one traveler is scheduled to travel from one location to the same destination, only one vehicle, when practical, shall be authorized.

Employees are encouraged to contact Fleet for the use of a pool vehicle.

d. Privately Owned Vehicles

Privately owned vehicles may be utilized for official business, if authorized by the responsible Appointing Authority.

E. TRAVEL AUTHORIZATION FOR CLASS A AND CLASS B TRAVEL

1. Class A and B travel, not approved by the City Council as part of adopted annual budget or travel that exceeds the Council's approved budget amount by more than 20 percent, shall be approved by the City Manager. A completed Travel Authorization Form (APFT1) with written justification must be submitted and approved by the City Manager or designee prior to travel.

2. Travel approved by the Council as part of the annual budget approval process does not require subsequent Council approval or approval by the City Manager. A completed Travel Authorization Form (APFT1) with written justification must be submitted and approved by the Appointing Authority or designee, in the absence of the Appointing Authority. City Manager and City Council are exempted from completing a Travel Authorization Form (APFT1) prior to travel. Authorization is provided through notification to City Council.

3. The City Manager shall notify City Council of any travel. Budget for travel of City Manager shall be as approved by City Council in the annual budget approval process. Unbudgeted travel requests shall follow requirements in item (1) above.

4. Travel of City Council Members that is approved by the Council as part of the annual budget approval process does not require subsequent Council approval or approval by the City Manager. Unbudgeted travel requests for any City Council members must be approved by a majority vote of the City Council at a public meeting.

5. Class A and B travel approved by the Council as part of the adopted annual budget requires submittal to the City Manager or designee if:

    a. Travel approved in budget is being substituted by travel that was not included in the budget approval process, or
    b. When travel is out of state, or
    c. When a trip is classified as Class C, but the employee chooses to stay overnight at their own expense it becomes A and B travel, or
    d. A City Council Member travels.

e. The City Council member undertaking the travel shall inform the City Council of the travel, departure date, return date, the estimated expense and the reason for such travel during a regular council meeting or if not reasonably feasible, then notify the City Manager who shall inform council.
f. Consensus by the City Council and the corresponding minutes from said meeting shall constitute notice.

6. The City Manager may approve advance payment or reimbursement of Class A, B, and C travel expenses for employment candidates, recommended by an Appointing Authority.

7. Class A and B travel must be submitted on a Travel Authorization Form (APFT1) any time an employee is on official business. All Travel Authorization Forms (APFT1) must be submitted with requests for reimbursement or travel advances.

F. APPROVAL TO INCUR CLASS C TRAVEL

All Travel Expense Reports for Class C travel shall be approved by the Appointing Authority or designee as evidenced by an approved Travel Authorization Form (APFT1) with required detailed receipts and submitted to the Finance Department for reimbursement.

Travel Expense Reports for Class C travel for a City Council Member shall be submitted to the City Clerk or designee along with required receipts and who shall submit to the Finance Department.

G. ELIGIBILITY CRITERIA

Class A and B travel shall include any assignment on official business away from the traveler's official headquarters when it is considered reasonable and necessary to stay overnight and for which travel expenses are approved. The time, for purposes of reimbursement, is calculated as follows:

1. The travel day for Class A travel shall be a calendar day beginning at midnight and consisting of four 6-hour quarters. Per Diem will not be paid for any quarter unless a traveler departs on or before midpoint of the quarter and returns on or after midpoint of the quarter.

2. The travel for Class B is based on 6-hour cycles beginning at the hour of departure and ending at the hour of return. The "Midpoint" references for Class A travel controls the per diem on the return 6-hour cycle.

H. RATES OF REIMBURSEMENT

Class A and B travelers, when traveling within or outside the State to conduct official business will be paid the following per diem amounts for meals:

1. Meals - Per Diem allowed up to $51 for a 24-hour period. This includes meals only. Only per diem amounts will be paid for Class A and Class B travel. No receipts for meals will

be accepted. Employees will be reimbursed the following per diem amounts per meal for Class A and B travel:

Breakfast - $10.00
Lunch - $15.00
Dinner - $26.00

Meals for Class C travelers may be reimbursable for actual costs incurred not to exceed authorized rates specified in (H) (i) above, when the meal is integrally associated with the Class C travel requirement and is clearly considered to be a public purpose. Class C Meals consumed within the boundaries of Brevard County will not routinely be eligible for reimbursement unless the employee is restricted in meal options and incurs an involuntary financial hardship.

Meals during one-day conferences and meetings with professional organizations where meals are not included in the registration fee will be paid for in advance by the City or will be reimbursed.

Travel Expense Reports, which include Class C meals, must have authorization from the Appointing Authority or designee, in the absence of the Appointing Authority, before they are submitted to the Finance Department for processing.

2. Lodging

   a. Lodging will be reimbursed at the actual cost for lowest available single occupancy room rate to be substantiated by paid bills. Hotel accommodations are an authorized expense for overnight stays where the distance traveled is more than sixty (60) miles from the city or in the case of multi-night conferences where the distance traveled is more than forty (40) miles.

   b. Every attempt should be made to reduce the cost of lodging, such as requesting the government rate, membership, or conference discounts, room sharing when appropriate, etc.

   c. Changes in accommodations are not reimbursable once travel has commenced unless written justification is provided with the Travel Expense Report noting a safety or health hazard. When a different hotel is used by the traveler other than the one where the reservations were initially made and the reason for the change was not a safety or health hazard related reason the traveler will reimburse the city for the difference in the two (2) rates.

3. Monetary Advances Prior To Travel

   Monetary advances may be granted if absolutely necessary. The requirements for processing monetary advances are as follows:

a. A properly approved Travel Authorization Form (APFT1) must be received in the Finance Department at least fifteen (15) business days prior to when the check is required;

b. Travel advances to the traveler will only be issued upon request and generally only if estimated expenses (i.e. meals, tolls, parking, mileage, etc.) exceed $100.00. The advance and determination of the actual amount must be approved by the Appointing Authority or designee, in the absence of the Appointing Authority.

c. If an advance is granted, the traveler must submit the Travel Expense Report within ten (10) business days of the scheduled return date. Failure to file a Travel Expense Report within 10 days following the traveler's return results in notification to the employee's Appointing Authority of the delinquency. If, after 20 days following the traveler's return, the Travel Expense has not been submitted, notification will be made to the City Manager or designee who may suspend travel advance privileges for the employee until such time that a proper Travel Expense Report is received.

d. The traveler is responsible for returning any overpayment of monetary advances, if applicable, within ten (10) business days following the return date.

The City Manager or designee may approve advance payment or reimbursement of Class A, B, and C travel expenses for Authorized Representatives, recommended by an Appointing Authority.

4. Advance Travel Expense Payments

a. If advance payment for a registration fee or lodging expenses is required, all pertinent information (i.e., required payment date, name and address for submittal of advance payment and room rate) shall be inserted in the Travel Request Form (##), and supporting documentation provided, including a copy of the hotel confirmation.

b. All requests for advances must be received in the Finance Department fifteen (15) business days prior to when warrant (check) is required.

c. If the Travel Authorization is not submitted in time (15 business days prior to the deadline) to take advantage of any early registration discounts, the late registration amount will be paid, unless the Department/Office indicates on the Travel Authorization that the vendor will accept the lower amount.

It is the responsibility of the individual and department to obtain a refund (from agents, airlines, etc.) for all prepayments and advances for airline, registration, etc., if the trip is canceled. All refunds must be forwarded to the Finance Department after receipt.

d. If an advance payment is granted, the traveler must submit the Travel Expense Report within ten (10) business days of the return date.

e. Purchasing Card - Individuals are required to have an approved Travel Authorization Form (APFT1) prior to using the purchasing card for travel expenses (registration, lodging, airline, etc.). Meals incurred while traveling should not be placed on the purchasing card.

I. TRAVEL EXPENSE REIMBURSEMENT REQUIREMENTS

1. All requests for reimbursement of travel expenses must be itemized on the Travel Expense Report. For Class A and B this would include all advance payments. All expenses charged on the purchasing card must be listed on the TER. Class A or B Travel reimbursement requests must be submitted on a separate APFT2 form (i.e., Class A and B travel may not be commingled with Class C travel on any report). Class C travel reimbursement must be submitted to the Finance Department on the APFT3 form.

2. All Travel Expense Reports shall be approved by the Appointing Authority or designee, in the absence of the Appointing Authority, and submitted to the Finance Department with required receipts. The authorizing signature cannot be a subordinate of the traveler. All travel for the prior fiscal year should be submitted by the end of October to be charged properly.

3. The Finance Department will determine the accuracy of the report and will return any items that are determined to be ineligible in accordance with this Administrative Procedure to the Appointing Authority.

4. Specific instructions for completion of a Travel Expense Report for reimbursement consideration are provided below in subparagraphs 1 through 3 as follows:

   a. Mileage for Privately-Owned Vehicle

      1) Allowable mileage:

         a) Only the mileage determined to be for official business is eligible for reimbursement. The rate of mileage reimbursement is tied to the annual Internal Revenue Service (IRS) mileage reimbursement rate. This rate is updated periodically by the IRS. The Finance Department will update the mileage reimburse rate on the TER when the IRS rate changes.

         b) When an authorized person is required to report to an initial work location other than their official work location, mileage is allowed only in an amount equal to the difference between the distance from residence to initial work site and the distance from residence to the official work location. If the distance to initial work location is less than the official distance traveled to authorized persons' official work location, then no mileage is allowed.

c) Mileage for travel to a residence from the last work location other than the official work location is allowed only in an amount equal to the difference between the distance from the last work location to residence and the distance from official work location to residence. If the distance from the last work location is less than the distance ordinarily traveled, then no reimbursement for mileage is allowable.

d) Those employees working on an emergency basis or special work assignment, as defined and approved by their Department or Office Director, shall be allowed mileage reimbursement when traveling from their residence to an assigned work or task location and when returning to their residence after completion of assignment.

2) An entry shall be listed for each point of origin to point of destination. Travelers shall indicate the city of origin/destination.

3) The specific purpose of every entry shall be stated.

4) If reimbursement is claimed for meals or per diem, the time of departure and return shall be shown.

5) Mileage - Any mileage traveled shall be shown in the Mileage section of the Travel Expense Form (APFT1 or APFT2).

6) Traveler and Appointing Authority or designee, in the absence of the Appointing Authority, must sign certification statement on all Travel Expense Reports. The authorizing signature cannot be a subordinate of the traveler. Travel Expense Reports must be typed or completed in blue or black ink and legible.

A copy of a mapping service printout that provides the beginning and ending points verifying the miles of travel requested for reimbursement must be submitted. All Travel Expense Reports for Class C travel shall be approved by the Appointing Authority or designee with required detailed receipts and submitted with an approved Travel Authorization Form (APFT1).

b. Incidental Expenses

1) The following expenses shall be authorized for reimbursement when incurred while on travel status:

a) Taxi and ferry fares
b) Tolls
c) Parking fees. Valet parking will only be reimbursed when the traveler provides written documentation that valet parking was the only parking option available. In the event that valet parking is the only available option or the safety of the traveler is a concern, documentation must be provided with the Travel Expense Form.
d) Official communications

e) Convention registration fees
f) Fuel for City vehicle if City credit card is not used
g) Use of private cellular t elephone for City business
h) Sales Tax - Sales tax will not be reimbursed unless the City is also required by law to pay such tax, i.e. out of state costs as determined by the Finance Director or designee.
i) Gratuity. Gratuities (tips), valet parking, baggage handling, etc. are recognized as a legitimate part of the cost of travel and are properly charged against the city, when such expenses are necessary.
All gratuity payments must be kept to a minimum. The City will not reimburse gratuities exceeding twenty percent (20%). Reasonable tips (i.e. one dollar ($1.00) per bag) will also be reimbursed for bellhops, skycaps, valet parking, etc.
Other gratuities will only be reimbursed for exceptional circumstances as determined by the Finance Director, or designee. Tips for maid service will not be reimbursed. The City recognizes that there are circumstances where obtaining a receipt for gratuities is not possible. The City will reimburse for gratuities without a receipt when substantiated, but travelers are required to get a receipt whenever possible.
j) *Other Miscellaneous Expenses*. The eligibility of reimbursement for any other miscellaneous expense that has not been addressed in this section will be determined by the Finance Director or designee.

2) The amount and type of incidental expenses shall be listed on the report under the Miscellaneous Section.

3) A substantiated paid receipt for each expense must accompany the report for reimbursement.

c. Class A and B Expenses

1) The time of departure and time of return must be shown for all travel.

2) If a private vehicle was used, the mileage must be shown on the mapping service report.

3) Itemized receipts for lodging (includes expenses paid in advance) must accompany each report for any Class A or B travel reimbursement.

On-line training does not require a Travel Authorization form (APFT1) or a Travel Expense report.

J. FRAUDULENT CLAIMS

1. Any traveler requesting reimbursement for false or fraudulent travel expenses is subject to legal prosecution and/or discipline in accordance with the City of Cocoa Fraud Policy (Sec. 21.3 of the Financial Operations Manual.)

2. All travelers requesting reimbursement shall certify that the statement of travel expenses are true and correct and incurred in the conduct of City business for a public purpose authorized by law.

3. Travel and/or reimbursement for the following are not authorized:

    a. Any meals or lodging included in a convention registration fee except under special circumstances;
    b. Transportation or mileage when gratuitously transported or when transported by another traveler who is entitled to mileage or transportation;
    c. Expenses incurred using an indirect route for convenience of the traveler;
    d. Travel for the purpose of job placement activities;
    e. Expenses for tips.

K. HOTEL ACCOMMODATIONS

1. Documentation of hotel name and daily rate will be submitted in advance on the Travel Authorization Form (APFT1) for preapproval by the appropriate Appointing Authority or designee, in the absence of the Appointing Authority.

2. Only hotel rates that are considered as reasonable for the locale will be approved.

3. The City will not provide per diem for any meals included with lodging fee will not be paid. This does not include meals such as a continental breakfast.

L. RENTAL CARS

1. Rental car requests, including car size, will be submitted in advance on the Travel Authorization Form (APFT1) for pre-approval by the appropriate Appointing Authority or designee, in the absence of the Appointing Authority.

2. Rental car size will be dependent on the number of travelers utilizing the vehicle.

    a. One (1) to two (2) traveler(s) - compact car.
    b. Three (3) to four (4) travelers - mid-size car.
    c. Five (5) or more travelers - van.

M. OTHER TRAVEL

a. *Gratuitous Travel:* Proposed payment by a third party of any meals, lodging or other expenses related to official travel for any individual (excepting members of City Council), regardless of whether they fall under the financial disclosures law or not, must have prior approval by the City Manager, or designee. Proposed payment by a third party of any meals, lodging or other expenses related to official travel for any individual who falls under the financial disclosures law must be in accordance with the F.S. §§112.3148, 112.313 (2) and (4). Payment for gratuitous travel must be paid to the City directly by the 3rd party.

b. *Vendor Travel:* Vendors requesting travel reimbursement will be reimbursed for actual costs up to the travel policy thresholds. Vendor travel reimbursement must be negotiated and an itemized written estimate of the travel expenses must be presented to the Finance Director or designee prior to the travel.

c. *Traveler Dependents:* The City shall not process any advance payments for or authorizations of the payment of any expenses incurred by spouses, relatives, or dependents who accompany public officers or employees on official travel.

d. *Entertainment:* Any expenses incurred by an individual on official travel related to entertainment (such as recreation activities, hospitality suites, etc.) are not authorized and shall not be reimbursed by the City.

e. *Emergency Travel:* During official travel, in the event of an emergency or out of the ordinary situation occurs which requires the traveler to extend his/her travel and /or change his/her travel plans, the following procedures should be followed:

1) Telephone or e-mail his/her Department Director, explain the situation, and request whatever additional travel approval is necessary, based on the situation.

2) The Department Director shall inform the City Manager or designee of any travel under "emergency travel" in writing, explaining the situation, what emergency travel expenses are necessary and why, and stating whether such emergency expenses are approved by the Department Director. A copy of the written justification shall be attached to the Travel Expense Report.

3) If the traveler has use of a City's purchasing card and is authorized for travel, the emergency expenses may be taken care of with the purchasing card.

4) If the traveler does not have the use of a City's purchasing card, the traveler may be required to use his or her own personal credit card. Upon return, a Travel Expense Report should be filled out, all receipts attached and reimbursement will be made in accordance with whatever expenses have been authorized.

5) Each situation will be evaluated on a case-by-case basis. The Finance Department will assist the traveler in any way possible.

6) Emergency situations are defined as those situations requiring unbudgeted hotel nights, meals, tolls, etc., as a result of an act of nature, act of war/terrorism or other unforeseen event out of the control of the traveler.

f. *Compliance:* The Finance Director or designee will determine the compliance of any variances from the policy and procedures and have full approval authority.

RESERVATION OF AUTHORITY

The authority to issue and/or revise this Administrative Procedure is reserved for the City Manager.

Approved by: _____ Date _____

Stockton Whitten
City Manager

21.7 Donation Policy

Adopted by City Council 06/12/2012, Resolution #2012-054

It is the intent of this section to establish the method by which the City of Cocoa will identify eligible projects that could receive in-kind or monetary donations (grants) from the City. The establishment of this policy does not mean that City donations will be mandatory or available each fiscal year. To the contrary, it is intended to establish a procedure by which donations could occur but will always be dependent on the availability of City funds and whether the City Council finds that the donation serves a municipal purpose.

1) **Criteria for Eligibility:**

Cocoa City Charter *Article III. City Council and Mayor, Section 4. Limitations on Powers of City Council, (a) Charitable contributions* states that "The city shall not expend municipal funds for the purpose of making a monetary contribution to private persons or private entities solely for the purpose of making a charitable contribution to such private persons or private entities." It goes on to state that "…this provision shall not be construed to limit the city's power and authority to expend municipal funds for a municipal purpose where such expenditure has the accompanying effect of benefiting private charitable organizations…"

In accordance with the City Charter, there must be a "municipal purpose" in order to be eligible to receive donation. It is the intent of this policy to establish the criteria that will insure that donations meet the "municipal purpose" provision. The minimum criteria for consideration of an in-kind or monetary donation by the City shall be as follows:

a) *Eligible Organization:* An organization is considered eligible to apply if the following are met:

- Organization is in good standing and licensed to do business in Florida;
- Provides a service beneficial to the citizens of the City of Cocoa;
- Does not receive funding from any other City source, e.g. CDBG funds, CRA funds;
- Has not already been awarded funding by the City or a City source within the same fiscal year;
- Organization has not violated terms of previous fiscal year awards;
- Organization does not have any past due fees and taxes owed to the City.

b) *Application Process:* Each organization must submit a written application to the City Clerk's Office that includes, but is not limited to:

- Application that designates the contact person for the administration of funds and what the applicant believes to be the municipal purpose;
- Use of Funds Schedule specifying how the requested monetary donations will be used and estimated costs or specifies what in-kind services are being requested, time period, and estimated cost;

- Materials Purchases Schedule for purchase of specific item(s) that will be purchased with the monetary donations;
- "After Action Report" submitted to the City no later than 30 days following the completion of the event/program/activity outlining how the funds were utilized and including documentation such as copies of cancelled checks, purchase invoices, sales receipts (if applicable) that support the funded project;
- When in-kind donations (e.g. City staff time) are provided, timesheets will be used to verify the actual donation. If it exceeds the maximum amount previously approved, the organization may be billed for the overage.
- Application form should be approved by the City Attorney and should require, at a minimum, the applicant to properly expend or use the donation for the expressed purpose as approved in the application if the donation is approved by City Council.

Funds donated by the City are to be used for the sole purpose delineated in the submitted application unless unforeseen circumstances arise which affect the use of donated funds (e.g. natural or man-made disaster). The organization will be responsible for reporting any changes to the application to the City Clerk as soon as possible, and the City Clerk will report said change to the City Manager. If the monetary donation was for a special event and the event is canceled due to events outside of the organization's control such as inclement weather and the event cannot be rescheduled, the City Manager will have the discretion to request the reimbursement of City funds if the organization's justification for the change is not reasonable. If the City's donation was for in-kind staff time and the event is re-scheduled, the organization will have to coordinate with staff and the donation may not be possible due to the change in date.

Failure to adhere to the above requirements will result in denial of future application requests and possible forfeiture of funds already committed. The applications forms and instructions are included in Appendix A.

2) <u>Criteria for Donations:</u>

In order to provide assistance to organizations while still maintaining budgetary constraints, the City establishes a cap per fiscal year. If financially feasible, a maximum of $15,000 will be budgeted each fiscal year within the City Council's budget. Even if budgeted, the City Council shall have the right to reallocate the budgeted appropriation for some other purpose(s). The maximum donation per organization per fiscal year is $1000, although donations may be smaller. Donation requests will be processed in the order that they are received. All requests are considered officially received by the City when the City Clerk's office receives them and date stamps the application as received.

Whether direct monetary donations or in-kind services, the funds will be distributed as follows:

- $3,000 will be available city-wide;
- $3,000 of funding will be available in each of the four Council districts.
- If the allotment is less than $15,000, each member of City Council will have 1/5 of funding available.

The above split reflects the representation of Cocoa's City Council…At-Large Mayor and four City Council districts.

In addition, the distribution of funds across City Council districts is to encourage activities/community involvement throughout the City of Cocoa. However, City Councilmembers may support activities that are outside of the district they represent.

The determination of whether the funds would come from a district or citywide allocation will be made during the application process depending on the location of the activity, those serves, and/or the member of City Council supporting the application. In accordance with the City's Financial Operations Manual, any funds not committed within a fiscal year will not be carried forward to the next fiscal year.

The City's fiscal year begins October 1st and elections are in November. There will be times (leaving office due to term limits, choosing not to run for re-election, or running for re-election) when there will be a new member of City Council within the first two months of the fiscal year. In these instances, the member of City Council will be limited to one-third of funds allotted to that City Council member. The purpose of this is to ensure that funds remain for projects the new City Council member would like to support.

Funds provided by the City are not intended to be used for cash scholarships, sub-grants, or sub-awards. They are to be used by the applying organization. To clarify, however, membership scholarships for needy children, such as Little League, would be eligible. In-kind services from the City that may be requested include, but are not limited to, the following:

- Personnel time (police, fire, public works personnel);
- Waiver of fees for permits, banners, rental of facilities;
- Use of City equipment.

Whether the donation is monetary or in-kind, the maximum donation is $1,000. If the donation is in-kind, upon City Council approval the requested funds will be transferred to the appropriate account to cover the costs of the donation.

3) <u>Approval Process:</u>

As of the initial date of adoption of this policy, the City Manager, through his/her designee, the City Clerk, will handle the processing of requests for any monetary contributions or donation. Each applicant must submit a Donation Application Request with all attachments directly to the City Clerk's Office. All requests submitted directly to the City Council will not be considered for eligibility but will be referred to the City Clerk's Office for an application.

Requests for a monetary contribution for a special event must be submitted to the City Clerk's Office a minimum of 60 days prior to the date of the event. The Donation Application Request does not eliminate the need to complete a Special Events application. The City's Special Events application is required for planning and coordinating purposes, not donations.

Donation Application Request forms will be processed as they are received, but submission of any application does not ensure funding. Applications will be reviewed internally by an employee of the City Clerk's Office, the Finance Department, and the Finance Administration Division. Those applications that meet the minimum criteria will be submitted to the City Attorney to insure that the contribution request is consistent with the City Charter and applicable law. Requests that meet **ALL** minimum criteria will be forwarded to the City Manager for final review and then to the City City Council for action at its next regularly scheduled meeting. The City Council shall have the sole and absolute discretion to approve or deny any donation request. An applicant whose application does not meet the required criteria will be notified in writing that the request will not be forwarded to the City Council for further action. That decision is final.

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Finance Department
Purchasing Division
65 Stone Street
Cocoa, FL 32926



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Version 1

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Section 1 Purchasing Policies

1.1 Overview

This Purchasing Manual has been adopted by City Council through a resolution and cannot be modified without further approval from City Council. The Purchasing Policies and Procedures Section is presented for the purpose of guiding City employees in everyday procurement activities. It represents an accumulation of legislation, procedures, practices and policies. It is designed to answer questions and provide guidance regarding purchasing policies and procedures and to serve as a tool in personnel training. This purchasing policy and procedures are governed by the City Charter, Article XIII, City Purchases and Contracts, and with the City Code, Sections 2-4, 2-5, and 2-6. The City Manager has delegated the responsibility to maintain compliance with this Policy to the Finance Director and the Purchasing Manager. This Purchasing Policy, in conjunction with applicable Federal laws, State statutes, and City ordinances govern the procurement of supplies, goods, equipment, contractual services, professional and consultant services, capital improvements, construction, and/or any combination of goods and services. **In the event of a contradiction between this Policy and applicable state or federal law, such state or federal law shall prevail over this Policy.** The funding sources available for a particular procurement action may further trigger the application of certain state or federal laws.

The primary function of the Purchasing Division is to provide guidance in the acquisition of goods and services. The purchasing function consists of the acquisition program which encompasses the activities of planning and scheduling requirements; soliciting and evaluating quotes, invitations for bids, and proposals; ordering materials and services; following up on delivery and expediting; and monitoring of vendor performance.

The City Council is not required, nor is it authorized in most cases, to approve individual expenditures approved by the governing body of the CRA boards. The governing board of any of the CRAs can legally approve expenditures consistent with the Florida statutes and Chapter 8 of the City Code and City Administration is authorized to issue a purchase order on the agency's behalf.

1.2 City Manager's Spending Authority

As provided by the City Code, as may be amended from time to time, the City Manager is authorized to purchase or contract for all commodities and services required by the city which do not exceed seventy-five thousand dollars ($75,000.00). The City Manager is therefore authorized to settle lawsuits and claims threatened and to execute all settlement agreements related thereto without further approval of the City Council where such settlement agreement does not require the payment of City funds exceeding seventy-five thousand dollars ($75,000.00). For any lawsuit or claim for which the City is covered by insurance, the City Manager shall cooperate with the City's insurance carrier as required by the City's insurance contract, and in furtherance thereof, the City Manager has the authority to execute settlement agreements for which the City's payment of a deductible does not exceed seventy-five thousand dollars ($75,000.00), even if the total payments including insurance proceeds to the claimant exceed seventy-five thousand dollars ($75,000.00). Contracts with a multi-year term obligating the City to expend a total amount of funds in excess of seventy-five thousand dollars ($75,000.00) shall require City Council approval and the City Manager shall authorize payments and issuance of annual purchase orders in accordance with the terms of the contract and budget appropriations approved by the City Council. Optional renewal terms of a contract shall not be included in the total amount of

funds obligated for the purpose of determining whether City Council approval is required. All purchases or contracts for all commodities and services required by the City which exceed seventy-five thousand dollars ($75,000.00) shall be approved by the City Council except as provided herein.

1.3 City Manager Emergency Purchasing Authority

The City Manager shall have the authority to purchase or contract for all commodities and services by the city which do not exceed two hundred thousand dollars ($200,000.00) in cases of a bona fide emergency such as an immediate danger to the public health or safety, loss of public or private property or an interruption in the delivery of an essential governmental service.

1.4 City Manager Utility Purchase Authority

In addition, the City Manager shall have the authority without further approval of the City Council to issue purchase orders and pay invoices related to utility services required by the City for normal routine operations up to the amount budgeted and appropriated by the City Council in the City's annual budget including, but not limited to, electric, gas, fuel, solid waste, telephone, water, sewer and stormwater services.

1.5 Ethical Standards

City employees and officials shall be subject to the requirements of Chapter 112, Florida Statutes, Code of Ethics for Public Officers and Employees. Contractors who develop or draft specifications or Statement of Work for Bids/RFPs are prohibited from competing for that work.

"Reporting individuals" and "procurement employees" of the City shall be responsible for complying with Section 112.3148, Florida Statutes related to reporting and prohibited gifts. In general, reporting individuals and procurement employees shall be prohibited from soliciting any gift from a vendor doing business with the City, a political committee as defined in s. 106.011, or a lobbyist who lobbies the City, or the partner, firm, employer, or principal of such lobbyist, where such gift is for the personal benefit of the reporting individual or procurement employee, another reporting individual or procurement employee, or any member of the immediate family of a reporting individual or procurement employee. In addition, a reporting individual or procurement employee or any other person on his or her behalf is prohibited from knowingly accepting, directly or indirectly, a gift from a vendor doing business with the City, a political committee as defined in s. 106.011, or a lobbyist who lobbies the City, or directly or indirectly on behalf of the partner, firm, employer, or principal of a lobbyist, if he or she knows or reasonably believes that the gift has a value in excess of $100; however, such a gift may be accepted by such person on behalf of the City or a charitable organization. If the gift is accepted on behalf of the City or charitable organization, the person receiving the gift shall not maintain custody of the gift for any period of time beyond that reasonably necessary to arrange for the transfer of custody and ownership of the gift to the City or charitable organization.

Employees found to be in violation of ethical standards when making a purchase will be subject to disciplinary action up to and including termination.

1.6 Acquisition Thresholds

The method of source selection will be determined by total acquisition costs as shown in the table below.

Procurement Method	Competition	Cost Thresholds	Details
Micro-Purchase	None	Up to $5,000	One written quote.
Small Purchase	Informal Quotation	Up to $35,000	Three written quotes
	Formal Quotation	Over $35,000 to $75,000	Formal written announcement which is emailed to vendors.
Large Purchase	Formal Solicitation	Over $75,000	Purchasing solicits ITB, RFP, or RFQ per Department's specifications.
Exemption from Competitive Purchase (ECP)	None	Up to $75,000	Approval required by Finance Director using the ECP Form
		Over $75,000	City Council must approve a Resolution to Waive Competitive Bidding.

Section 2 Procurement Methods

Departments will be responsible for determining the appropriate source for procurement. It is up to the department to ensure that the cost of the purchase being made is fair and reasonable. The Purchasing Division may reject purchases that are within the City Manager's authorization, if it determines that the proposed purchase is not following the purchasing guidelines, is in violation of a state statute or has a cost that is not fair and reasonable. The Purchasing Division may also require that an alternate purchasing method or supplier be used if it benefits the City. If the Purchasing Division determines that a purchase should be rejected or an alternative procurement method or source should be used, then the requesting department's Division Manager at his or her discretion may contact the Purchasing Manager for reconsideration.

2.1 Responsibility

A. City Manager

The City Manager or his/her designee shall be responsible for purchasing supplies and services. The Purchasing Manager directs the day-to-day purchasing of supplies, capital equipment and services.

B. Purchasing Manager

The Purchasing Manager's function is to ensure and promote effective, efficient and economical purchases of all supplies and services required for efficient and effective operation of the City. It is the responsibility of this individual to ensure and coordinate on-time deliveries of specified material and to administer all rules and regulations established by the City Council, City Charter, City Code and all pertinent local, state and federal laws concerning purchasing functions. When all rules and regulations have been satisfied, it is the responsibility of the Purchasing Manager, as the City Manager's Designee, to sign and issue the purchase order.

C. Requesting Department

It shall be the responsibility of the Director of the requesting department or his/her appointed designee(s) to:

1. Determine the quality and quantity of supplies or services needed and the delivery date required;

2. Anticipate and request requirements, giving accurate descriptions of articles required in sufficient time to purchase supplies or services competitively;

3. Ensure adequate funding and apply appropriate account numbers and approvals;

4. Ensure that, if quotations are obtained, they are in accordance with the policies outlined herein.

5. Receive and inspect items delivered or services performed by vendors and enter the receipt in the system.

6. Cooperate with Purchasing in establishing standards and specifications, and when appropriate, provide suggested vendor listings: and

7. Communicate to vendors that the invoice is to be sent to the Accounting Division (as stated on the Purchase Order form/contract) and that quotes, packing lists and account

statements are not equivalent to invoices and are insufficient documentation for payment.

2.2 Micro-purchase

Departments may make purchases from any vendor it determines to be qualified, where the total value is less than the micro-purchasing threshold and the purchase price is fair and reasonable. Departments must obtain one written quote, at minimum, for all purchases, unless otherwise exempt in accordance with this Policy.

2.3 Small Purchase

For purchases greater than the micro-purchase threshold but less than the large purchase threshold, departments may obtain multiple competitive quotations directly from vendors. There are two small purchase categories: informal quotation and formal quotation. Departments will follow the procedures below based on the estimated value of the purchase. If the lowest quote received is greater than the large purchase threshold, then the requisition should be cancelled and procured using one of the large purchase methods.

A. Informal Quotation

Departments must obtain a minimum of three quotes. City staff should prepare detailed specifications to the extent necessary, including description, quantity, delivery requirements, special conditions, and drawings for the purchase. Written quotes are preferred however for this purchasing method, vendor quotes may also be in the form of an email or printed out from the vendor website. The lowest and best quotation is selected, and an award made. Departments should make every effort to obtain valid quotes. If a vendor is unable to provide a quote or is non-responsive, the department requestor should attempt to reach out to another vendor to obtain a valid quote. In all of the below situations, a "No Quote" or "No Response" is considered a response and represents a quotation as long as no other vendors are reasonably available to contact. If the department has within reason reached out to additional vendors yet is still unable to obtain additional quotes, then the following may be used in lieu of a valid quote:

1. No Quote – Vendor responds but is unable or unwilling to provide a quote. The department shall document the no quote. Acceptable documentation will be the response in writing from the vendor stating that they are a “no quote” or a memo from the department to file which will document the details of the interactions. Documentation will include the date and times of the request, details of what was requested, the contact information of the vendor, and the response provided by the vendor.
2. Non-Responsive Quote: Should the vendor provide a quote that, as determined by the Department, does not meet the minimum standards specified in the request for quotation, then the department may, with sufficient justification acceptable to the Purchasing Manager, determine that the quote is non-responsive.
3. No Response – Vendor is contacted for a quote but does not respond. The department is expected to make several attempts to obtain a quote; however, if no response is received, the department may document the no response with a memo to file detailing the interactions which will include the date and times of the requests, details of what was requested, the contact information of the vendor, and a statement that no response was provided by the vendor.

B. Formal Quotation

Departments are to prepare a single email announcement requesting a quotation from as many vendors as are reasonably available in the open market. Departments are to ensure that solicitations maximize competition, are fair, and are not unnecessarily restrictive. A minimum of three vendors should be included, however as many qualified vendors as available should be contacted. The requesting Department may reach out to the Purchasing Division for assistance with obtaining a list of vendors if needed. If the Purchasing Division determines that a solicitation is too restrictive or if undue preference is being given to a single vendor or vendors, it may require that the requesting department cancel and re-solicit the quote in an effort to maximize competition. The request must state a description of the product and/or service, the minimum requirements of the vendor (if any), and a response required by date. City staff should prepare detailed specifications to the extent necessary, including description, quantity, delivery requirements, special conditions, and drawings for the purchase. Quotations from a supplier or service provider should include the vendor's name, address, telephone number, name of sales representative or other vendor contact person, date of quotation, date of expiration, items or services offered including unit prices and quantity (if applicable), shipping charges (if applicable), payment terms and name of City employee placing the order. A bid tabulation should be prepared by the department. Departments will submit the email announcement, a bid tabulation, and all responses as backup to the corresponding requisition. Alternatively, if departments would like to solicit a formal quote on the City's bidding platform, a request may be submitted to the Purchasing Division for assistance. The lowest and best quotation is selected, and an award made. Departments may reach out to the Purchasing Division for guidance with this process and/or to obtain sample templates.

2.4 Large Purchases

Sealed, competitive bidding is generally reserved for purchases which exceed the formal solicitation threshold where formal procurement methods are required by City ordinance. Formal competitive solicitations shall be conducted in all transactions involving expenditures which exceed the Large Purchase acquisition threshold specified in section 1.6, except as otherwise provided in this Policy or by ordinance or resolution of the City Council. Formal solicitations for Large Purchases will be submitted to the City Council for selection or award as appropriate. The most common formal procurement methods are summarized below and described in greater detail under section 8.

A. **Invitation for Bids (ITB)**

Solicitation used when there is no substantial difference between the products or services that meet the specifications. The only real difference between the submissions is the price. The purpose of an invitation to bid is to provide standardized information to all bidders, fostering a truly competitive process. This is achieved through the use of sealed bidding procedures. Contractors/Suppliers will submit their price in sealed envelopes which are publicly opened to maintain transparency. The contract will ultimately be awarded to the most responsive and responsible low bid with zero negotiations concerning price or services.

B. **Request for Proposal (RFP)**

A Request for Proposal (RFP) will be used when the price is not the only factor in selection. Other factors include, but are not limited to, references, approach to completing the scope of work, or designs. The City shall select the Proposer and proposal that is most qualified, responsive and most advantageous to the City's interests, as determined in the sole and absolute discretion of the City Council or City Manager. The RFP selection will not result in the formation of a contract but will allow the City and selected Proposer to negotiate a contract including, but not limited to, the scope of work, work and delivery schedule, term and pricing. No contract shall be

formed until final approval and execution of a written contract by the City Council or City Manager occurs, containing such terms as the City Council and City Manager determine are in the best interest of the City. Negotiations may be terminated at any time by the City Manager if, at his or her sole discretion, the City Manager determines that the negotiation of terms acceptable to the City will not be successful.

If the City chooses to appoint a selection committee, following the proposal opening, the Purchasing Manager shall issue the submittals to the committee members. The Purchasing Manager will schedule a publicly noticed selection committee meeting. At the meeting, the Purchasing Manager will provide the selection committee with relevant guidance on reviewing proposals and answer any questions. The selection committee members are not to discuss the RFP or their evaluations or rankings outside of the publicly noticed selection committee meetings. During a selection committee ranking meeting, the Purchasing Manager will tally the selection committee scores, and the committee will select a proposal to recommend to the City Council or City Manager for selection and further negotiation of an agreement.

C. **Request for Qualifications (RFQ)**

Request for Qualifications (RFQ) are issued to obtain statements of qualifications of potential responders to gauge competition and/or to develop a list of pre-approved organizations.

If the City chooses to appoint a selection committee, following the proposal opening, the Purchasing Manager shall issue the submittals to the committee members. The Purchasing Manager will schedule a publicly noticed evaluation committee meeting. At the meeting, the Purchasing Manager will provide the evaluation committee with relevant guidance on reviewing proposals and answer any questions. The evaluation committee members are not to discuss the RFQ or their evaluations or rankings outside of the publicly noticed evaluation committee meetings. During an evaluation committee meeting, the Purchasing Manager will tally the evaluation committee scores, which shall not include consideration of price, and the committee will recommend a ranking of the responsive proposers to the City Council or City Manager for further negotiation of an agreement.

The sealed, competitive procurement process starts by the requesting department/Project Manager developing a purpose, scope of work, and specifications for the commodity or service being requested and forwarding to the Purchasing Manager, along with a list of any vendors the department wishes to invite in the process.

All competitive procurements are different and modifications to the process may have to be made to support the requesting department's needs, meet legal requirements, provide transparency, and/or deliver the most competitive submittals. Project Managers should meet with the Purchasing Manager as early in the process as possible to determine the best method of procurement, and to fine-tune the purpose, scope of work, specifications, and timelines.

Upon receipt of the request, the Purchasing Manager shall prepare all required forms and documents to complete the bid package. A public notice or invitation to bid is prepared which shall be published in the City's bidding platform or another similar purchasing forum or in a newspaper of general circulation if required by law. The City shall observe the following advertising requirements for construction projects as

provided in Section 255.0525, Florida Statutes, or as may be amended from time to time:

- Construction projects expected to exceed $200,000 in cost shall be publicly advertised at least once in a newspaper of general circulation in Brevard County at least 21 days prior to the established bid opening and at least 5 days prior to any scheduled Prebid conference.
- Construction projects expected to exceed $500,000 in cost shall be publicly advertised at least once in a newspaper of general circulation in Brevard County at least 30 days prior to the established bid opening and at least 5 days prior to any scheduled Prebid conference.

D. **Cooperative Purchases**

Cooperative purchasing is a commonly used method of sourcing goods and services by government entities. Cooperative contracts are competitively sourced agreements where the procurement is conducted by a cooperative procurement organization such as Sourcewell, Buy Board and Omnia Partners but can also be another governmental agency acting as the lead agency for the cooperative purchase. Cooperative contracts are solicited specifically for the purpose of and explicitly state in the contract that any **eligible** government entity may utilize it for purchasing. In some cases, the City must enter into an interlocal agreement to become a member of the cooperative, in other cases all government entities are already eligible to participate. Departments wishing to purchase from a cooperative contract must first request permission from the Purchasing Division. The Purchasing Division will review the agreement and ensure that the City is eligible to participate and that it is appropriate to use. The Purchasing Manager will issue a written approval authorizing purchases from the contract. This procurement method satisfies the "formal competition" requirement for large purchases. For purchases made using a federal grant, a rider to include applicable provisions of 2 CFR 200 Appendix II must be accepted by the vendor.

E. **Piggyback Purchases**

Piggybacking is the utilization of an executed, current (unexpired) contract completed by another local or state government that was procured through a competitive, sealed bidding method, most often an Invitation to Bid. The Piggyback must be for a current or active contract for the identical or substantially similar item being purchased and must provide pricing equal to or less than the original government contract. Piggybacking is not authorized when the action would call for the substitution of goods, materials, equipment, and services that were not originally proposed or bid on and not originally evaluated as part of the contract award. City staff should use caution in utilizing contracts procured by another local or state government through a Request for Proposal because price is only one factor utilized in awarding the contract. The original local or state government may have had different priorities and objectives in awarding the contract than would be most beneficial to the City. The Request for Proposal award criteria should be analyzed to determine if the procurement was conducted in a manner that best fits the objectives and goals of the City of Cocoa. If the purchase is equal to or greater than the large purchase threshold, then City Council must approve the purchase.

The following documentation is required when submitting a Piggyback purchase:

- Copy of original bid document that was issued (ITB or RFP)
- Proof of agency's legal advertisement (i.e. Newspaper, Website Posting)

- Copy of the awarded firm's bid submittal
- Bid tabulation sheet.
- Agency's board approval document (Agenda Item)
- Copy of the fully executed (Signed) contract.
- Contract Extensions
- Vendor's Quote to the City utilizing pricing contained in the original government contract (or lower)

If it is determined that Piggybacking is the best procurement method, then the Project Manager must compile the required documentation and send that documentation to the City's Purchasing Manager. The Purchasing Manager along with the City Attorney will determine if the City can piggyback off the requested contract. A Piggyback Rider shall be prepared for all Piggyback Contracts, creating a contractual relationship between the vendor and the City, substantially based on the original government contract's terms and making any necessary minor modifications applicable to the City. Upon execution of the Piggyback Rider, the requesting Department shall be responsible for obtaining all applicable insurance certificates, performance/payment/security bonds, warranties, and other documents required by the Piggyback Rider and Piggyback Contracts to be issued in the name of the City of Cocoa.

2.5 Emergency Purchases:

The City will adopt the FEMA guidelines related to purchasing during an emergency situation according to the Procurement Disaster Assistance Team (PDAT) Field Manual dated October 2021. FEMA defines an emergency as a threat to life, public health or safety, improved property, or some other form of dangerous situation that requires immediate action to alleviate the threat. Emergency conditions are generally more short-lived than exigency circumstances. An Exigency is defined as when there is a need to avoid, prevent, or alleviate serious harm or injury, financial or otherwise, to the recipient or subrecipient. Exigent or emergency circumstances will vary for each incident, and it is difficult to determine in advance or assign a particular time frame when noncompetitive procurements may be warranted. Exigent or emergency circumstances may exist for two days, two weeks, two months, or even longer in some cases. Departments may be able make purchases related to the emergency or exigency without competition if it determines that a public exigency or emergency will not permit a delay resulting from the competitive purchase(s). A Department head may use his or her own judgment in determining whether this condition has been met but must document its rationale in the procurement record. Department heads must ensure that work performed under the noncompetitively procured purchase is specifically related to the exigent or emergency circumstance in effect at the time of procurement. Importantly, because the exception to competitive procurement is available only while the exigent or emergency circumstances exist a return to normal purchasing procedures will begin immediately after the actual exigent or emergency circumstances cease to exist.

Procedure:

- Notify the Department Director, who in turn will inform the City Manager.
- The City Manager may authorize emergency expenditures which do not exceed $200,000.00, or as otherwise provided by City Code. In situations exceed $200,000 City Council must authorize the emergency purchase.
- Obtain written authorization from the City Manager, which may be in the form of an email, of a declared emergency.

- Secure a firm price from a qualified vendor that can perform the service/provide equipment immediately.
- A purchase order should be issued as soon as practical. If a non-business day, a purchase order must be issued on the next business day following the emergency. Attach the City Manager authorization to the requisition. Provide memo documenting the emergency and exigent situation, including justification as to why the situation did not permit the use of normal purchasing procedures and how the purchase is related to addressing the emergency or exigent situation.
- A Confirmation Purchase Order (CPO) is not required in the case of an emergency.

2.6 Exemptions from Competitive Purchasing

For purchases under the City Manager's Purchasing Authority, the City Manager may provide an exemption from competitive purchase pursuant to the policies indicated below. For purchases above the City Manager's Purchasing Authority, the City Council must authorize the exemption by resolution except where noted below. The current list of purchases exempt from the competitive process is as follows. *Nothing in this Section is intended to exempt a purchase of supplies, goods, equipment or services from competitive solicitation requirements arising from state or federal law.* Applicable state or federal law must also be consulted and adhered to, even if an exemption exists under this Section.

A. Exempt Vendor Listing

The Purchasing Division will maintain a current list of approved vendors for specific purchases which have been pre-approved by the City Manager and shall be updated as needed but no less than annually. Department Managers may contact the Purchasing Manager for consideration of the addition of new vendors to the list. Purchases identified in this list are exempt from competitive purchasing requirements **only** for amounts up to the City Manager's approval authority. Prior to inclusion on the exempt vendor listing, Departments must obtain Finance Department approval by submitting an Exemption from Competitive Purchase (ECP) form to Purchasing.

B. Sole Source

A sole source purchase is one in which only one vendor is capable of supplying the commodity or service. This may occur when the goods or services are specialized or unique in character.

Criteria for Sole Source include:

Licensed or Patented	The supplier has a license or patent that makes them the sole provider
One-of-a-kind	The commodity or service has no competitive alternatives available on the market and is available from only one supplier.
Compatibility	The commodity or service must match the existing brand or configuration of equipment for compatibility and is available from only one supplier
Replacement Part	For a specific brand or existing equipment

Warranty	The sole provider of a factory-authorized warranty service
Unique Design	The commodity or service must meet physical design or quality standards and is available from only one supplier

Procurements that generally DO NOT meet the justification for a sole source include:

- Proprietary products or services that are provided by more than one potential supplier.
- Preference for a brand name product where other brands qualify as equal.
- Highly restrictive specifications written to exclude competition.

Every purchase request that is using Sole Source as justification, should be accompanied by an Exemption from Competitive Purchase (ECP) Form and a **Sole Source Justification Letter from the vendor.**

C. **Single Source**

A particular supplier is purposefully chosen by the department, even when other suppliers are available when it is determined to be in the best interest of the City. Departments must obtain Finance Department approval by submitting an Exemption from Competitive Purchase (ECP) form to Purchasing. The Department must state the circumstance leading to the selection of the vendor. The purchasing manager may reject this type of exemption if the department fails to provide sufficient justification.

D. **Standardized Source**

This justification for exemption is used when the department is attempting to purchase items in order to maintain continuity with its operations such as signage or park benches for Public Works, or specific software renewals that has been selected previously for IT. Departments are required to submit justification which details the evaluation process, methods used, and criteria established in order to make a selection. Departments must obtain Finance Department approval by submitting an Exemption from Competitive Purchase (ECP) form to Purchasing. The purchasing manager may reject this type of exemption if the department fails to provide sufficient justification.

E. **Confirmation Purchase Orders**

Confirmation Purchase Orders are purchase orders processed after the product or service has been ordered or received.

The director of the requesting Department or his/her representative may expedite the purchase of an item where there is an urgent need and where adherence to the normal purchasing process could cause an adverse delay in the normal operation of the City.

- The Department must prepare a Confirmation Purchase Order (CPO) Form justifying not only the purchase but the reason for this departure from procedure.

- For Purchases up to $5,000 the form can be fully approved by the Department Director.
- For Purchases over $5,000 the Purchasing Division will obtain further approval from the Finance Director. A copy will be returned to the Department.

- All Departments must include the approved form as backup to the corresponding requisition.

The Finance Director will provide the City Manager with a monthly report of all Confirmation

Purchase Orders. This type of purchase must only be used at the discretion of the Department Director and is intended to address only urgent and time-sensitive situations. It is a violation of purchasing policy to use Confirmation Purchase Orders for normal purchases. Normal purchasing procedures should be followed whenever possible.

The City Manager may establish a "**Pre-Approved Confirmation Purchase Order Vendor Listing"** to allow for certain purchases such as vehicle, air conditioner, or roof repairs where the work is required to be done right away. Department Managers may contact the Purchasing Manager for consideration of the addition of new vendors to the list. The requestor may attach this document to the requisition instead of having to submit a CPO form.

2.7 Additional Exemptions from Competitive Purchases

For the following types of purchases where the total cost is within the City Manager's purchasing threshold, departments are authorized to submit requisitions with a single quote **unless otherwise noted**. The requisition comments are to indicate that the purchase is exempt under this section in order to facilitate the review and approval process. Purchases which exceed the City Manager purchasing threshold or which have an encumbrance in more than one fiscal year require the approval of City Council.

A. **Exemptions for General Purchases (non-construction):**

1. Training seminars for staff.
2. Tuition and books for staff.
3. Legal Services, including attorney, paralegal, expert witness, appraisal, or mediator services.
4. Membership fees to professional associations and organizations including costs associated with attending conferences.
5. Advertising fees.
6. Health Services including mental health.
7. Services and commodities provided by government entities.
8. Recreational programs provided by independent contractors.
9. Other professional services, such as executive recruiting, lobbyists, accountants (except financial audits), appraisers, excluding professions covered by the Consultants' Competitive Negotiation Act (CCNA) further defined in section 6 and except where otherwise prohibited by state law.
10. Art, music, and other artistic services.
11. Food and beverages for City events, or official City business including emergency response (however an approved Food Form is required).
12. Any other Exemptions provided under FS Title XIX 287.057(2)(e)
13. If, after attempts to competitively procure the purchase, the City receives no responsive bids or proposals or less than the required number of bids or proposals. Proof, such as no quotes, no responses indicating the level of effort are required to be submitted along with the requisition.
14. If the funding source of the project will be diminished or lost because the time required to competitively award the purchase exceeds the time within which the funding source must be applied for or spent. An approved Exemption from Competitive Purchase (ECP) form must be submitted with the requisition.
15. If the City competitively awarded a purchase to a vendor and such vendor abandoned the project before completion or the City terminated the contract. An approved Exemption from Competitive Purchase (ECP) form must be submitted with the requisition.

B. **Exemptions for Construction Only**

For construction projects specifically, the following projects shall be exempt from the competitive processes outlined in this Policy:

1. Emergency purchases, as defined in Section 255.20, Florida Statutes. A memo or email indicating that the City Manager approved the purchase is required.
2. If, after attempts to competitively procure the purchase, the City receives no responsive bids or proposals or less than the required number of bids or proposals. Proof, such as no quotes, no responses indicating the level of effort are required to be submitted along with the requisition.
3. If the project is undertaken as repair or maintenance of an existing public facility, as such terms are defined in Section 255.20, Florida Statutes, however the project cost must not exceed the competitive bidding threshold established by City of Cocoa ordinance 2.4.
4. If the funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent. An approved Exemption from Competitive Purchase (ECP) form must be submitted with the requisition.
5. If the City competitively awarded a purchase to a contractor and such contractor abandoned the project before completion or the City terminated the contract
6. If the City Council finds by a majority vote that it is in the public's best interest to perform the project using its own services, employees, and equipment in accordance with the procedures of Section 255.20, Florida Statutes
7. Any other exemption provided by Section 255.20, Florida Statutes, as may be amended from time to time, or other applicable state law.

C. **Waiver in the best interest of the City**

When competitive procurement requirements of this Policy are neither practical nor advantageous to the City, the City Council or City Manager (for contracts within the City Manager's spending authority), may in the City's best interest waive such competitive procurement requirements contained in this Policy. City staff requesting a waiver should prepare a written justification for the City Council attached to a resolution to Waive Competitive Purchase or if within the City Manager's approval authority using the Exemption from Competitive Purchase (ECP) form. The justification shall identify the reasons why competitive procurement requirements are neither practical nor advantageous to the City. All efforts to satisfy normal procurement policies must first be made before this waiver can be made. The Purchasing Manager may reject this waiver if it is determined that there are other qualified and competitive sources reasonably available.

2.8 Award

Contracts will be awarded or negotiated as provided in this Policy and the bid or proposal documents. The City reserves the right to accept or reject any or all bids or parts of bids, to waive minor irregularities, cancel a bid solicitation, issue addendums to modify bid solicitations, and to request re-bid on work or material described in any competitive solicitation. The City further reserves the right to award any contract on a split order, lump sum, or individual item basis or such combination as shall best serve the interest of the City unless otherwise specified. The bidder warrants prices, terms and conditions quoted in its bid will be firm for acceptance for a period of not less than ninety (90) days from the bid opening date unless otherwise specified in the solicitation documents. Such prices will remain firm during performance of resulting purchase orders or contracts. Whenever a bid requests prices to be firm for the period of performance, the quantities or usages shown are

estimates with no guarantee made by the City that these quantities shall be purchased. The quantities shown are for the bidder's information only and the City shall be bound only for the actual quantities ordered.

2.9 Specifications

Specifications should be written in a manner to allow open competition. Specifications should emphasize function, performance and quality criteria. Design or physical descriptions, when practical, should be limited to suitability to meet the intended need or purpose. Available standard commercial products should be used, and unique requirements should be avoided when practicable. Brand Names should only be used to establish a particular level of quality unless like replacement or standardization issues dictate otherwise. Specifications should always openly encourage bidding on items of equal quality.

2.10 Unacceptable Purchasing Procedures

Those procedures involving one or more of the following are hereby declared unacceptable:

- Confirmation purchase orders that are not related to an urgent need or in response to an unacceptable disruption to City service(s) as determined by the Department Director. Exceptions are purchase orders issued to a "pre-approved confirmation vendor".
- Obtaining material from vendors when it is available from the City Warehouse.
- Splitting orders of the same or like material to reduce the total cost to circumvent the purchasing policy or purchasing card policy.
- Adding to or subtracting from a previously issued purchase order without processing an approved change order in advance of the transaction (except when liquidating a purchase order).
- Obtaining a "no quote" or "no response" from sources which are unreasonable and/or known by the requestor to be unable to provide a truly competitive quote in order to deliberately circumvent the small purchase quoting criteria.
- Knowingly presenting false information; and
- Any other action or procurement not in conformance with the Purchasing Policies or the Financial Operations Manual.

Employees found to be complicit in any of these activities may be subject to disciplinary action up to and including termination.

2.11 Use of Police Forfeiture Funds

When spending forfeited funds (City Fund 141), the Chief of Police or designee must present an agenda item to the City Council for each requested expenditure, regardless of the amount or the purpose. The agenda item must include language certifying the expenditure request complies with the provision of F.S. Chapter 932.7055 (5) (b) - Disposition of liens and forfeited property.

2.12 Hardware and Software Procurement Policy

All computer hardware and software purchases must comply with current IT policy. Certain Utilities Department SCADA related hardware and software purchases that DO NOT impact the City network are exempt from this requirement.

2.13 E-Verification and Employment Eligibility

Effective January 1, 2021, the City of Cocoa shall adhere to FS § 448.095, E-Verification and Employment Eligibility. All public employers, contractors or sub-contractors may not enter into a contract unless each party to the contract registers with and uses the E-Verify System.

The City shall not enter into a new contract with a contractor or subcontractor that is not enrolled in E-Verify. Any contractor or sub-contractor that has a contract with the City shall be contractually required to utilize E-Verify to confirm the work authorization status of any newly hired employee hired during the contract term. Departments may validate E-Verification of contractors / subcontractors by visiting the Department of Homeland Security E-Verify Website (https://www.e-verify.gov).

Contractors or sub-contractors whose participation cannot be verified on the Department of Homeland Security's E-Verify Website shall provide acceptable evidence of their enrollment prior to award and the execution of a contract. Acceptable evidence shall include a notarized and signed Contractor Affidavit (Exhibit A).

If a contractor enters into a contract with a sub-contractor, the sub-contractor must provide the contractor with a Sub-Contractor Affidavit (Exhibit B) stating that the sub-contractor does not employ, contract with, or subcontract with an unauthorized alien. The contractor shall keep such an affidavit on file.

A contractor who registers with and participates in the E-Verify program may not be barred or penalized under this section if, as a result of receiving inaccurate verification information from the E-Verify program, the contractor hires or employs a person who is not eligible for employment.

Nothing in this policy may be construed to allow intentional discrimination of any class protected by law.

2.14 Contracting with Entities of Foreign Countries of Concern

Florida Statute, Section 281.138, prohibits all government entities from contracting for certain services with any entity which is affiliated with any foreign country of concern. A foreign country of concern is considered by the State to be the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern. Beginning January 1, 2024, a governmental entity may not accept a bid on, a proposal for, or a reply to, or enter into, a contract with an entity which would grant the entity access to an individual's personal identifying information, provide economic incentives, or transfer ownership of real estate unless the entity provides the governmental entity with an affidavit signed by an officer or representative of the entity under penalty of perjury attesting that the entity does not meet any of the criteria in (a)-(c).

A governmental entity may not knowingly enter into a contract with an entity if:
(a) The entity is owned by the government of a foreign country of concern.
(b) The government of a foreign country of concern has a controlling interest in the entity; or
(c) The entity is organized under the laws of or has its principal place of business in a

foreign country of concern.

2.15 Suspension or Debarment of Vendors

The City expects and requires that all vendors or contractors who seek to do business with the City comply with the terms of its agreements and with applicable industry ethical and professional standards.

The City reserves the right to suspend or debar any vendor or contractor doing business with the City, who violates the terms of its agreement or applicable ethical and professional standards. The City also reserves the right to suspend or debar any vendor due to violations committed by that vendor at other public entities.

The vendor shall be entitled to a meeting or hearing prior to being suspended or debarred by the City. In general, suspension or debarment of vendors shall follow the below procedures. However, the City may waive these procedures, at its own discretion, if it believes that the actions of the vendor are so egregious as to merit immediate suspension or debarment.

a. The City serves the vendor written notice of the issue that may result in the vendor being debarred or suspended.

b. The notice requests a written response from the vendor on the issues that gave rise to the possible suspension or debarment.

c. The City reviews the response from the vendor and schedules a suspension or debarment hearing. The suspension or debarment hearing shall be chaired by the City Manager or designee, and shall include the Purchasing Manager, the Department Head, the contracts administrator or project manager, and any other person the City believes is necessary for the proceedings. The City Attorney will provide legal counsel to the City at the proceeding.

d. The City will make a record of the suspension or debarment hearing, and upon conclusion of the proceedings, the City Manager shall provide a written determination to all participants of his decision. The City Manager's decision shall state:

i. Whether the vendor is suspended or debarred.
ii. The effective date and length of time of the suspension or debarment.

If the City Manager determines that the vendor should not be suspended or debarred, the City Manager shall have the right to require certain corrective actions by the vendor by a prescribed date and time. The decision of the City Manager in these proceedings shall be final and not open to appeal by the vendor or the vendor's legal representative.

The City will reject any offer to do business from a vendor who is suspended or debarred under these procedures for the entire term of the suspension or debarment.

Section 3 Purchase Order Policy

3.1 Overview

The City Manager or his/her designee has the responsibility and authority to purchase supplies and services as needed to support the operation of the City through the use of authorized purchase orders including the issuance of purchase orders in furtherance of contracts approved by the City Council.

A purchase order is a legal document used to authorize the delivery of supplies and services in accordance with specific terms and conditions. It also acknowledges the obligation that payment will be made upon receipt of the required supplies or service. When a purchase order is written as an acceptance of a bid or quotation, a contractual relationship is established upon the issuance and its acceptance by the vendor.

It is vital to the performance of this policy that the Purchasing Division has the authority to review specifications and suggested sources, with the agreement of the requesting department consistent with, but not limited to, the following guidelines:

- Requests for single-source purchases or a waiver of competitive bidding.
- Requests for supplies of a quality that may be greater or less than required.
- Requests where material seems inconsistent with the requirements.
- Requests not conforming to City standards.
- Requests improperly or incompletely filled out or submitted without proper authorization; and
- Requests exceeding account balances. Requests exceeding account balances will require a Budget Adjustment Form (BAF) Number, or it will be returned to the department requestor. Requisition Comments must include the BAF number.

The requesting department in conjunction with the Purchasing Division shall be jointly responsible for the necessary procurement of goods and services throughout the purchasing cycle.

Information Technology hardware and software purchases that have an impact on the City network must have prior approval from the Chief Technology Officer. SCADA hardware and software purchases that DO NOT impact the City network are exempt from this requirement.

3.2 Purchase Order Procedures

Purchase Orders will be issued by the Purchasing Manager for the majority of City purchases with the exception of P-Card Transactions and Direct Payments which are described in the Financial Operations Manual.

- The Department requestor will initiate a requisition in the City's software system and attach the required backup in the corresponding requisition folder.
- Required back up includes all quotes, correspondence, agreements, amendments, internal approvals, proof of insurance and E-Verify affidavit where applicable.
- The requisition will be routed electronically through the software system for required departmental approvals.

The requisition will then be routed for further approvals according to the following table:

Cost Thresholds	Approver
Up to $25,000	Purchasing Manger
Up to $50,000	Finance Director
Up to $75,000	City Manager
Over $75,000	City Council*

*Prior authorization is required by City Council for all purchase orders that are over the City Manager's purchasing authority. The Purchasing Division will reject any requisitions that are over the City Manager's purchasing authority where City Council approval is not documented in the requisition folder.

3.3 Purchase Order Changes

Purchase order changes (Change Orders) are made by the department requestor to revise or cancel a purchase order. Once a purchase order change has been processed and approved, it becomes part of the original purchase order.

A change order is used to:

- Increase or decrease the quantity, scope of work, material and/or unit cost which impact the total value of the purchase order.
- Revise or add shipping costs or other terms and conditions accepted by the City.
- Cancel or terminate a purchase order.
- Liquidate unused funds when items or projects are complete and at the end of each fiscal year.
- Adjust for time delays in delivery of goods and services.

Approval Requirements for all Change Orders

Change Orders increase or decrease the value of the original purchase order. The total purchase order is defined as the original purchase order plus all change orders.

The City Manager is authorized to approve any change order which does not cause the total purchase order to exceed the City Manager's purchasing authority. However, if any change order causes the total purchase order to exceed the City Manager's authorized purchasing authority, the change order must have City Council approval.

For construction contracts, the City Council may grant authorization by resolution the City Manager to approve change orders in excess of the City Manager's spending authority limits, provided the amount is within the unexpended construction budget approved by the City Council for the contract. The City Manager shall provide notice of any such approved change orders to the City Council in the form of an informational agenda item at the next scheduled City Council meeting or as soon as practicable thereafter.

3.4 Multi-Year Purchase Orders

Multi-Year Purchase Orders may be issued for projects where there is a contractual obligation to commit funding in more than one fiscal year.

- For capital projects, the full contract cost is generally **obligated** at the beginning of the contract term where uncommitted capital funds will roll-over into subsequent years.

- For operating and maintenance contracts the purchase order may remain open in multiple fiscal years however the funding will be encumbered to a new line on the purchase order each fiscal year. At the start of a new fiscal year, Departments will submit a purchase order change order to the Purchasing Division to liquidate funds on the prior year and encumber new operating and maintenance funds for the current year.

Section 4 Contracts Requiring Approval by City Council

4.1 Overview

On November 2, 2010, the Cocoa voters approved an amendment to Article XII, Section 6 of the City Charter that affects the manner in which City contracts funded over more than one fiscal year can be approved by the City Manager and City Council. In addition, in accordance with the City Charter, the City Council adopted an ordinance modifying the City Manager's spending authority. This section is intended to provide general guidance to assist staff in determining the appropriate approval process for the issuance of City contracts based on the City Charter and Ordinance changes. Questions regarding specific contracts should be directed to the Finance Director.

Definitions:

Multi-Year Contract
A legally binding agreement between two or more parties with a term/duration in excess of twelve (12) months, and which obligates the expenditure of City funds in more than one (1) fiscal year.

Purchase Order
Written authorization for supplies or services at a specified price which becomes a legally binding contract once the vendor accepts it. Purchase orders are legally binding contracts.

Continuing Service
A general contract for services over a specified length of time. Work Agreement assignments are normally defined in task orders.

Task Orders
Supplementary contractual and obligating documents that include the scope of work and the associated costs.

4.2 Contracts that require City Council Approval

A. Non- emergency contracts in excess of the City Manager's purchasing authority
B. Emergency contracts in excess of the City Manager's emergency purchasing authority.
C. Contracts OF ANY AMOUNT that requires payment of funds exceeding the budget year in which the contract was made.

    a. All multi-year contracts. If City Council approves the original multi-year contract, the contract ordinarily does not require City Council approval in the future unless the contract expressly states that future City Council approval is required. City Council must approve renewal options unless the City Council grants the City Manager the authority to approve renewal options, in which case the City Manager must ensure that the City Council is advised to budget and appropriate the funding for the renewal.
    b. Annual contracts that are funded in more than one (1) fiscal year. However, annual membership dues or annual maintenance agreements that have a financial impact in one fiscal year but cover a period of more than one fiscal year, can be approved by the City Manager if the cost is within the City Manager's purchasing authority, since these contracts do not require committed funding in future fiscal years.

D. Purchase orders that are issued in one fiscal year and the services/goods are not received and paid for until the next fiscal year and are over the City Manager's spending authority.
E. All contract renewals over the City Manager's purchasing authority unless the contract authorizes the City Manager to renew.
F. All contract renewals that have a financial impact in more than one fiscal year
G. Amendments to multi-year contracts that change the scope, intent or monetary value of the original contract.
H. The original Continuing Services Agreements for services provided in more than one (1) fiscal year.
I. For Continuing Services Agreements that require specific task orders for projects, each specific task order exceeding the City Manager's purchasing authority. Task orders less than the City Manager's purchasing authority are subject to the other general rules stated herein.
J. Sale, purchase or lease of real estate.
K. Franchise agreements such as gas, electric, solid waste, etc.

4.3 Existing Contracts that Exceed the Fiscal Year

A. If City Council approved a multi-year contract in previous years prior to the November 2, 2010, City Charter amendment, City Council does not have to approve the expenditures in future years if the following criteria are met:
   - The length of the original contract has not changed.
   - The budgetary impact of the original contract has not changed.
B. The scope or intent has not changed.
C. All multi-year contracts previously lawfully approved under the former Charter and that were *not* approved by City Council prior to the November 2, 2010, Charter Amendment will be considered binding on the City but are required to go to City Council for budget and appropriation approval.

4.4 Multi-year Contract Agenda Items

When a City Council agenda item is required to present a multi-year contract to City Council for approval, the City Council agenda item must state:

- The term (length) of the contract
- The financial impact of the contract in future years
- Approval of the contract will have a binding financial impact on the City in future years.
- Further, if the City Manager's spending authority for change orders will exceed his/her general spending authority, a resolution must be approved by City Council regarding the additional spending authority**.**

4.5 Multi-Year Construction Contracts

Chapter 2, Article 1, Section 2-4 of the City Code authorizes the City Council to adopt a resolution authorizing the City Manager to approve construction change orders in excess of the City Manager's general spending authority limit, provided the amount of the change order is within the unexpended construction budget approved by City Council. This

authority is given by resolution to the City Manager only (or Acting City Manager in his/her absence) and is not delegated to a Project Manager. The resolution must clearly state the parameters of the change order approval authority being granted to the City Manager. Upon approval of the resolution by City Council, purchases and change orders must comply with the terms and conditions of the resolution.

4.6 Annual Contracts that turn into Multi-Year Contract

Annual contracts, multi-year contracts or task orders, approved by City Council, that extend beyond the fiscal year of which the contract or task order was intended to be completed, and require distribution of funds in future fiscal years in order to complete the contract or task order are considered annual contracts that turned into multi-year contracts. When the original contract was approved by the City Council, the contract and expenditure were authorized per the terms of the contract and do not need to be re-authorized by City Council unless the express terms of the contract require reauthorization by the City Council. However, the Department Director will need to ensure that the budget and the funding are adequate for the remaining balance of the contract in the next fiscal year.

At the beginning of the new fiscal year, each Department Director shall prepare an information only agenda item to identify any annual contracts that were not completed in the previous fiscal year and the estimated balance of the contract that will be paid in the next fiscal year. If the balance of the contract is budgeted in the new fiscal year and the scope and amount of the contract has not been amended, additional City Council approval is not required. If the contract balance is insufficiently budgeted or not budgeted at all and requires a budget transfer in an amount greater than the City Manager's purchasing authority, the Department Director will be required to prepare an agenda item to transfer the funds.

Section 5 Continuing Service Agreements

In the case of a continuing services agreement between the City and professional entity, the City need not re-bid the professional services to be performed if such work falls under the stated scope of services and the task falls within the negotiated term of the agreement.

General continuing service agreements should not exceed one (1) year in duration unless a longer term is authorized by the City Council. Continuing service agreements for specific projects should not exceed three (3) years in duration and have an annual review and termination clause. A longer term may be authorized by the City Council. The identifiable costs shall be budgeted in the appropriate projects. Each assignment of work (task order) exceeding the City Manager's purchasing authority, under the terms and conditions of the Continuing Service Agreement will require City Council approval prior to the award.

The continuing services agreement should have a detailed list of the services or items offered with the associated costs. Continuing services agreements with general or broad scope requirements give the vendor an opportunity to bid initial services at a lower price and make up the difference on unspecified items or services later required. Task Orders for services or items not detailed in the original agreement will be rejected and the item or service will be purchased through the appropriate method as described in this manual.

All individual task orders and change orders, regardless of the dollar amount, must be submitted in writing to the Purchasing Manager for verification and relevance to the scope of the agreement and cost/pricing where unit cost/pricing has been pre-negotiated. The Purchasing Manager has the authority to return any task order to the requesting department if the items or service do not comply with the current city purchasing policies as outlined in this document.

Economic downturns and other outside factors could result in a decrease in cost for a service from year to year. To ensure that the City is receiving the best cost for the service, it is the responsibility of the Department Directors to annually review the continuing service agreements with the Purchasing Manager.

Section 6 Procurement of Professional Services (CCNA)

6.1 Policy

Professional Services procured under Section 287.055 of the Florida Statutes (Consultants' Competitive Negotiation Act) shall mean those services within the scope of the practice of architecture, professional engineering, landscape architecture or registered land surveying and mapping, as defined by the laws of the State of Florida, or those performed by any architect, professional engineer, landscape architect or registered land surveyor in connection with his/her professional employment or practice. Cost of services must exceed the threshold amount provided in Section 287.017, Florida Statutes to require C.C.N.A. review.

6.2 Requirements

A. **Appointment of Selection Committee**

The Selection Committee for the procurement process will be appointed by the City Manager upon the advice of the Department Director. The Purchasing Manager will ensure committee recommendations provided by the Department Director comply with established policies, procedures, and statutory requirements. The Selection Committee will consist of at least three (3) members who have the necessary expertise and experience to appropriately and adequately evaluate proposals and submissions for the services, product, and/or commodity being solicited. All committee members must be qualified and capable of conducting an impartial review of the proposals. In the event that a committee member has a conflict of interest, they will recuse themselves, and a replacement will be appointed. Unless judicially or legislatively determined otherwise, the Selection Committee meetings will be conducted in accordance with the Government in the Sunshine Manual. Adequate public notice and minutes of the meetings will be provided to ensure transparency and adherence to procedural requirements.

B. **Committee Reviews Proposals**

The Selection Committee shall review proposals received and rank the three or more top candidates or firms (short list) Depending on the complexity of the work and scope, the Selection Committee may request presentations from the ranked firms or make recommendations for approval to Council based on the proposals received.

C. **Scoring Results**

The Selection Committee chairperson shall provide the Department Director a recommendation ranking the top three (3) firms or candidates (short list).

D. **Short List**

Upon obtaining short list approval by the City Council, the Department Director the Purchasing Manager, shall negotiate price with the top ranked firm or candidate. The agency officials shall negotiate a contract with the most qualified firm for professional services for compensation that is fair, competitive and reasonable. In making such a determination, the agency officials shall conduct a detailed analysis of the cost of the professional services required in addition to considering their scope and complexity. If no agreement can be reached, then the negotiations with number one (1) will cease and negotiations will begin with number two (2). If no agreement can be reached, negotiations with number two (2) will cease and negotiations will begin with

number three (3). If negotiations do not produce a recommended contract, all the proposals will be rejected, and the process will start over.

E. **Recommendation**

If accord is reached on price, then the Department Director will provide a recommended contract for consideration and approval by the City Manager if the potential cost for negotiated services will fall under the City Manager purchasing limit or by the City Council if projections exceed the City Manager purchasing limit and/or the contract will be a multi-year agreement. A purchase order for the contract or task orders shall be issued only after the City Council (or City Manager) awards the contract and the agreement has been secured.

6.3 Contract Types which may require CCNA Review

Except for individually awarded design build construction contracts, the CCNA is not intended to be used for awarding general contractor construction services contracts. A contract which falls into one of the four CCNA disciplines may be in the form of the following:

A. **Project Specific**

This CCNA review type generally involves one specific project having its own scope of work involving design. Examples of this may be design of a building, a pipeline project or other specific and singular city improvements. Construction of this specific project would then be bid for a general contractor to perform construction services.

B. **Design Build**

This CCNA review involves both the design and construction of public construction contracts such as a new building, renovation of an existing building or new infrastructure construction or other needed renovations. Staff must confer with the City Attorney to review all other applicable construction contract bidding statutes before proceeding with a design build bid.

C. **Continuing Service Agreement (CSA)**

This CCNA review is intended to result in a task oriented on-going agreement which may be written for a specific number of years or can be for an open-ended time period. CSAs with no timeline limitation must provide a termination clause. Study project task orders under a CSA should not exceed $500,000, while construction type task orders must not exceed $4,000,000 in total cost or as otherwise provided by Florida statute. Construction projects would then be bid for a general contractor to perform the services.

As stated above it is permissible to assign work under a CSA within the CCNA disciplines, however, the statutory dollar limit on construction project costs and studies must be observed. To help ensure that this occurs the requesting Department Director must estimate the value of the construction services resulting from any work awarded under the CSA contract **prior** to design award. If the resulting construction cost is estimated to exceed the $4,000,000 statutory limit, then a CCNA review process, independent of the CSA, must be undertaken. This estimate of construction cost should be recorded on the initial project Task Order Request Form.

Section 7 Vendor Insurance Requirements

7.1 General Liability

A. **Commercial general liability insurance minimum requirements for contracts valued at less than $15,000:**

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is less than $15,000, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $200,000 and with a deductible amount not greater than $1,000. It is further required that the City of Cocoa be named as an additional insured to the contractor's CGL policy and proof of same in the form of a certificate of insurance must be submitted before work is begun. A vendor may request a reduction or waiver of the City's insurance requirement by submitting a waiver of insurance, indemnification and hold harmless agreement form to the City Manager for his approval prior to contracting with the City.

B. **Commercial general liability insurance minimum requirements for contracts valued at $15,000 or more:**

It is required that individuals and firms contracting with the City of Cocoa, where the total contract or job value is $15,000 or more, maintain Commercial General Liability insurance with a minimum per occurrence limit of not less than $1,000,000 and with a deductible not greater than $1,000. It is further required that the City of Cocoa be named as an additional insured to the contractor's CGL policy and proof of same in the form of a certificate of insurance must be submitted before work is begun.

7.2 Automobile Liability

Automobile liability insurance minimum requirements for all contractors:

It is required that individuals and firms contracting with the City of Cocoa who own licensed motor vehicles that will be utilized in connection with any City contract or job maintain automobile liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

It is further required that individuals and firms contracting with the City of Cocoa who lease, rent or borrow licensed motor vehicles that will be utilized in connection with any City contract or job be required to maintain non-owned or hired automobile liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

7.3 Professional Liability

Professional liability insurance minimum requirements for all professionals as defined by Florida statute:

Professionals and professional corporations, associations and firms who contract with the City of Cocoa to provide professional services are required to maintain Professional Liability Insurance and submit proof of same in the form of a certificate of insurance before work is begun.

7.4 Environmental Insurance

Environmental impairment insurance minimum requirements:

Individuals or firms who contract with the City of Cocoa to provide excavation or construction type services and who will be locating portable fuel or lubricant storage tanks at the job site or who will be storing or using hazardous chemicals on the job site are required to maintain Environmental Impairment Insurance or "Pollution Insurance" with a limit of not less than $1,000,000 per occurrence and submit proof of same in the form of a certificate of insurance or an endorsement to their General Liability policy showing a pollution exclusion exception for each specific work product or storage container before work is begun. Contracts with such firms shall include a provision that they work in compliance with the OSHA Hazardous Communication Standard and Florida Department of Environmental Protection guidelines and supply all information about hazardous chemicals being brought onto City property as required by the City's Safety and Loss Control Program.

7.5 Workers Compensation

Worker's compensation insurance minimum requirements:

Firms employing four or more people who contract with the City of Cocoa shall maintain Workers' Compensation Insurance at the statutory limits and employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

Firms employing less than four people who contract with the City of Cocoa shall comply with the exemption and notice provisions of F.S. 440 and maintain employer liability insurance and submit proof of same in the form of a certificate of insurance before work is begun.

However, if you are a corporate officer of a corporation actively engaged in the construction industry or a sole proprietor or partner actively engaged in the construction industry, then your exemption will not apply to any work performed at a commercial building project valued at $250,000 or greater and you must secure workers' compensation coverage in accordance with F.S. 440.38 and these general conditions and submit proof of same in the form of a certificate of insurance before work begins.

The insurance requirements set forth in this section shall be considered the City's standard requirements. The City will reserve the right on a contract-by-contract basis to reduce or increase the standard requirement depending upon the potential liability exposure that the contract may impose on the City. Any reduction or increase will be made in consultation with the City Manager and the City Attorney before the contract is executed by the City.

Section 8 Instructions to Bidders

The following Instructions to Bidders and General Conditions are for guidance purposes only and may be amended or deleted as a particular Invitation to Bid (ITB) may require. The instructions to bidders and general conditions described herein apply to transactions for materials and supplies and services with an estimated aggregate cost which is over the large purchase acquisition threshold established in section 1.6.

8.1 Definitions

Invitation to Bid (ITB)
A solicitation of formal sealed bids Bid. The offer of a price by the bidder
Bidder Contractor, supplier or vendor who responds to an invitation for bid.

Change Order
A written order signed by the Purchasing Manager or an authorized representative directing the vendor to make changes to a contract or purchase order.

Lowest and Best Bidder
A bidder whose offer best responds in price, quality, fitness, and capacity to the requirements of the solicitation as specified by the City of Cocoa and as determined at the sole discretion of the City.

Responsive Bidder
A bidder who has submitted a bid that conforms to all material aspects of the requirements set forth in the ITB.

City
The City of Cocoa, Florida

City Council
The governing body of the City of Cocoa.

8.2 Preparation of Bids

Bidders are expected to examine the specifications, drawings and all general and special conditions contained in the Solicitation. Failure to do so will be at the bidder's risk.

When necessary or required, bidders shall visit the work site and take other steps as may be necessary to learn the nature and location of the work and the general and local conditions affecting the work or the cost thereof. Failure to do so will not relieve the bidder from the responsibility for estimating properly the difficulty or cost of successfully completing the work.

Each bidder shall furnish the information required in the ITB. Bids shall be submitted on the forms furnished or copies thereof. The bidder shall sign the ITB and print or type his name, address and telephone number on the face page and on each continuation sheet upon which an entry is made. All bids must be signed in ink by an officer or employee having authority to bind the company or firm by his/her signature. If erasures or other changes appear on the forms, each erasure or change must be initialed by the person signing the bid.

The bid form may provide for submission of a price or prices for one or more items, which may be lump sum bids, alternate prices, scheduled items resulting in a bid on a unit of service or construction, or a combination thereof. The unit price for each unit offered will be shown and the price will include packing and shipping unless otherwise specified. A total is required in the "Total" column for each item offered. In case of a discrepancy between the unit price and extended price, the unit price will be presumed correct.

The bidder must state a definite time for delivery when requested.

Modification of bids already submitted will be considered if received at the office designated in the ITB by the time set for receipt of bids. All modifications must be submitted in writing.

A. **Bid Guarantee**

When a bid guarantee is required by the ITB, failure to furnish a bid guarantee in the proper form and amount by the time set for opening of bids may be cause for rejection of the bid.

A bid guarantee shall be in the form of a firm commitment required by the ITB, such as a bid bond, certified check or cashier's check. Bid guarantees (in check form only) will be returned to unsuccessful bidders as soon as practicable after the bid award and to the successful bidder upon execution of such further contractual documents and bonds (including any necessary coinsurance or reinsurance agreements) as may be required by the bid as accepted and notice to proceed. Bid Bond documents will not be returned and will be left on file to expire as stipulated.

If the successful bidder, upon acceptance of his bid by the City within the period specified therein for acceptance (ninety (90) days if no period is specified), fails to execute such further contractual documents, if any, and give such bonds(s) (including any necessary coinsurance or reinsurance agreements) as may be required by the terms of the bid as accepted within the time specified (ten
(10) days if no period is specified) after receipt of the forms by him, his contract may be terminated for default. In such a case, he shall be liable for any cost of procuring the work that exceeds the bid amount and the bid guarantee shall be available toward offsetting such difference or as liquidated damages.

B. **Explanations to Bidders**

Any explanation regarding the meaning or interpretation of the invitation to bid, drawings, specifications, etc., requested orally or in writing by a bidder must be requested in sufficient time for a reply to reach bidders before the submission of their bids. Explanations or instructions shall not materially alter the ITB unless they are in writing. Oral explanations or instructions given before the award of a contract shall not be binding. If necessary, a written addendum to an ITB shall be issued to all prospective bidders from the Purchasing Division.

8.3 Submission and Receipt of Bids

A. Bids must be received enclosed in a sealed envelope at or before the specified time. The envelope shall show the hour and date specified for receipt of bids, the bid number and the name and address of the bidder. Unless specifically authorized in the ITB, faxed or emailed bids will not be considered. LATE BIDS WILL BE REJECTED.

B. Bids having any erasures or corrections must be initialed by the bidder in ink. Bids shall be signed in ink. All bid amounts shall be typewritten or filled in with ink.

C. Bid openings will be held as public meetings, in accordance with State Statute 255.0518, for competitive solicitations for construction or repairs on a public building or public work where the Purchasing Division will announce at that meeting the name of each bidder and the price submitted in the bid and make available upon request the name of each bidder and the price submitted in the bid.

D. Samples of items, when required, must be submitted within the time specified at no expense to the City. If not destroyed by testing, the vendor(s) will be notified to remove samples, at their expense, within thirty (30) days after notification. Failure to remove the samples shall result in the samples becoming the property of the City.

E. Failure to follow these procedures is cause for rejection of the bid.

1. Bid Security. When a public offering exceeds the City's bidding threshold and both material and labor are involved, a bid security deposit may be requested. The bid security will be returned to unsuccessful bidders upon issuance of a Notice to Proceed to the successful bidder. A bond from a surety company will be filed in the bid file and will expire based on the terms stated in the bond. A successful bidder shall forfeit his/her bid security upon refusal or failure to execute the contract within the specified number of days after the notice of award of contract. The City Council or City Manager may, on refusal or failure of the successful bidder to execute the contract, award it to the next lowest and best bidder. However, in situations where the City Manager awarded the contract to a bidder whose bid is within the City Manager's spending authority, and the next lowest and best bidder exceeds the City Manager's spending authority, the City Council must consider the final award of the bid. The City may apply the bid security of the bidder in default against any damages the City may suffer because of the bidder's failure to execute the contract, without waiving the City's right to subsequently file suit against said bidder. This bid security shall not serve as liquidated damages.

2. Bid Modification. Bids or proposals may be modified or withdrawn by written notice received in the Purchasing Division prior to the time and date set for bid opening. All documents relating to the modification or withdrawal of the bid become a part of the procurement file.

3. Late Bids. Any response received after the time and date set for receipt of bid shall be determined to be late and the City will not accept the late bid.

4. Bid Opening. Responses shall be opened publicly in the presence of two or more witnesses at the time and date designated in the invitation to bid or request for proposal. Unless otherwise stated in the invitation to bid, request for proposal, or request for qualifications, an offering response shall remain active and in effect for a minimum of ninety (90) days from the due date of the offering. The amount of each bid and other relevant information, as deemed appropriate together with the name of each bidder is recorded; records and bids shall be open for public inspection unless such records and bids are exempt from public records disclosure. A tabulation of all bids received is made available to the public within three working days after opening.

5. Evaluation. Responses shall be evaluated based on the requirements set forth in the invitation to bid or request for proposal/qualification. Criteria affecting the bid price and that will be considered in the evaluation for award shall be objectively measured. For example, discounts, transportation costs, delivery, time of construction and other pertinent evaluation measurements. Numerical rating systems may be used but are not required. Criteria may not be used in the evaluation that are not set forth in the invitation for bids or request for proposals/qualifications. Evaluation of responses and the recommendation to award are the responsibility of the requesting department.

   Copies of all responses, literature, and bid tabulations will be forwarded to the requesting department with a letter identifying the "Apparent Low Bidder".

   In the event of a disagreement between the Purchasing Manager and the requesting Department Director, the Purchasing Manager and the Department Director will meet with the City Manager to present both views. The City Manager will make the final decision.

6. Rejection of Bids. The City Manager or City Council may:
   a. Reject any or all bids; or
   b. Reject all bids and re-advertise for bids, pursuant to purchasing procedures.

7. City Council Action. Agenda items requesting City Council approval of the selected vendor shall be prepared by the department requesting the commodity or service. The department will provide the appropriate account number for the item. Approval signatures from the City Manager, Purchasing Manager, Finance Director, Finance Manager and any others as deemed necessary by the City Manager are required before placement on the agenda.

   Sealed bids, RFPs, or RFQs with a dollar value within the City Manager's purchasing authority may be awarded by the City Manager without City Council approval.

8. Formal Protest Procedures. Any Respondent to a sealed bid, RFP, RFQ or other solicitation (hereinafter collectively referred to as "Bid") who believes they have been affected adversely by a decision of the City concerning a Bid, may file a formal protest in accordance with the following procedure.

   The City will receive two kinds of protests:
   - A Respondent may protest the Bid specifications or criteria, including addenda, or the

procedures leading to award of the Bid ("Pre-Award Protest"); or

- A Respondent may protest the determination of the City Council or City Manager regarding final award of the Bid ("Post-Award Protest").

All protests must be initiated by filing a written Notice of Intent to Protest ("Protest Notice") with the office of the Purchasing Manager, City of Cocoa, 65 Stone Street, Cocoa, Florida 32922. Pre-Award Protests must be initiated by filing a Protest Notice within 72 hours after receipt of the Bid or addenda. Post-Award Protests must be initiated by filing a Protest Notice within 72 hours after the decision of the City Council or the City Manager in awarding the Bid. The time periods exclude Saturday, Sunday and legal holidays. The notice shall state the name of the company protesting, a description of the bid and the bid number, the name, title and address of the person submitting the protest notice and a general statement of the nature of the protest.

Within 10 days after filing the Protest Notice, the protestor shall file its formal written protest with the Purchasing Manager. The formal written protest shall provide a detailed statement of the facts upon which the protest is based, the grounds thereof, whether the protestor is requesting an opportunity to address the Review Committee, and the remedy being sought should the City uphold the protest. This 10 day period shall begin on the date of receipt of the Protest Notice by the Purchasing Manager and will exclude Saturday, Sunday and legal holidays.

The Protest Notice shall be accompanied by a bond equaling one percent (1%) of the bid/quote/proposal amount, to a maximum of $5,000 to be used for the payment of administrative expenses associated with the protest in the event the protest is denied. Bids that do not ask for bid/quote/proposal amounts as part of the submittal are exempt from this bonding requirement.

Once the formal written protest is received, it will be reviewed by the Purchasing Manager. The Purchasing Manager will then form a Review Committee consisting of the Purchasing Manager, the Director of the department initiating the bid and the Finance Director or such other persons appointed by the City Manager. This committee will formulate a final administrative response, which will uphold or deny the protest. The protestant may request an opportunity to address the Review Committee. At this meeting, which shall be held within 10 days after the formal written protest is received, the Review Committee and the protestant shall review the basis of the protest, evaluate its facts and merits and formulate the final administrative response to the protest or, if possible, reach a resolution acceptable to both parties or afford the protestant an opportunity to withdraw the protest.

The final administrative response, after being reviewed and approved by the City Manager, will be forwarded to the protestant within 10 days from the receipt of the formal written protest or, if the opportunity to address the Review Committee is requested, within 10 days after such meeting. The response will represent the final determination of the City's staff concerning the issue. During this period of time, the City will not proceed further with the solicitation or award of the contract at issue until such dispute is resolved, unless it is determined by the City that such a delay would be adverse to the City's interests and the public health, safety or welfare. If the protester desires to appeal the final determination of the City staff to the City Council or City Manager, such appeal shall be filed with the Purchasing Manager within 10 days after the final determination is mailed to the protester. The City Manager shall make a final decision on appeals for all Bids falling within the City Manager's spending authority. For Bids which exceed the City Manager's spending authority, the City Council shall make the final decision on the

appeal. In the case of an appeal, the protestor will be given the opportunity to address the City Council or the City Manager. If the City Council or the City Manager upholds the protest, or if no appeal to the City Council or City Manager is timely filed and the Review Committee upholds the protest, the Bond will be returned to the protestant. If, however, the protest is denied and the City Council or the City Manager or Review Committee if no appeal is timely filed further finds the protest lacks merit, the City Council or the City Manager or Review Committee may assess any costs, charges or damages associated with any delay of the award or any cost incurred with regard to the protest, against the Bond. The determination of the City Council or City Manager shall be final as to award of the Contract and all bid protests.

During the Bid protest, the burden shall be on the protestant to demonstrate by clear and convincing evidence that the Bid was procedurally or substantially flawed, arbitrary, fraudulent, unreasonable and capricious, dishonest, corrupt or illegal.

Failure to file a Bid protest within the time periods prescribed herein shall constitute an absolute and complete waiver of a person's right to protest a particular City Bid. Time periods related to these Formal Protest Procedures shall exclude Saturdays, Sundays, and legal holidays.

9. Acceptance of Bid. The signed bid shall be considered an offer by the bidder. The bid offer shall be deemed accepted only upon issuance and execution by the City of a purchase order or other contractual document.

10. Local Vendor Preference. The City of Cocoa grants preference to those vendors, contractors or service providers whose physical business address is within the physical boundaries of Brevard County and such location is evidenced by the local business tax receipt that has been issued for at least six (6) months prior to the date that the bid was submitted to the City. A post office box shall not be considered a physical business address.

A five percent (5%) preference is given to Brevard County vendors/contractors on bids which do not exceed $1,000,000 and do not fall into one of the categories outlined in Ordinance 11- 2009 which was amended by Ordinance 14-2009 and is available for review in the Office of the City Clerk or the Office of the Purchasing Manager at 65 Stone Street, Cocoa, Florida 32922.

The local preference policy will not apply to the following purchases or contracts:

- Contracts or purchases in excess of one million dollars ($1,000,000).
- Contracts for professional services, including those awarded under the Consultant's Competitive Negotiation Act (Section 287.055, Florida Statutes).
- Purchases or contracts which are funded, in whole or in part, by a governmental entity whose laws or regulations governing such funding prohibit application of a local vendor preference.
- State or Federal law prohibits the use of local preferences.
- Goods or services provided pursuant to a cooperative purchasing agreement.
- Purchases or contracts under emergency situations.
- When the City has waived competitive bidding requirements.
- Purchases or contracts under a bid or request for proposal for which the City has expressly waived, in the invitation for bid or request for proposal, the requirements of this local preference policy.
- The City has deemed the business not qualified to perform the work.

- The City rejects all bids or proposals.
- All the bids exceed the City's budgeted amount for the project.

The local vendor preference policy does not prohibit the City from comparing the quality of materials proposed for purchase or prohibit the City from comparing qualifications, character, responsibility and fitness of all persons, firms and corporations submitting bids or proposals. The City reserves the right to award contracts to the lowest and best bidder regardless of the application of any local preference.

8.4 Procedures

1. The department requesting the bid or proposal shall provide a general description of the article(s) to be purchased, specifications and general conditions of the bid or proposal.

   The following information should be provided, as applicable by the indicated department:

   a. A statement of general purpose and description of the services and supplies being requested or scope of work (Requestor)
   b. Specifications (Requestor)
   c. Public Entity Crimes statement clause (Purchasing)
   d. Drug free Workplace statement clause (Purchasing)
   e. Informality waiving and bid rejections clause (Purchasing)
   f. Insurance/safety requirements (Purchasing)
   g. Any particular evaluation criteria (Requestor)
   h. Any pertinent attachments (Requestor)
   i. CFDA number on bids using Federal Grant Funds (Requestor)
   j. CSFA number on bids using Florida State Grant Funds (Requestor)

   For Utilities and Public Works contracts, the following additional information should be provided, as applicable by the indicated department:

   j. General contract terms (Requestor)
   k. Special and/or technical provisions (Requestor)
   l. Contract agreement (Purchasing)
   m. Security and bid bond clause (Purchasing)
   n. Performance and payment bond clause (Purchasing)
   o. Non-collusion clause (Purchasing)
   p. Commencement and completion of work requirements and any associated penalties for delay (Requestor)
   q. Trench Safety Act Form if required pursuant to Chapter 553, Florida Statutes. (Purchasing)
   r. Allowable progress payments (Requestor)
   s. Project manager (Requestor)
   t. Pre-bid conference or job inspection requirements (Requestor)

2. The Purchasing Manager reviews the bid documents for completeness. The Purchasing staff prepares the invitation for bid or request for proposal/qualification for review by the requestor and distributes the documents through a third-party bidding platform.

3. A pre-bid conference with vendors may be necessary, depending on the complexity of the

specifications or the scope of the work to be performed. This meeting should be conducted by the Purchasing Manager in conjunction with the Project Manager and the names and companies of all attendees shall be recorded for retention in the bid file.

4. Bids or proposals arriving in Purchasing before the bid opening date and time are filed until the bid opening. All bids received are date/time coded.

5. Public Bid Opening - As per 255.0518, F.S., when opening sealed bids or the portion of any sealed bids that include the prices submitted that are received pursuant to a competitive solicitation for construction or repairs on a public building or public work, open the sealed bids at a public meeting conducted in compliance with s. 286.011.
   k. Announce at that meeting the name of each bidder and the price submitted in the bid.
   l. Make available upon request the name of each bidder and the price submitted in the bid.

6. Purchasing tabulates the bids to determine the apparent low bidder and provides that information to the requesting department. This review is only intended to identify a low bidder based on raw numbers only and is subject to factors which the requestor must weigh in determining a recommended reward.

7. The requesting department shall prepare a written recommendation (in agenda item form) for approval by the City Manager and any others as deemed necessary. Upon their approval, the recommendation and supporting documents are prepared for City Council approval.

8. Upon receipt of these documents, the requesting department prepares a purchase order which Purchasing will issue to the recommended vendor.

8.5 Acceptance of Offer

The signed bid shall be considered an offer by the bidder. The bid offer shall be deemed accepted upon issuance by the City of a purchase order or other contractual document.

A. Firm Prices

The bidder warrants prices, terms and conditions quoted in his bid will be firm for acceptance for a period of not less than ninety (90) days from the bid opening date unless otherwise specified in the ITB. Such prices will remain firm during performance of resulting purchase orders or contracts.

B. Contract and Bonds

The bidder whose bid is accepted will, within the time established in the ITB, enter into a written contract with the City and, if required, furnish performance and payment bonds in the amounts stated in the ITB.

C. Estimated Quantities

Whenever a bid requests prices to be firm for the period of performance, the quantities or usages shown are estimates with no guarantee made by the City that these quantities shall be purchased. The quantities shown are for the bidder's information only and the City shall be bound

only for the actual quantities ordered.

D. F.O.B. Cocoa, Florida

Unless otherwise specified in the ITB, all prices quoted by the bidder must be F.O.B. Cocoa, Florida, with all delivery costs and charges included in the bid price. Failure to do so may be cause for rejection of bid.

E. Cash Discounts

When the City is entitled to a cash discount, the period of computations will commence on the date of delivery or receipt of a correctly completed invoice, whichever is later. If an adjustment in payment is necessary due to damage, the cash discount period shall commence on the date final approval for payment is authorized. If a discount is part of the contract but the invoice does not reflect the existence of a cash discount, the City is entitled to a cash discount for the period commencing on the date decided by the City that a cash discount applies.

F. Brand Names

If and wherever in the specifications brand names, makes, names of any manufacturers, trade names, or vendor catalog numbers are specified, it is to establish a grade or quality of material only. When the City does not wish to rule out other competitors' brands or makes, the phrase OR EQUAL is added. However, if a product other than the specified product is bid, it is the bidder's responsibility to identify such a product in his bid. The bidder must prove to the City the substituted product is equal to or better than the product specified. Unless otherwise specified, samples may be requested if the proposed brand is other than specified by the City. Such samples shall be furnished after the date of bid opening upon request by the City. If samples are requested, they must be received by the City within four days after a formal request is made.

G. Variances from Specifications

Bidders must show any variances from bid specifications and/or conditions, no matter how slight. If variances are not stated in the proposal, it is assumed the product or service fully complies with the City's specifications.

H. Quality

All materials used in the manufacture or construction of supplies, materials or equipment covered by this bid shall be new. The items bid must be new, the latest make or model, of the best quality, and of the highest grade of workmanship.

I. Acceptance of Material

The material delivered under any proposal shall remain property of the seller until a physical inspection of the material is made and accepted to the satisfaction of the City. The material must fully comply with the stated terms, specifications and quality. In the event the material supplied to the City is found to be defective or does not meet specifications, the City reserves the right to cancel the order upon written notice to the bidder and return the product to the bidder at the bidder’s expense.

J. Timely Delivery

Time will be of the essence for any order placed because of any bid. The City reserves the right to cancel such order, or any part thereof, without obligation if delivery is not made within the

time(s) specified on the proposal form.

K. Copyright or Patent Rights

Bidders warrant that there have been no violations of copyrights or patent rights in manufacturing, producing or selling the goods shipped or ordered because of any bid. Bidders also agree to hold the City harmless from any liability, loss or expense occasioned by any such violation.

L. Conflict of Interest

Bidders, by acceptance of any order placed because of any bid, certify to the best of their knowledge or belief that no elected or appointed official or employee of the City of Cocoa is financially interested, directly or indirectly, in the purchase of goods specified in this IFB.

M. Taxes

The City of Cocoa is exempt from any taxes imposed by the State of Florida and/or Federal Government. Exemption certificates will be provided upon request.

N. Failure to Bid

If a supplier does not wish to bid, he/she should return the "Statement of No Bid" form, stating the reason for not bidding.

O. Manufacturer's Certification

The City reserves the right to request from bidders a separate manufacturer's certification of all statements made in any proposal. Failure to provide such certification may result in rejection of the bid or termination of the contract, for which the bidder must bear full liability.

P. Compliance with Orders and Laws

Bidders, contractors, and concessionaires shall comply with all local, state and federal directives, orders and laws as applicable to any bid and subsequent contracts, including but not limited to:

a. Executive Order 11246, which prohibits discrimination against any employee, applicant or client because of race, creed, color, national origin, sex or age regarding, but not limited to, the following: employment practices, rates of pay or other compensation methods and training selection.

b. Occupational Safety and Health Act (OSHA). Non-compliance with all local, state and federal directives, orders and laws may be considered grounds for termination of the contract(s).

c. For awards made using Federal grants, contractual agreements comply with all applicable provisions described in 2 CFR 200 Appendix II. The Purchasing Division will ensure the required terms and conditions are included.

Q. Default of Contract

In case of default by the bidder or contractor, the City may procure the items or services from other sources and hold the bidder or contractor responsible for any excess costs occasioned or incurred.

R. Modifications or Changes in Purchase Orders

No agreement or understanding to modify any ITB and resultant purchase order shall be binding upon the City unless made and signed by the Purchasing Manager, an authorized representative of the City of Cocoa.

S. Order of Precedence

In case of an inconsistency between provisions of any ITB, the inconsistency shall be resolved by giving precedence in the following order: (a) the bid form/schedule of values, (b) instructions to bidders and general conditions, (c) special provisions, (d) other provisions of the contract, whether incorporated by reference or otherwise, and (e) the specifications.

T. Lobbying Cone of Silence/Black-out Period

Lobbying is defined as any action taken by an individual, firm, association, joint venture, partnership, syndicate, corporation, and/or all other groups who seek to influence the governmental decision of a City Council Member, the City Manager, any requesting or evaluating Department/Division/Office personnel and/or any member of the Evaluation Committee concerning an active solicitation during the black-out period.
A lobbying black-out period commences upon the issuance of a solicitation document. Bid/proposers, respondents, potential vendors, service providers, lobbyists, consultants, or vendor representatives shall not contact any City Council member, the City Manager, any requesting or evaluating Division/Department/Office personnel, and/or any member of the Evaluation Committee concerning an active solicitation during the Cone of Silence/Lobbying Black-out Period.

If an award item is presented to City Council for approval or for a request to provide authorization to negotiate a Contract(s) and the City Council refers the item back to the City Manager, Procurement Division and/or requesting Department/Division/Office for further review or otherwise does not act on the item, the Cone of Silence/Lobbying Black-out Period will be reinstated until such time as the City Council meets to consider the item for action.

8.6 Notice to Proceed (NTP)

For Construction Contracts where there is a period of performance noted in the contract. The requesting department shall issue a Notice to Proceed to the contractor which will contain the start date of the work. This will be the date that contract time begins to run and will determine the project milestones for substantial and final completion of the contract. This NTP shall be provided by the department to the contractor and will have both the signature of the authorized representative of the contractor and the department's project manager. The Department will then submit this document to the Purchasing Manager for approval. The Purchasing Manager will approve and return the fully executed version to the department. Departments can reach out to the Purchasing Division for a copy of the NTP form.

8.7 Performance Evaluations

Vendor Performance Evaluations assess how well the vendor is meeting the agreed-upon contractual obligations and performance expectations. Vendor performance evaluations can be used to:

- Identify vendors who are consistently exceeding expectations.
- Identify vendors who are not meeting expectations, and to work with them to improve their performance or to discontinue their use.
- Provide a transparent and fair process for evaluating vendor performance.
- Make informed decisions about future contracts and vendor relationships.

The Purchasing Division will maintain a vendor performance evaluation form that will be used to assess the vendor's performance on each of the evaluation criteria. The evaluation form will be completed by the Department employee who is responsible for managing the vendor contract.

At the completion of a formally awarded contract, the Department will submit a completed vendor performance evaluation form to the Purchasing Division for retention. Or if the contractor is not performing during the course of the project, an evaluation form may be submitted at any time at the discretion of the Department.

Vendors who consistently receive poor performance evaluations may be subject to reduced or discontinued business with the City and, depending on the circumstances, may be subject to suspension or debarment from bidding on future City contracts.

8.8 Record Maintenance, Storage and Retention

The Purchasing Division will maintain electronic records for each formal competitive solicitation. These records will include but are not limited to the rationale for the method of procurement, the solicitation request, proof of publication, addenda, submittals, response tabulation, the selection of the contract type, the contractor selection or rejection, evaluation committee scoring and recommendation (where applicable), the basis for the contract price, City Council award approval (where applicable), Agreements with the awarded vendor(s), other related documents such as but not limited to E-Verify Affidavits, COIs, Bonds, and amendments. For awards made using federal grants the Purchasing Division will also complete a Procurement under Federal Grants due diligence checklist ensuring compliance with all federal grant requirements including all terms and conditions required under 2CFR200 for state and local entities.

Legislation Details (With Text)

File #:	23-709	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
File created:	11/20/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Authorize the City Manager to Execute the FIND Grant Agreement, BV-CO-23-159 for Phase 1 Design of Dock Slips at Lee Wenner Park and a Breakwater/Riprap structure. Approve a Resolution Amending the FY24 Budget, BAF#24-027-IFT, accepting the FIND Grant Revenue and the Transfer from the Cocoa CRA for the Match. (Interim Public Works Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	BV-CO-23-159 Agreement - Unsigned.pdf Budget Resolution FY 2023-141 ADA Compliant.pdf BAF 24-027-IFT-PW-FIND GRANT Breakwater Phase1 (12-12-23) Agenda 23-709.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: November 6, 2023
Agenda Date: December 12, 2023
Prepared By: Shawny Weston, Contract Technician
Through: Abigail Morgan, P.E., Interim Public Works Director/City Engineer
Requested Action:
Authorize the City Manager to Execute the FIND Grant Agreement, BV-CO-23-159 for Phase 1 Design of Dock Slips at Lee Wenner Park and a Breakwater/Riprap structure. Approve a Resolution Amending the FY24 Budget, BAF#24-027-IFT, accepting the FIND Grant Revenue and the Transfer from the Cocoa CRA for the Match.

BACKGROUND:

The 2023 Florida Inland Navigation District (FIND) grant guidelines were released in January for intracoastal waterway municipalities to apply for funding to support waterway related projects within the District. Grant applications were due for submission on March 27, 2023.

This FIND Grant provides 50% match funding assistance for the Engineering Design and Permitting necessary to construct a new docking system and breakwater or rip/rap wave attenuation system, replacing the day slips destroyed by Hurricanes Ian and Nicole in 2022. The next step would be to request task orders using the City's Continuing Service Agreements for Civil Engineering.

The approximate total cost for this project is $168,000; $84,000 provided by this grant. Design should be complete by the end of September of 2025. Permitting may require additional time

depending on the complexity of the breakwater or rip/rap wave attenuation system recommended.

There is a companion agenda item (23-759) on the Cocoa CRA's meeting on December 4, 2023, to provide the City's matching portion of the funding.

STRATEGIC PLAN CONNECTION:

Improving the waterfront infrastructure will increase economic development within the City.

BUDGETARY IMPACT:

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

50% Match from Cocoa CRA
Account Number: 304-0000-381.91-10 GR2404
Account Name: Interfund Transfer from 110
Amount: $84,000

Grant Revenue
Account Number: 304-0000-337.30-21 GR2404
Account Name: FIND Grant Revenue
Amount: $84,000

Account Number: 304-3580-572.63.00 GR2404
Account Name: Infrastructure
Amount: $168,000

PREVIOUS ACTION:

Council approved the grant application 3/14/23. The CRA board approved the 50% Match Funding on 12/4/23 to the Capital Project Fund 304.

RECOMMENDED MOTION:

Authorize the City Manager to Execute the FIND Grant Agreement, BV-CO-23-159 for Phase 1 Design of Dock Slips at Lee Wenner Park and a Breakwater/Riprap structure. Approve a Resolution Amending the FY24 Budget, BAF#24-027-IFT, accepting the FIND Grant Revenue and the Transfer from the Cocoa CRA for the Match.

FLORIDA INLAND NAVIGATION DISTRICT

COMMISSIONERS

T. SPENCER CROWLEY, III
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MIAMI-DADE COUNTY

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BROWARD COUNTY

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EXECUTIVE DIRECTOR

JANET ZIMMERMAN
ASSISTANT EXECUTIVE DIRECTOR

September 28, 2023

Mr. Connor Williams, Grants Writer
City of Cocoa, Cocoa Community Redevelopment Area
65 Stone Street
Cocoa, FL 32922

RE: Cocoa Waterfront Public Docking and Breakwater Phase I
Project # BV-CO-23-159

Dear Mr. Williams:

Enclosed for signature is the original project agreement for your approved Waterways Assistance Program project for fiscal year 2023-2024. Once executed, please return the original to me for execution by the District. When returning the agreement, you **MUST include an executed Exhibit C, Matching Funds Form**. DO NOT SEPARATE THE ATTACHMENTS FROM THE AGREEMENT. Incomplete agreements will not be executed.

I will return the fully executed original agreement to you for your files. Please be sure to refer to the listed project number in all future correspondence and communication regarding this project. Should you have any questions please contact me.

Sincerely,

Chris Kelley
Deputy Director

ADMINISTRATIVE OFFICE ON THE INTRACOASTAL WATERWAY IN PALM BEACH COUNTY
1314 MARCINSKI ROAD, JUPITER, FLORIDA 33477-9427 TELEPHONE 561-627-3386 FAX No. 561-624-6480
www.aicw.org

FLORIDA INLAND NAVIGATION DISTRICT
PROJECT AGREEMENT

PROJECT NO. BV-CO-23-159

This PROJECT AGREEMENT ("AGREEMENT") made and entered into this _____ day of _____, 20____ by and between the Florida Inland Navigation District (hereinafter the "DISTRICT"), and the City of Cocoa, (hereinafter the "PROJECT SPONSOR").

In consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. **PROJECT** - Subject to the provisions of this AGREEMENT and Rule 66B-2 of the Florida Administrative Code (a current copy of which is attached as Exhibit "B"), the DISTRICT has approved assistance funding to the PROJECT SPONSOR in furtherance of an approved project ("PROJECT") consisting of the Cocoa Waterfront Public Docking and Breakwater Phase I. Said PROJECT is more specifically described in the PROJECT SPONSOR'S Waterways Assistance Application, which is on file at the DISTRICT's headquarters.

Any modifications to the PROJECT'S scope of work shall require written advance notice and justification from the PROJECT SPONSOR and the prior written approval of the DISTRICT.

2. **TERM** - The PROJECT SPONSOR shall not commence work on the PROJECT prior to the execution of this AGREEMENT unless specifically authorized by the DISTRICT Board and **shall complete the PROJECT and submit all required payment reimbursement information on or before September 30, 2025 ("PROJECT PERIOD"),** unless the PROJECT PERIOD has been extended with the prior written approval of the DISTRICT. Any request for an extension of the PROJECT PERIOD shall require submittal by the PROJECT SPONSOR of a request for extension to the DISTRICT no later than 60 days prior to the original expiration date of the PROJECT PERIOD. This request will then be considered by the DISTRICT Board, whose decision shall be final. In no event other than a declared state of emergency that affects the project completion shall the PROJECT be extended beyond September 30, 2026. The PROJECT SPONSOR acknowledges this is the only provision to carry over the DISTRICT assistance funding under this AGREEMENT beyond September 30, 2025, and that any extension of funding beyond this date shall be at the sole discretion of the DISTRICT.

3. **ASSISTANCE AMOUNT** - The DISTRICT shall contribute ("ASSISTANCE AMOUNT") no more than fifty percent (50%) ("MATCHING PERCENTAGE") of the PROJECT SPONSOR'S eligible out-of-pocket costs for completion of this PROJECT ("PROJECT AMOUNT"). Payment of funds by the DISTRICT to the PROJECT SPONSOR (the "ASSISTANCE AMOUNT") will be on a reimbursement basis only, and only for those authorized out of pocket costs as shown in Exhibit A, Project Cost Estimate ("PROJECT COSTS") and meeting the requirements of Section 5 below and shall not, in any event, exceed $ 84,000.00 .

Any modifications to the PROJECT's Cost Estimate (Exhibit A) shall require written advance notice and justification from the PROJECT SPONSOR and the prior written approval of the DISTRICT.

4. **MATCHING FUNDS** - The PROJECT SPONSOR warrants and represents that it has the PROJECT SPONSOR Match Amount (the PROJECT AMOUNT less the ASSISTANCE AMOUNT) available for the completion of the PROJECT and shall, prior to the execution of this AGREEMENT, have provided the DISTRICT with suitable evidence of the availability of such funds using the DISTRICT's Form #95-01 (Exhibit C, Matching Funds Certification) and, upon request, providing the DISTRICT with access to applicable books and records, financial statements, and bank statements.

5. **PROJECT COSTS** - To be eligible for reimbursement under this AGREEMENT, PROJECT COSTS must be necessary and reasonable for the effective and efficient accomplishment of the PROJECT and must be directly allocable thereto. PROJECT COSTS are generally described in Exhibit B, Chapter 66B-2, F.A.C.. PROJECT COSTS must be incurred, and work performed within the PROJECT PERIOD, with the exception of pre-AGREEMENT costs, if any, consistent with Section 6 below, which are also eligible for reimbursement by the DISTRICT.

If the PROJECT SPONSOR receives additional funding for the PROJECT COSTS from another source that was not identified in the original application and that changes the AGREEMENT MATCHING PERCENTAGE, the PROJECT SPONSOR shall proportionately reimburse the DISTRICT's program funds equal to the MATCHING PERCENTAGE in this AGREEMENT. The PROJECT SPONSOR shall promptly notify the DISTRICT of any project payments it receives from a source other than the DISTRICT.

6. **PRE-AGREEMENT COSTS** - The DISTRICT and the PROJECT SPONSOR fully understand and agree that there shall be no reimbursement of funds by the DISTRICT for any obligation or expenditure made prior to the execution of this AGREEMENT unless previously

delineated in Exhibit A, consistent with Exhibit B, and previously approved by the DISTRICT Board during the grant review process.

7. **REIMBURSEMENT PROCEDURES** - PROJECT COSTS shall be reported to the DISTRICT and summarized on the Payment Reimbursement Request Form (Form #90-14) attached as Exhibit D. Supporting documentation including bills and canceled payment vouchers for expenditures shall be provided to the DISTRICT by the PROJECT SPONSOR or LIAISON AGENT with any payment request. All records in support of the PROJECT COSTS included in payment requests shall be subject to review and approval by the DISTRICT or by an auditor selected by the DISTRICT. Audit expenses shall be borne by the PROJECT SPONSOR.

Project funds may be released in installments, at the discretion of the DISTRICT, upon submittal of a payment request by the PROJECT SPONSOR or LIAISON AGENT. The DISTRICT shall retain ten percent (10%) of each installment payment until the completion of the PROJECT.

The following costs, if authorized in the attached Exhibit B, shall be reimbursed only upon completion of the PROJECT to the reasonable satisfaction of the DISTRICT and in accordance with Exhibit B: personnel, equipment, project management, administration, inspection, and design, permitting, planning, engineering, and/or surveying costs. Assuming the PROJECT SPONSOR has otherwise fully complied with the requirements of this AGREEMENT, reimbursement for a PROJECT approved as Phase I project will be made only upon commencement of construction of the PROJECT for which the Phase I planning, designing, engineering and/or permitting were directed, which may or may not involve further DISTRICT funding. Procedures set forth below with respect to reimbursement by the DISTRICT are subject to this requirement of commencement of construction.

The DISTRICT shall have the right to withhold any payment hereunder, either in whole or part, for non-compliance with the terms of this AGREEMENT.

8. **FINAL REIMBURSEMENT** - The PROJECT SPONSOR, upon completion of the PROJECT, shall submit to the DISTRICT a request for final reimbursement of the ASSISTANCE AMOUNT less any prior installment payments. The payment amounts previously retained by the DISTRICT shall be paid upon (1) receipt of the Final Audit report of expenses incurred on the PROJECT by the DISTRICT, (2) full completion of the PROJECT to the reasonable satisfaction of the DISTRICT, (3) submission of Project Completion Certification Form No. 90-13 (Exhibit E), (4) submission of a photograph of the PROJECT showing the sign required by Section 18, and (5) a Final Project Report as described in Exhibit G, Assistance Project Schedule. As part of the documentation

accompanying the request for final reimbursement, PROJECT SPONSOR shall provide proof of payment of all contractors, material suppliers, engineers, architects, and surveyors with whom PROJECT SPONSOR has directly contracted (each a "DIRECT PROVIDER") to provide services or materials for the PROJECT. The final reimbursement amount shall be adjusted as necessary such that neither the total ASSISTANCE AMOUNT nor the MATCHING PERCENTAGE is exceeded. Unless otherwise determined by the DISTRICT, the final reimbursement check shall be presented by a DISTRICT representative to the PROJECT SPONSOR during a public commission meeting or public dedication ceremony for the PROJECT.

9. **RECORDS RETENTION** - The PROJECT SPONSOR shall retain all records supporting the PROJECT COSTS for three (3) years after the end of the fiscal year in which the Final Payment is released by the DISTRICT, except that such records shall be retained by the PROJECT SPONSOR until final resolution of matters resulting from any litigation, claim, or special audit that starts prior to the expiration of the three-year retention period.

10. **DEFAULT AND REMEDIES** – In the event of a breach of any of the terms of this AGREEMENT by the PROJECT SPONSOR, the DISTRICT shall provide written notice to the PROJECT SPONSOR, which shall have sixty (60) days in which to cure the breach. If the PROJECT SPONSOR fails to cure the breach within the cure period, the DISTRICT shall have the right, but not the obligation, to demand that the PROJECT SPONSOR immediately refund the ASSISTANCE AMOUNT to the extent paid. PROJECT SPONSOR shall refund to the DISTRICT the full amount of the ASSISTANCE AMOUNT paid to PROJECT SPONSOR, whereupon this AGREEMENT, and all further rights thereunder, shall be terminated. If the DISTRICT does not demand reimbursement as aforesaid, the DISTRICT may exercise any and all other remedies available at law or in equity. With respect to the PROJECT SPONSOR's obligations under Sections 15, 17, and 20, PROJECT SPONSOR acknowledges that breach by the PROJECT SPONSOR of one or more of its obligations under said sections might cause the DISTRICT to suffer irreparable harm, namely harm for which damages would be an inadequate remedy. PROJECT SPONSOR further acknowledges that the DISTRICT might suffer irreparable harm due to delay if, as a condition to obtaining an injunction, restraining order, or other equitable remedy with respect to such a breach, the DISTRICT was required to demonstrate that it would suffer irreparable harm. The parties therefore intend that if the PROJECT SPONSOR breaches one or more of its obligations under Sections 15, 17, or 20, the DISTRICT, in addition to such other remedies which may be available, shall have the right to seek specific performance and injunctive relief, and for purposes of determining whether to grant an equitable

remedy any court will assume that the breach would cause the DISTRICT irreparable harm. The provisions of this section shall survive completion of the PROJECT.

11. **DISTRICT PROJECT MANAGER** - The Executive Director, or his designee, is hereby designated as the DISTRICT's Project Manager for the purpose of this AGREEMENT and shall be responsible for monitoring performance of its terms and conditions and for approving all reimbursement requests prior to payment.

12. **PROJECT SPONSOR'S LIAISON AGENT** - The PROJECT SPONSOR shall appoint a LIAISON AGENT, whose name and title shall be submitted to the DISTRICT upon execution of this AGREEMENT, to act on behalf of the PROJECT SPONSOR relative to the provisions of this AGREEMENT.

13. **STATUS REPORTS** - The PROJECT SPONSOR or LIAISON AGENT shall submit to the DISTRICT project status reports during the PROJECT term. These Quarterly Reports are to be on Form #95-02 (Exhibit F, Assistance Program Project Quarterly Status Report). Project design drawings, engineering drawings, and a copy of the Project bid award construction item cost list will be submitted as available. Photographs shall be submitted when appropriate to reflect the work accomplished. NON-COMPLIANCE by the PROJECT SPONSOR with the reporting schedule in Exhibit G, Assistance Project Schedule, may result in revocation of this AGREEMENT.

14. **LAWS** - The PROJECT SPONSOR agrees to obtain and to abide by all federal, state, and local permits and proprietary authorizations, and all applicable laws and regulations in the development of the PROJECT. The PROJECT SPONSOR agrees that all PROJECT facilities shall be designed and constructed in compliance with applicable state and federal statutory requirements for accessibility by handicapped persons, as well as all other federal, state and local laws, rules, and requirements.

15. **NON-DISCRIMINATION** - The PROJECT SPONSOR agrees that when completed, the PROJECT shall be readily accessible, on a non-exclusive basis, to the general public of DISTRICT member counties without regard to age, sex, race, physical handicap, or other condition, and without regard to residency of the user in another political subdivision.

16. **PARKING FACILITIES** -Adequate parking shall be made available by the PROJECT SPONSOR to accommodate vehicles for the number of persons for which the PROJECT is being developed.

17. **SITE DEDICATION** – FOR LAND-BASED DEVELOPMENT PROJECTS The PROJECT SPONSOR also agrees that the PROJECT site shall be dedicated for the public use

for which the PROJECT was intended for a minimum period of thirty-five (35) years from the completion of the PROJECT, such dedication to be in the form of a deed, lease, management AGREEMENT or other legally binding document. Any change in such dedication shall require the prior approval of the DISTRICT. The PROJECT SPONSOR shall record evidence of such dedication within the Public Records of the County in which the PROJECT is located.

18. **ACKNOWLEDGMENT** – For construction projects, the PROJECT SPONSOR shall erect a permanent sign, approved by the DISTRICT, in a prominent location such as the PROJECT entrance of the completed PROJECT, which shall indicate that the DISTRICT contributed funds for the PROJECT. The wording of the sign required by this section shall be approved by the DISTRICT's staff before construction and installation of said sign. This sign shall contain the DISTRICT logo (Exhibit H) unless otherwise stipulated by the DISTRICT. In the event that the PROJECT SPONSOR erects a temporary construction sign, it shall also indicate the DISTRICT's participation. For all other types of projects, the PROJECT SPONSOR shall acknowledge the DISTRICT where feasible, in concurrence with the DISTRICT staff's recommendations.

19. **PROJECT MAINTENANCE** - When and as applicable, the PROJECT SPONSOR agrees to operate, maintain, and manage the PROJECT for the life of the PROJECT improvements and will pay all expenses required for such purposes. The PROJECT improvements shall be maintained in accordance with the standards of maintenance for other local facilities owned and operated by the PROJECT SPONSOR, and in accordance with applicable health standards. PROJECT facilities and improvements shall be kept reasonably safe and in reasonable repair to prevent undue deterioration and to encourage public use. The PROJECT SPONSOR warrants and represents that it has full legal authority and financial ability to operate and maintain said PROJECT facilities and improvements.

20. **FEES** – Any fees charged for this PROJECT shall be reasonable and the same for the general public of all member counties. The PROJECT SPONSOR must demonstrate that a minimum of fifty percent (50%) of the PROJECT fees will be utilized for project maintenance and improvements throughout the anticipated useful life of a development project or the design life of other project types, as applicable.

21. **SOVEREIGN IMMUNITY** - Each party hereto agrees that it shall be solely responsible for the wrongful acts of its employees, contractors, and agents. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity under Section 768.28, Florida Statutes. The PROJECT SPONSOR acknowledges that the DISTRICT, its

employees, commissioners, and agents are solely providing funding assistance for the PROJECT and are not involved in the design, construction, operation, or maintenance of the PROJECT.

22. **INSPECTIONS** - The DISTRICT reserves the right, upon reasonable request, to inspect said PROJECT and any and all records related thereto at any time.

23. **RIGHTS AND DUTIES** - The rights and duties arising under this AGREEMENT shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, and shall, unless the context clearly requires otherwise, survive completion of the PROJECT. The PROJECT SPONSOR may not assign this AGREEMENT nor any interest hereunder without the express prior written consent of the DISTRICT.

24. **WAIVERS** - Waiver of a breach of any provisions of this AGREEMENT shall not be deemed a waiver of any other breach of the same or different provision.

25. **NOTICE** - Any notice required to be given pursuant to the terms and provisions of this AGREEMENT shall be in writing, postage paid, and shall be sent by certified mail, return receipt requested, to the DISTRICT or PROJECT SPONSOR at the addresses below. The notice shall be effective on the date indicated on the return receipt.

To the DISTRICT at:

Florida Inland Navigation District
1314 Marcinski Road
Jupiter, Florida 33477-9498

To the PROJECT SPONSOR at:

City of Cocoa
Attention: Grants Writer, Cocoa Community Redevelopment Area
65 Stone Street
Cocoa, FL 32922

26. **NO JOINT VENTURE** - The DISTRICT's role with respect to the PROJECT is that of a funding assistance authority only and the DISTRICT is not, and shall not be considered to be, an agent, partner, or joint venturer with the PROJECT SPONSOR.

27. **GOVERNING LAW** - The validity, interpretation, and performance of this AGREEMENT shall be controlled and construed according to the laws of the State of Florida.

28. **TRANSFERENCE** - It is the intent of the DISTRICT to issue this funding assistance to the PROJECT SPONSOR who has made application for this assistance. In the event the PROJECT

SPONSOR transfers ownership or management of the PROJECT to a party or parties not now a part of this AGREEMENT, other than another governmental entity that agrees to assume, in writing, PROJECT SPONSOR'S obligation hereunder, the DISTRICT retains the right to full reimbursement from the PROJECT SPONSOR to the full extent of the funding assistance provided by the DISTRICT including, but not limited to, any costs and reasonable attorney's fees (regardless of whether litigation ensues) incurred by the DISTRICT in collecting said reimbursement.

29. **ENTIRE UNDERSTANDING** - This AGREEMENT, including any exhibits made a part hereof, embodies the entire AGREEMENT and understanding of the parties and supersedes all prior oral and written communications between them. The terms hereof may be modified only by a written amendment signed by both parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day, month and year aforesaid.

FLORIDA INLAND NAVIGATION DISTRICT

By: _____
Executive Director

Date: _____

City of Cocoa

By: _____

Title: _____

Date: _____



Exhibit A

PROJECT COST ESTIMATE

WATERWAY ASSISTANCE PROGRAM FY 2023

(See Rule Section 66B-2.005 & 2.008 for eligibility and funding ratios)

Project Title:	Phase 1 Design – Cocoa Waterfront – Public Docking Slips with Breakwater
Applicant:	City of Cocoa

Project Elements *(Please list the MAJOR project elements and provide general costs for each one. For Phase I Projects, please list the major elements and products expected)*	**Total Estimated Cost**	**Applicant's Cost** (To the nearest $50)	**FIND Cost** (To the nearest $50)
Phase 1 Design and Permits for 14 Docking Slips	$168,000	$84,000	$84,000
****TOTALS =**	**$ 168,000**	**$ 84,000**	**$ 84,000**

Exhibit B 2023

CHAPTER 66B-2
WATERWAYS ASSISTANCE PROGRAM

66B-2.001 Purpose
66B-2.002 Forms
66B-2.003 Definitions
66B-2.004 Policy
66B-2.005 Funds Allocation
66B-2.006 Application Process
66B-2.0061 Emergency Applications
66B-2.008 Project Eligibility
66B-2.009 Project Administration
66B-2.011 Reimbursement
66B-2.012 Accountability
66B-2.013 Acknowledgement
66B-2.014 Small-Scale Spoil Island Restoration and Enhancement Projects
66B-2.015 Small-Scale Derelict Vessel Removal Projects
66B-2.016 Waterways Cleanup Events

66B-2.001 Purpose.

Recognizing the importance and benefits of inland navigation channels and waterways, as well as noting problems associated with the construction, continued maintenance and use of these waterways, the Florida Legislature created Section 374.976, F.S. This law authorizes and empowers each inland navigation district to undertake programs intended to alleviate the problems associated with its waterways. The purpose of this rule is to set forth the District's policy and procedures for the implementation of an assistance program under Section 374.976, F.S., for local governments, member counties and navigation related districts within the District. This program will be known hereafter as the Florida Inland Navigation District's Waterways Assistance Program.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Formerly 16T-2.001.

66B-2.002 Forms.

All forms for the administration of this program are available from the District office located at 1314 Marcinski Road, Jupiter, Florida 33477.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Formerly 16T-2.002.

66B-2.003 Definitions.

The basic terms utilized in this rule are defined as follows:

(1) "APPLICANT" means an eligible governmental agency submitting an application through this program.

(2) "APPLICATION" means a project proposal with the required documentation.

(3) "AUTHORIZED SUBMISSION PERIOD" means the established period for submitting applications to the District.

(4) "BEACH RENOURISHMENT" means the placement of sand on a beach for the nourishment, renourishment or restoration of a beach.

(5) "BOARD" means the Board of Commissioners of the Florida Inland Navigation District.

(6) "DISTRICT" means the Florida Inland Navigation District (FIND).

(7) "ELIGIBLE GOVERNMENTAL AGENCY" means member counties, local governments and navigation related districts within the taxing boundaries of the District.

(8) "ENVIRONMENTAL PERMITS" means those permits, proprietary authorizations, exemptions, or general permits for construction below mean high water line of a navigable waterway required and issued by or on behalf of the U.S. Army Corps of Engineers, the Florida Department of Environmental Protection, and the South Florida or the St. Johns River Water Management Districts or their successors.

(9) "EXECUTIVE DIRECTOR" means the Executive Director of the Florida Inland Navigation District.

(10) "LIAISON AGENT" means the contact person officially designated to act on behalf of the applicant or the project sponsor.

(11) "LOCAL GOVERNMENTS" means municipalities, cities, or consolidated county governments, which are located within the member counties.

(12) "MARITIME MANAGEMENT PLAN" means a written plan containing a systematic arrangement of elements specifically formulated to identify, evaluate and promote the benefits of eligible waterway accessibility and enjoyment, with consideration and respect to the physical, environmental and economic parameters of the planning area.

(13) "MATCHING FUNDS" means those funds provided by the local sponsor to the project.

(14) "MEMBER COUNTY" means a county located within the taxing boundaries of the District which includes Nassau, Duval, St. Johns, Flagler, Volusia, Brevard, Indian River, St. Lucie, Martin, Palm Beach, Broward and Miami-Dade Counties.

(15) "NAVIGATION RELATED DISTRICTS" means port authorities, inlet districts or any other agency having legally authorized navigation related duties in waterways of the District.

(16) "PRE-AGREEMENT COSTS" means project costs approved by the District Board which have occurred prior to the execution of the project agreement.

(17) "PROGRAM" means the Florida Inland Navigation District Waterways Assistance Program.

(18) "PROGRAM FUNDS" means financial assistance awarded by the Board to a project for release to the project sponsor pursuant to the terms of the project agreement.

(19) "PROJECT" means a planned undertaking consisting of eligible program facilities, improvements or expenses for the use and benefit of the general public.

(20) "PROJECT AGREEMENT" means an executed contract between the District and a project sponsor setting forth mutual obligations regarding an approved project.

(21) "PROJECT MAINTENANCE" means any usual action, activity, expense, replacement, adjustment or repair taken to retain a project or grant item in a serviceable, operational or normal condition, or the routine efforts and expenses necessary to restore it to serviceable or normal condition, including the routine recurring work required to keep the project or grant item in such condition that it may be continuously used at its original or designed capacity and efficiency for its intended purpose.

(22) "PROJECT MANAGER" means the District employee who is responsible for monitoring the performance of the Project and compliance with the project agreement.

(23) "PROJECT PERIOD" means the approved time during which costs may be incurred and charged to the funded project.

(24) "PROJECT SPONSOR" means an eligible governmental agency receiving program funds pursuant to an approved application.

(25) "PUBLIC BUILDING" means a building or facility on government owned property that is owned or operated by a governmental entity, or operated by a third party operator. The building or facility must provide waterway related information, public meeting space, or educational services and be open to members of the public on a continual basis without discrimination.

(26) "PUBLIC MARINA" means a harbor complex used primarily for recreational boat mooring or storage, the services of which are open to the general public on a first come, first served basis without any qualifying requirements such as club membership, stock ownership, or differential in price.

(27) "PUBLICLY OWNED COMMERCIAL OR INDUSTRIAL WATERWAY ACCESS" means any publicly owned area specifically designed to be used for staging, launching, or off-loading by commercial or industrial waterway users on a first come, first served, short-term basis, to gain entry to or from the District's waterways to serve the infrastructure needs of the District's waterway users.

(28) "WATERWAYS" means the Atlantic Intracoastal Waterway, the Okeechobee Waterway, the Barge Canal in Brevard County west of the Port Canaveral Locks, those portions of the Dania Cut-Off Canal and the Hillsboro Canal east of the water control structures, all navigable natural rivers, bays, creeks or lagoons intersected by said waterways and all navigable natural creeks, rivers, bays or lagoons entering or extending from said waterways.

(29) "WATERWAY RELATED ENVIRONMENTAL EDUCATION" means an interdisciplinary holistic process by which the learner: develops an awareness of the natural and manmade environments of waterways; develops knowledge about how the environment of the waterways works; acquires knowledge about the technological, social, cultural, political, and economic relationships occurring in waterway related environmental issues; and, becomes motivated to apply action strategies to maintain balance between quality of life and quality of the environment of waterways.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Amended 9-2-92, 2-6-97, Formerly 16T-2.003,

Amended 5-17-98, 3-21-01, 3-20-03, 3-3-04, 4-21-05, 4-24-06, 4-15-07, 3-25-08, 3-7-11, 3-25-21.

66B-2.004 Policy.

The following constitutes the policy of the District regarding the administration of the program:

(1) Financial Assistance Eligibility: Financial assistance, support and cooperation may be provided to eligible governmental agencies for approved projects as follows:

(a) Member counties may be provided financial assistance, support or cooperation in planning, acquisition, development, construction, reconstruction, extension, improvement, operation or the maintenance of public navigation, local and regional anchorage management, beach renourishment, public recreation, inlet management, environmental education, maritime management plans, and boating safety projects directly related to the waterways.

(b) Eligible local governments may also be provided financial assistance, support and cooperation in planning and carrying out public navigation, local and regional anchorage management, beach renourishment, public recreation, inlet management, environmental education, and boating safety projects directly related to the waterways.

(c) Navigation related districts may be provided with financial assistance to pay part of the costs of the planning and acquisition of dredge material management sites if the Board finds that the site is required for the long-range maintenance of the Atlantic Intracoastal Waterway channel. All such sites must meet the development and operational criteria established by the District through a long-range dredge material management plan for that county. Navigation related districts may also be provided with assistance for waterway related access projects, environmental mitigation projects associated with waterway improvement related activities, and inlet management projects if the Board finds that the project benefits public navigation in the Atlantic Intracoastal Waterway. All navigation related districts shall contribute at least equal matching funds to any District financial assistance provided. Seaports may also be furnished assistance and support in planning and carrying out environmental mitigation projects. All seaport projects shall benefit publicly maintained channels and harbors. Each seaport shall contribute matching funds for funded projects.

(d) Eligible projects shall include the acquisition and development of public boat ramps and launching facilities, including those in man-made, navigable waterways contiguous to "waterways" as defined in Rule 66B-2.003, F.A.C.

(2) Notification: The District will notify by direct mail, email and/or advertised public notice all eligible governmental agencies of the program and the upcoming authorized submission period.

(3) Project Approval: Approval of projects by the District shall be in accordance with these rules.

(4) Project Accessibility: Facilities or programs funded in whole or in part by program funds shall be made available to the general public of all of the member counties on a non-exclusive basis without regard to race, color, religion, age, sex or similar condition. Additionally, facilities funded in whole or in part by program funds, shall not require a paid membership for the general public of all of the member counties as a condition to use the facilities. User or entrance fees may be charged for the use of facilities funded in whole or in part by program funds, however such fees shall be reasonable and shall be the same for the general public of all of the member counties.

(5) Waterway Impacts: All development projects must be designed so as not to impact navigation along the District's waterways through the placement of structures, attendant uses, or the necessity of a boating speed zone for safety purposes. Before applying for boating speed zone designation in District waterways because of a project funded by this program, the sponsor shall first receive approval from the Board. The Board will use the criteria found in Section 327.46(1), F.S., in determining whether to approve the proposed boating speed zone.

(6) Project Maintenance: The project sponsor shall be responsible for the operation, maintenance, and management of the project for the anticipated life of the project and shall be responsible for all expenses required for such purposes. The project shall be maintained in accordance with the standards of maintenance for other similar local facilities and in accordance with applicable health standards. Project facilities and improvements shall be kept reasonably safe and in reasonable repair to prevent undue deterioration and to encourage public use. The project sponsor shall have full legal authority and financial ability to operate and maintain the project facilities.

(7) Education Facilities and Programs: Waterways related environmental education facilities and programs sponsored by the District shall occur at specially designated environmental education facilities located adjacent and contiguous to the waterways. It is the District's intent to consolidate its environmental education efforts in the least number of facilities within an area that will adequately serve the education needs of that area of the District.

(8) Public Information Availability: Public information produced with assistance from this program shall not be copyrighted and

shall be provided free of cost, except for the cost of reproduction, to the public.

(9) Third-Party Project Operators: Projects that are being operated by a third party shall have sufficient oversight by the eligible project sponsor as determined by the Board. Such oversight, at a minimum, will include a project liaison that is a staff member of the eligible project sponsor, and oversight of the operating hours and admission fees of the facility by the eligible project sponsor through a legal agreement. All third party projects shall be open to the public in accordance with this rule.

(10) Non-compliance: The District shall terminate a project agreement and demand return of program funds disbursed to the project sponsor for non-compliance with any of the terms of the project agreement or this rule, if such non-compliance calls into question the ability of the applicant to complete the project. Failure of a project sponsor to comply with the provisions of this rule or the project agreement shall result in the District declaring the project sponsor ineligible for further participation in the program until such time as compliance has been met to the satisfaction of the District.

(11) Fees: Any public project eligible for District program funds that charges a fee or will charge a fee must create and maintain an enterprise fund for the public project that shall plan for and retain at all times sufficient funds for the on-going maintenance of the facility during its project life. Accounting records of the previous five years of the public project's enterprise fund will be submitted as part of any subsequent assistance program application to the District.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1), (2) FS. History–New 12-17-90, Amended 2-3-94, 2-6-97, Formerly 16T-2.004, Amended 5-18-98, 3-31-99, 5-25-00, 3-21-01, 7-30-02, 3-3-04, 4-21-05, 4-1-09, 2-22-10, 3-7-11, 3-7-12, 1-27-14, 2-17-15.

66B-2.005 Funds Allocation.

The Board will allocate funding for this program based upon the District's overall goals, management policies, fiscal responsibilities and operational needs for the upcoming year. Funding allocations to navigation related districts, member counties and local governments shall be based upon the proportional share of the District's ad valorem tax collections from each county. If funds are determined to be available for the program, the District will notify potential eligible governmental agencies of the availability of program funding. Applications will be reviewed by the Board utilizing District Forms No. 91-25 and 91-25 (A) through (F) Waterways Assistance Program Application and Evaluation Worksheet (effective date 1/2014), hereby incorporated by reference and available at: http://www.flrules.org/Gateway/reference.asp?No=Ref-03568, and available from the District office or by download from the District's webpage at: www.aicw.org.

(1) Funding Assistance Availability: In as much as the District has other fiscal responsibilities and operational needs, financial assistance to eligible government agencies shall not exceed an amount equal to eighty (80) percent of the proportional share of the District's ad valorem tax collections from each county in which such agencies are located. The District may make an exception to this funding limitation, if funds are determined to be available based upon the District's overall goals, management policies, fiscal responsibilities and operational needs, or in counties that are recovering from a state of emergency declared under Chapter 252, F.S.

(2) Project Funding Ratio: All financial assistance and support to eligible governmental agencies shall require, at a minimum, equal matching funds from the project sponsor, with the exception of public navigation projects that meet the provisions of subsection 66B-2.005(6), F.A.C., land acquisition projects in accordance with subsection 66B-2.005(7), and Rule 66B-2.008, F.A.C., small-scale spoil island restoration and enhancement projects that meet the provisions of Rule 66B-2.014, F.A.C., derelict vessel projects consistent with Rule 66B-2.0015, F.A.C., and Waterway Cleanup Projects approved under Rule 66B-2.0016, F.A.C., and projects approved in counties recovering from a state of emergency. Applicant's in-house costs are limited pursuant to paragraph 66B-2.008(1)(c), F.A.C. All financial assistance to seaports shall require equal matching funds. The District shall contribute no more than fifty percent (50%) of the local share of the cost of an inlet management or beach renourishment project. The District shall not contribute funding to both the state and local shares of an inlet management or beach renourishment project.

(3) Pre-agreement Expenses: The project sponsor shall not commence work on an approved project element prior to the execution of the project agreement unless authorized by the Board during the review and funding approval process. Board authorization of pre-agreement expenses will be given for the commencement of work prior to the execution of a project agreement if the Board determines that there is a benefit to the District, its waterways or its constituents. All project costs must be incurred and work performed within the project period as stipulated in the project agreement unless pre-agreement costs are approved by the Board. Pre-agreement expenses will be approved if they are consistent with the provisions of Rule 66B-2.008, F.A.C., and occur within the fiscal year of the grant application submission (October 1st to September 30th). Pre-agreement expenses, except for projects approved by the Board as multi-year projects, will be limited to fifty (50) percent of the project's total cost and if the expenses are eligible project expenses in accordance with this rule. Only one-half (1/2) or less of the approved pre-agreement

expenses will be eligible for reimbursement funding from the District, except for projects approved by the Board as multi-year projects. The Board shall consider a waiver of the limitation on pre-agreement expenses for Small-Scale Derelict Vessel grants and land acquisition projects when the applicant demonstrates a direct need and benefit and the project is in accordance with the applicable provisions of Chapter 66B-2, F.A.C.

(4) Multi-Year Funding: The construction phase of projects that are large scale, involve multiple phases, have a construction time line of one year or longer, or are requesting a significant amount of assistance funding in relation to the total assistance available for the county where the project is located, will be reviewed and approved by the District Board for a multiple year period subject to budgeting and allocation pursuant to the provisions of Chapter 200, F.S. The determination by the Board to provide assistance funding on a multi-year basis can be made at any time during the application review process. All approved multi-year projects are limited to a maximum of two (2) additional funding requests.

(5) Inlet Management and Beach Renourishment: Projects and project elements in the categories of inlet management and beach renourishment shall be subject to the following provisions. The District shall contribute no more than fifty percent of the local share of the cost of the project. The District shall not contribute funding to both the state and local shares of an inlet management or beach renourishment project. Funding for the construction phase of an inlet management or beach renourishment project may be approved by the District Board for a multiple year period subject to budgeting and allocation pursuant to the provisions of Chapter 200, F.S. Additionally the following provisions shall be met for inlet management or beach renourishment projects:

(a) Inlet Management: Inlet management projects shall benefit public navigation within the District and shall be consistent with Department of Environmental Protection approved inlet management plans and the statewide beach management plan pursuant to Section 161.161, F.S. Prior to funding any inlet management project, the Board shall make a finding that the project is a benefit to public navigation in the District. Inlet management projects that are determined to be consistent with Department of Environmental Protection approved inlet management plans are declared to be a benefit to public navigation.

(b) Beach Renourishment: All projects in this category shall be consistent with the statewide beach management plan. Beach renourishment projects shall only include those beaches that have been adversely impacted by navigation inlets, navigation structures, navigation dredging, or a navigation project. Prior to funding any beach renourishment project, the Board shall make a finding that the beaches to be nourished have been adversly impacted by navigation inlets, navigation structures, navigation dredging or a navigation project. The determination of beach areas that are adversely impacted by navigation for the purposes of this program shall be made by Department of Environmental Protection approved inlet management plans. If state funding is not provided for a beach project, public access with adequate parking must be available in accordance with Chapter 161, F.S.

(6) Public Navigation: Projects or project elements in the category of public navigation that will qualify for up to seventy-five percent (75%) program funds must be within the Intracoastal Right-of-Way (ROW), or provide public navigation channel access to two or more publicly accessible launching, mooring or docking facilities. In addition, the following shall apply:

(a) Navigation channel dredging: The project sponsor must demonstrate that the source of channel sedimentation has been identified and is in the process of, or has been controlled, or that the frequency and amount of shoaling is such that dredging will provide an improvement to the channel that will last for twenty (20) years or more and therefore is more cost effective than identifying and correcting the cause of shoaling, or that the cost of identifying the source of channel sedimentation exceeds the cost of the dredging project.

(b) Navigation channel lighting and markers must be located on primary or secondary public navigation channels.
Navigation projects or project elements that have one facility open to the public will qualify for up to fifty percent (50%) program funding. Dredging that is associated or ancillary to another use (such as a boat ramp, marina or pier) will be prioritized according to the associated use.

(7) Land Acquisition: Land acquisition projects shall qualify for a maximum of fifty (50) percent funding. All pre-agreement expenses for land acquisition must be completed within one-year of the date of application for funding. Except for acquisition of publicly owned spoil disposal site, all funded land acquisition projects must construct the required boating access facility within 7 years of completion of the land acquisition, or the District may require the applicant to refund the program funding. Immediately upon acquiring title to the land, the applicant shall record a declaration of covenants in favor of the District stating that if the required boating access facility is not constructed within 7 years and dedicated for the public use as a boating access facility in perpetuity after completion of construction, the District shall require the applicant to refund the program funding.

(8) Seaport Funding Eligibility: Financial assistance to seaports may exceed the proportional share of the District's ad valorem tax collections as set forth in subsection 66B-2.005(1), F.A.C., from the county in which such seaport is located if the seaport can

demonstrate that a regional benefit occurs from the port's activities. Financial assistance to a seaport project that demonstrates a regional benefit shall not exceed an amount equal to (i) the proportional share of the District's ad valorem tax collections as set forth in subsection 66B-2.005(1), F.A.C., from the counties where the benefit is demonstrated less (ii) funding allocated in the same fiscal year to all other local government projects funded in those counties.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1), (3) FS. History–New 12-17-90, Amended 6-24-93, 9-5-96, 2-6-97, Formerly 16T-2.005, Amended 5-17-98, 8-26-99, 3-21-01, 7-30-02, 3-3-04, 4-21-05, 4-24-06, 4-15-07, 3-25-08, 4-1-09, 3-7-11, 3-7-12, 4-10-13, 1-27-14, 5-15-16, 3-25-21.

66B-2.006 Application Process.

(1) Application Period: With the exception of eligible Disaster Relief Projects, eligible Small-Scale Spoil Island Restoration and Enhancement Projects eligible Small-Scale Derelict Vessel Applications and Waterway Cleanup Events, all applications for assistance through this program will be submitted during the authorized submission period that shall be established by vote of the Board at a scheduled meeting.

(2) Application Forms: Florida Inland Navigation District Waterways Assistance Program Project Application FIND Form Number 90-22 (effective date 4-24-06) and the Waterway Assistance Program Application and Evaluation Worksheet No. 91-25 and 91-25 (A) through (F) (effective date 1/2014) are hereby incorporated by reference and available from the District office. With the exception of projects eligible under the Small-Scale Spoil Island Restoration and Enhancement program, the Small-Scale Derelict Vessel program, and eligible Waterway Cleanup Events, all applications for financial assistance and support through this program from member counties and local governments shall be made on Form Number FIND 90-22 and the Waterway Assistance Program Project Application and Evaluation Worksheet No. 91-25 and 91-25 (A) through (F) and shall include a detailed cost estimate submitted on FIND Form No. 90-25, Florida Inland Navigation District Assistance Program Project Cost Estimate, (effective date 4-24-06), hereby incorporated by reference and available from the District office. In addition, all applicants shall submit a complete and detailed Project Timeline (FIND FORM No. 96-10) (effective date 4-15-07).

(3) Sponsor Resolution: The project sponsor shall approve the submission of an application by official resolution from its governing board or commission. Said resolution shall be made on FIND Form No. 90-21, Resolution for Assistance Under the Florida Inland Navigation District Waterways Assistance Program (effective date 10-14-92), hereby incorporated by reference and available from the District office.

(4) Attorney's Certification: If the application is for a project that is a land based development project the applicant shall submit an Attorney's Certification of Title, FIND Form Number 94-26 (effective date 5-25-00), hereby incorporated by reference and available from the District office.

(5) Maps and Geographic Information: All applicants shall be required to submit, at minimum, the following geographic information: A County location map, a project location map, a project boundary map, and a clear and detailed site development map for land development projects.

(6) Application Review: Applicants shall obtain the local FIND Commissioner's initials on Form No. 90-26 prior to submitting the application to the District office. It is the applicant's responsibility to make timely arrangements for the local FIND Commissioner's review. In the absence of extenuating circumstances outside of the applicant's control as determined by the Board of Commissioners, an application shall not be considered complete if it does not include the local FIND commissioner's initials on Form No. 90-26. Upon receipt in the District office, staff will review the applications for completeness of the informational requirements identified in the Application Checklist, FIND Form Number 90-26 (effective date 7-30-02), and for compliance with the eligibility requirements of this rule. When an application is determined by staff to be incomplete or ineligible, staff will immediately inform the applicant by mail. The applicant will then have until the date established by the Board in the application package to bring the application into compliance. If the applicant fails to provide a complete application in compliance with these rules, the application will not be considered for funding. In order to have a complete application, the applicant shall not only submit the forms required under Rule 66B-2.006, F.A.C., and any other information requirements identified in the Application Checklist (FIND Form Number 90-26), but such forms and other submitted information must be completely filled out, executed as applicable, and also establish compliance with Chapter 66B-2, F.A.C.

(7) Interlocal Agreements: Applications that the Board determines will directly benefit the maintenance of the Atlantic Intracoastal Waterway channel as documented by the District's long range dredged material management plans, will directly benefit the maintenance of the Okeechobee Waterway channel as documented by the District's long range dredged material management

plan, will directly benefit the maintenance or improvement of District property, right-of-way or navigation interests, or have multiple funding partners including the Corps of Engineers as the project manager can qualify for project assistance through an interlocal agreement pursuant to Chapter 163 or Section 374.984(6)(a), F.S. District staff will identify these applications and present them to the Board for their determination as to funding. Interlocal agreement projects shall comply with all other provisions of this rule, except for pre-agreement expenses, permitting and property control requirements.

(8) Application Presentations: Applications determined to be complete and in compliance with this rule will be forwarded to the Board for review and then scheduled for presentation to the Board at a scheduled meeting of the Board. Applicants can decline to make a presentation to the Board by submitting a written request.

(9) Application Evaluation and Rating Score: Following the presentations, the Board will review the applications and evaluate them using the Waterways Assistance Program Application and Evaluation Worksheets No. 91-25 (A) through (F) for Waterways Assistance Program applications. The total points awarded to each application by the Commissioners will be averaged to determine an application's final rating score. The final rating score for each application must equal or exceed 35 points for the application to be considered for funding assistance. Reconsideration of any application with a final rating score of less than 35 points will only occur if the majority of the Commissioners evaluating the project rated the project equal to or exceeding 35 points and two-thirds of the Commissioners vote for reconsideration of the application. Only Applicants that are eligible under Rule 66B-2.0061, F.A.C., "Disaster Relief Applications," shall complete FIND Form No. 91-25F Emergency Re-Construction (effective date 4-24-06, 1/2014).

(10) Funding Determination: The Board will hold a funding allocation meeting at which time the Board will determine the allocation of funds, if any, to each project and the projects will be ranked by overall average score to facilitate final funding decisions by the Board. Allocations will be based in part upon the cumulative score of the applications as calculated from the Project Evaluation and Rating Form. Allocations will also be based upon the specific needs of the individual counties.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Amended 9-2-92, 6-24-93, 4-12-95, Formerly 16T-2.006, Amended 5-25-00, 3-21-01, 7-30-02, 3-20-03, 4-21-05, 4-24-06, 4-15-07, 3-25-08, 3-7-11, 1-27-14.

66B-2.0061 Disaster Relief Applications.

Disaster Relief applications may be submitted to the District and considered by the Board at any time during the year to provide assistance to an eligible applicant for the removal of navigation obstructions and repair or replacement of waterway facilities damaged by a declared natural disaster. Applicants for Disaster Relief shall use the same forms listed in subsection 66B-2.006(2), F.A.C. The District shall consider these applications in accordance with these rules.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 6-24-93, Amended 2-6-97, Formerly 16T-2.0061, Amended 4-24-06, 3-25-21.

66B-2.008 Project Eligibility.

(1) Eligible Projects: Financial assistance and support through this program shall be used to plan or carry out public navigation and anchorage management, public recreation, environmental education, boating safety, acquisition and development of spoil sites and publicly owned commercial/industrial waterway access directly related to the waterways, acquisition and development of public boat ramps, launching facilities and boat docking and mooring facilities, inlet management, maritime management planning, environmental mitigation and beach renourishment.

(a) Program funds may be used for projects such as acquisition, planning, development, construction, reconstruction, extension, or improvement, of the following types of projects for public use on land and water. These project types will be arranged into a priority list each year by vote of the Board. The priority list will be distributed to applicants with the project application.

1. Public navigation channel dredging,
2. Public navigation aids and markers,
3. Inlet management projects that are a benefit to public navigation in the District,
4. Public shoreline stabilization directly benefiting the District's waterway channels,
5. Acquisition and development of publicly owned spoil disposal site and public commercial/industrial waterway access,
6. Waterway signs and buoys for safety, regulation or information,
7. Acquisition, dredging, shoreline stabilization and development of public boat ramps and launching facilities,
8. Acquisition, dredging, shoreline stabilization and development of public boat docking and mooring facilities,

9. Derelict Vessel Removal,

10. Waterways related environmental education programs and facilities,

11. Public fishing and viewing piers,

12. Public waterfront parks and boardwalks and associated improvements,

13. Maritime Management Planning,

14. Waterways boating safety programs and equipment,

15. Beach renourishment on beaches adversely impacted by navigation inlets, navigation structures, navigation dredging, or a navigation project; and,

16. Environmental restoration, enhancement or mitigation projects; and,

17. Other waterway related projects. Waterway projects that do not meet specific criteria in subsection 66B-2.005(5) or (6) or subparagraphs 66B-2.008(1)(a)1.-16., F.A.C., but are located on eligible waterways shall be considered for funding under the priority listing of "other waterway related project" and eligible for 25% funding.

(b) Ineligible Projects or Project Elements. Project costs ineligible for program funding or matching funds will include: contingencies, miscellaneous, reoccurring personnel related costs, irrigation equipment, ball-courts, park and playground equipment, and any extraneous recreational amenities not directly related to the waterway such as the following:

1. Landscaping that does not provide shoreline stabilization or aquatic habitat,

2. Restrooms for non-waterway users,

3. Roadways providing access to non-waterway users,

4. Parking areas for non-waterway users,

5. Utilities for non-waterway related facilities,

6. Lighting for non-waterway related facilities,

7. Project maintenance and maintenance equipment,

8. Picnic shelters and furniture for non-waterway related facilities,

9. Vehicles to transport vessels; and,

10. Operational items such as fuel, oil, etc.

11. Office space that is not incidental and necessary to the operation of the main eligible public building; and,

12. Conceptual project planning, including: public surveys, opinion polls, public meetings, organizational conferences; and,

13. Inlet maintenance.

(c) Project Elements with Eligibility Limits: Subject to approval by the Board of an itemized expense list:

1. The following project costs will be eligible for program funding or as matching funding if they are performed by an independent contractor:

a. Project management, administration and inspection,

b. Design, permitting, planning, engineering or surveying costs for completed construction project,

c. Restoration of sites disturbed during the construction of an approved project,

d. Equipment costs.

Before reimbursement is made by the District on any of the costs listed in subparagraph 1., above, a construction contract for the project, approved and executed by the project sponsor and project contractor must be submitted to the District.

2. Marine fire-fighting, Marine law enforcement and other vessels are eligible for a maximum of $100,000 in initial District funding. All future replacement and maintenance costs of the vessel and related equipment will be the responsibility of the applicant.

3. Waterway related environmental education facility funding will be limited to those project elements directly related to the District's waterways.

(d) Phasing of Projects: Applications for eligible waterway projects may be submitted as a phased project where Phase I will include the design, engineering and permitting elements and Phase II will include the construction of the project. A description and cost estimate of the Phase II work shall be submitted along with the Phase I application for Board review.

(2) Property Control: The site of a new proposed land-based development project, with the exception of those projects requesting Small-Scale Spoil Island Restoration and Enhancement funding, shall be dedicated for the public use for which the project was intended for a minimum period of 35 years after project completion. Such dedication shall be in the form of a deed, lease, management agreement or other legally binding document and shall be recorded in the public property records of the county in which the property is located. This property control requirement also applies to a project site owned by another governmental

entity. The governmental entity that owns the project site may be joined as a co-applicant to meet this property control requirement. Existing land based development projects that are being repaired, replaced or modified must demonstrate that the project site has been dedicated for public use for at least 25 years with at least 10 years remaining on the dedication document. Property shall also be deemed dedicated for public use if:

(a) The property has been designated for the use for which the project is intended (even though there may have been no formal dedication) in a plat or map recorded prior to 1940, or

(b) The project sponsor demonstrates that it has had exclusive control over the property for the public use for which the project is intended for a period of at least 30 years prior to submission of the application, or

(c) There is no ongoing litigation challenging the designated use of the property as shown on the plat or map, nor has there been any judicial determination contrary to the use by the public for the use shown on the plat or map.

(3) Permits: The project sponsor is responsible for obtaining and abiding by any and all federal, state and local permits, laws, proprietary authorizations and regulations in the development and operation of the project. Applicants for construction projects that include elements that require state or federal environmental permits or proprietary authorizations will demonstrate that all required environmental permitting and authorizations will be completed by the third Monday in September. This demonstration will be by submission of the required environmental permit(s) and authorizations, or by submission of a letter from the agency(s) stating that a permit or authorization is not required. Failure to timely submit the required environmental permits and authorizations or letters stating such permits or authorizations are not required shall result in the application not being considered for funding.

(4) Public Marina Qualifications: All public marina projects funded through this program shall include sewage pumpout facilities for vessels, unless the applicant can demonstrate that inclusion of such a facility is physically, operationally or economically impracticable. All public marina projects funded through this program shall have at least ten percent (10%) of their slips or mooring areas available for transient vessels. Public marina dockage rates shall be within market comparison of the dockage rates of other area marinas. The public marina will be required to establish and maintain an accounting of the funds for the facility and shall plan for and retain at all times sufficient funds for the on-going maintenance of the facility during its project life.

(5) The District may assist eligible local governments with efforts to prepare and implement a comprehensive maritime management plan. The plan shall be utilized by the eligible government to promote and maximize the public benefit and enjoyment of eligible waterways, while identifying and prioritizing the waterway access needs of the community. The plan should not duplicate any existing or ongoing efforts for the same waterway or water shed, nor shall the District participate in any effort that does not address the basic maritime needs of the community.

(a) Existing plans may be updated at reasonable intervals or amended to include waterway areas previously not included in the original effort. Public, government, environmental, industry and other pertinent interest groups shall be solicited and included for input in the planning process.

(b) The plan shall be utilized as a tool to provide a minimum 5-year planning analysis and forecast for the maritime needs of the community, and shall include, at minimum, the following:

1. Public boat ramp and ramp parking inventory and analysis.
2. Public mooring and docking facility analysis, including day docks and transient slips.
3. Commercial and working waterfront identification and needs analysis.
4. The identification, location, condition and analysis of existing and potential navigation channels.
5. An inventory and assessment of accessible public shorelines.
6. Public Waterway transportation needs.
7. Environmental conditions that affect boat facility siting, a current resource inventory survey, and restoration opportunities.
8. Economic conditions affecting the boating community and boating facilities.
9. Acknowledgment and coordination with existing data and information, including an emphasis on the Intracoastal Waterway.

(c) Projects requested for assistance program funding shall be consistent with the applicant's maritime management plan. The applicant should utilize the plan to assist in prioritizing waterway improvement projects.

(6) All eligible environmental restoration, enhancement or mitigation projects as well as the environmental restoration, enhancement or mitigation components of other types of projects shall be required to pursue and assign any available mitigation credits to the District for that share of the project funded through the District's Assistance Program. All eligible environmental restoration, enhancement or mitigation projects shall provide public access where possible.

(7) Final Decisions: The Board will make all final decisions on the eligibility of a Project or specific project costs.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1)-(3) FS. History–New 12-17-90, Amended 9-2-92, 6-24-93, 2-3-94, 4-12-95, 9-5-96, 2-6-97, Formerly 16T-2.008, Amended 5-17-98, 3-31-99, 5-25-00, 3-21-01, 7-30-02, 3-20-03, 3-3-04, 4-15-07, 3-25-08, 4-1-09, 2-22-10, 3-7-11, 3-7-12, 1-27-14, 2-17-15, 2-21-16, 3-25-21, 3-9-23.

66B-2.009 Project Administration.

The District will appoint a project manager who shall be responsible for monitoring the project and the project agreement. The project manager shall also be responsible for approving all reimbursement requests. The project sponsor shall appoint a liaison agent, who will be a member of the eligible applicant's staff, to act on its behalf in carrying out the terms of the project agreement. Administration of the project will be as follows:

(1) Project Agreement: For each funded project, the District and the project sponsor will enter into a project agreement. The project agreement shall be executed and returned by the project sponsor within six (6) months of the approval of the project funding and prior to the release of program funds, setting forth the mutual obligations of the parties concerning the project. The project agreement shall incorporate the applicable policies and procedures of the program as outlined in this rule. Project agreements will be for a two-year period with the possibility for one, one-year extension. Any request for a one-year extension of funding shall require submittal by the PROJECT SPONSOR of a request for extension to the DISTRICT no later than July of fiscal year two of the approved project. This request will then be considered by the DISTRICT Board, whose decision shall be final. In review of these requests, the Board will take into consideration the current status and progress of the project and the ability of the applicant to complete the project within one additional year.

(2) Matching Funds: The project sponsor shall clearly identify and enumerate the amount and source of the matching funds it will be using to match the program funds supplied by the District for an approved project. The project sponsor shall provide suitable evidence that it has the matching funds available at the time the project agreement is executed.

(3) Agreement Modification: All proposed changes to the project agreement must be submitted to the District in writing by the project sponsor accompanied by a statement of justification for the proposed changes. All project agreement amendments shall be approved by the District Board, except that the Executive Director may approve a minor project agreement amendment for a project within a county with the local District commissioner's concurrence. A minor project amendment shall not change the approved project's category, result in a reallocation of more than 35% of the approved funding of the project among project elements, nor allow for a greater than 35% change in the project scale or scope of work. Project agreement amendments will not include a change to the approved project's location or a change in the approved project's purpose or project type. Agreed changes shall be evidenced by a formal amendment to the project agreement and shall be in compliance with these rules.

(4) Project Reporting: The liaison agent will submit quarterly reports to the project manager summarizing the work accomplished since the last report, problems encountered, percentage of project completion and other appropriate information. These reports shall continue throughout the length of the project period until completion of the project. The report shall be submitted on Form 95-02, "Assistance Program Project Quarterly Status Report," dated 7-30-02, hereby incorporated by reference and available at the District office. A Final Project Report shall be submitted at the completion of the project and shall at minimum include: project summary, photo of completed project, final cost, project benefits to the waterway and location address.

(5) Reimbursement Requests: The liaison agent may submit periodic reimbursement requests during the project period in accordance with Rule 66B-2.011, F.A.C. The project manager will approve or disapprove all reimbursement requests. The final payment of program funds will be made upon certified completion of the project by the District.

(6) Project Inspection: Upon reasonable request, the project manager shall have the right to inspect the project and any and all records relating to the project.

(7) Project Completion: The project shall be completed within three (3) years of the date of the beginning of the District's first fiscal year for which the project was approved. If the completion of a project is impacted by a declared state of emergency and the Board waives this rule section, the extension of time granted shall not exceed one additional three (3) year period.

(8) Project Completion Requirements: Upon completion of the project, the liaison agent shall provide the following to the project manager:

(a) A Project Completion Certificate, FIND Form No. 90-13 (effective date 7-30-02), hereby incorporated by reference and available from the District office, which certifies that the project was completed in accordance with the project agreement and the final project plans.

(b) A final reimbursement request accompanied by all required billing statements and vouchers.

(c) Photograph(s) showing the installation of the sign required by Rule 66B-2.013, F.A.C.

(d) Photograph(s) of the completed project clearly showing the program improvements.

(9) Project Completion Review: The project manager will review the project completion package and will authorize or reject the final reimbursement payment which will include all retained funds from previous requests.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Formerly 16T-2.009, Amended 3-21-01, 7-30-02, 3-7-11, 1-27-14, 3-25-21.

66B-2.011 Reimbursement.

The District shall release program funds in accordance with the terms and conditions set forth in the project agreement. This release of program funds shall be on a reimbursement only basis. The District shall reimburse the project sponsor for project costs expended on the project in accordance with the project agreement. Project funds to be reimbursed will require the submission of a Reimbursement Request Form and required supporting documents, FIND Form No. 90-14 (effective date 7-30-02) hereby incorporated by reference and available from the District office.

(1) Authorized Expenditures: Project funds shall not be spent except as consistent with the project agreement cost estimate that was approved by the Board, which shall be an attachment to the project agreement. This cost estimate will establish the maximum funding assistance provided by the District and the percentage of funding provided by each party to the project. The District will pay the lesser of:

(a) The percentage total of project funding that the Board has agreed to fund, or

(b) The maximum application funding assistance amount.

(2) Phase I Reimbursement: In accordance with these rules, reimbursement cannot be made on a Phase I application until a construction contract is executed by the applicant for the construction phase of the project. If the Phase I project is completed but a construction contract is not executed by the three (3) year project deadline, then the District shall only allow one (1) year from the Phase I project deadline to enter into the required construction contract before the Phase I funding is cancelled.

(3) Reimbursement Requests: All project costs shall be reported to the District and summarized on the Reimbursement Request Form. All requests for reimbursement shall include supporting documentation such as billing statements for work performed and cancelled payment vouchers for expenditures made.

(4) Retainage: The District shall retain ten percent (10%) of all reimbursement payments until final certification of completion of the project. The District shall withhold any reimbursement payment, either in whole or part, for non-compliance with the terms of this agreement.

(5) Check Presentations: A District representative shall present the final reimbursement check to the project sponsor during a public commission meeting or public dedication ceremony for the project facility.

(6) Recovery of Additional Project Funding: If the project sponsor receives additional funding for the project costs from another source that was not identified in the original application and that changes the agreement cost-share percentage, the project sponsor shall proportionately reimburse the District's program funds equal to the cost-share percentage in the approved project agreement. The project sponsor shall promptly notify the District of any project payments it receives from a source other than the District.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Amended 6-24-93, Formerly 16T-2.011, Amended 3-31-99, 7-30-02, 3-7-11.

66B-2.012 Accountability.

The following procedures shall govern the accountability of program funds:

(1) Accounting: Each project sponsor is responsible for maintaining an accounting system which meets generally accepted accounting principles and for maintaining such financial records as necessary to properly account for all program funds.

(2) Quarterly Reports: The project sponsor shall submit quarterly project status reports to FIND in accordance with subsection 66B-2.009(4), F.A.C.

(3) Completion Certification: All required final completion certification documents and materials as outlined in subsection 66B-2.009(8), F.A.C., of this rule shall be submitted to the District prior to final reimbursement of program funds.

(4) Auditing: All project records including project costs shall be available for review by the District or by an auditor selected by the District for 3 years after completion of the project. Any such audit expenses incurred shall be borne entirely by the project sponsor.

(5) Project Records: The project sponsor shall retain all records supporting project costs for three years after either the completion of the project or the final reimbursement payment, whichever is later, except that should any litigation, claim, or special audit arise before the expiration of the three year period, the project sponsor shall retain all records until the final resolution of such matters.

(6) Repayment: If it is found by any State, County, FIND, or independent audit that program funds have not been used in accordance with this rule and applicable laws, the project sponsor shall repay the misused program funds to the District.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Formerly 16T-2.012, Amended 7-30-02.

66B-2.013 Acknowledgement.

The project sponsor shall erect a permanent sign, approved by the District, at the entrance to the project site which indicates the District's participation in the project. This sign shall contain the FIND logo. In the event that the project sponsor erects a temporary construction sign, this sign shall also recognize the District's participation. If the final product of the project is a report, study or other publication, the District's sponsorship of that publication shall be prominently indicated at the beginning of the publication. If the project results in an educational display, the District's logo and a statement of the District's participation in the project shall be contained in the display.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 12-17-90, Formerly 16T-2.013, Amended 2-22-10.

66B-2.014 Small-Scale Spoil Island Restoration and Enhancement Projects.

Proposals shall be accepted for the restoration or enhancement of spoil islands and natural islands within the District's waterways for recreational, navigational, educational, and environmental purposes. The applicable provisions of this rule apply to these applications with the following additions or exceptions:

(1) Application Procedure – A Request for Proposals procedure will be used to request proposals for consideration. Proposals shall follow the format described in FIND Document #03-02, Call for Proposals – Small-Scale Spoil Island Restoration and Enhancement Program (effective date 7-30-02), hereby incorporated by reference and available from the District office. Proposals may be submitted to the District and considered by the Board at any time during the year.

(2) Matching Funds: Small-scale spoil island restoration and enhancement may qualify for up to ninety percent (90%) program funds. The applicant's ten percent (10%) matching funds may include in-kind contribution pursuant to paragraph 66B-2.014(4)(b), F.A.C.

(3) Eligibility: All proposals must meet the following eligibility criteria to be considered for funding:

(a) Management Plan Compliance: Projects shall be in compliance with the provisions of any Spoil Island Management Plans or other management plans that govern the Project site.

(b) Property Control: The Project Sponsor must have written property rights on the Project site to construct and maintain the Project for a minimum of five years. Such property rights can be in the form of a lease, interlocal agreement, use agreement or other legal form approved by the District. The applicant shall include a map clearly delineating the location of all proposed work included in the application.

(4) Funds Allocation: Funds shall be allocated pursuant to Rule 66B-2.005, F.A.C., subject to the exceptions identified in this rule, and with the following additions:

(a) The District shall fund a maximum of up to $7,500 per project, not to exceed $22,500 per County, per fiscal year.

(b) The Project Sponsor may contribute in-kind construction labor; such in-kind construction labor costs will not be counted by the District as exceeding $10.00 per hour. No administrative costs can be incorporated into the Project as Project costs.

(c) The funding provided by the District shall only be allocated for specific Project expenses such as construction materials, plant materials, herbicides, etc. The funding provided by the District shall not be allocated for parties, food or beverages.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 7-30-02, Amended 4-24-06, 3-7-11, 3-25-21.

66B-2.015 Small-Scale Derelict Vessel Removal Projects.

Proposals shall be accepted for financial assistance for the removal of derelict vessels within the District's waterways. The applicable provisions of this rule apply to these applications with the following additions or exceptions:

(1) Application Procedure – Applications shall be submitted on a completed FIND Form No. 05-01 (Small-Scale Derelict

Vessel Removal Program) (effective date 4-24-06), and FIND Form No. 01-06 (Small-Scale Derelict Vessel Removal Program – Project Cost Estimate), (effective date 4-24-06), hereby incorporated by reference and available from the District office. Applications may be submitted to the District and considered by the Board at any time during the year.

(2) The District shall only fund applicants that have identified derelict vessels to be removed and have a current bid for removal for such vessels, or have completed the removal of such vessels within the 6 months preceding the application, subject to eligibility under these program rules.

(3) The program must be sponsored by an eligible government agency or not-for-profit organization.

(4) District funding shall be limited to $75,000.00 per county, per year, provided on a reimbursement basis only. The limitation on pre-agreement expenses may be waived by the Board in accordance with subsection 66B-2.005(3), F.A.C.

(5) The eligible applicant must provide the remaining matching funds for project completion. In no case shall the District's cost-share contribution exceed 75% of the total project costs. In-house project management or administration costs are not eligible costs or matching costs.

(6) The derelict vessel must be located in the District's Waterways, as defined in Rule 66B-2.003, F.A.C. The applicant shall include a map clearly delineating the location of all vessels included in the application.

(7) The District shall be recognized when possible in all written, audio or video advertising and promotions as a participating sponsor of the program.

(8) The funding provided by the District shall only be allocated for removal of derelict vessels. The District is providing program reimbursement funds only and shall be held harmless with regards to the activities initiated by the applicant.

(9) The applicant shall be responsible for all maintenance, management, disposal and operating expenses associated with the program.

(10) Funds derived from the sale of any derelict vessels or vessel parts removed through this grant program must be reinvested into the applicant's derelict vessel removal program.

(11) The District Board shall make all final decisions concerning the provision of funding for this program.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 4-24-06, Amended 4-15-07, 3-25-08, 3-7-11, 1-27-14, 3-25-21, 3-9-23.

66B-2.016 Waterways Cleanup Events.

Proposals shall be accepted for financial assistance for the organized removal of refuse within the District's waterways. The applicable provisions of this rule apply to these applications with the following additions or exceptions:

(1) Application Procedure: Prior to the event, a request for funding shall be submitted to the District by means of a cover letter detailing the occurrence of the cleanup, contact information, a map of the cleanup locations and the general parameters of the event. In addition, the Applicant will submit a detailed budget clearly delineating the expenditure of all District funds, as well as the overall general budget of the event. Proposals may be submitted to the District and considered by the Board at any time during the year.

(2) Availability: The District shall fund a maximum of one clean-up program per waterway, per year within a county, with exception to the provisions of subsections (8) through (10), below.

(3) Applicant Eligibility: The clean-up program must be sponsored by a government agency or a registered not-for-profit corporation.

(4) Funding: District funding shall be limited to $5,000 per waterway, per county, except for the provisions of subsections (8) through (10), below.

(5) The District shall be recognized in all written, online, audio or video advertising and promotions as a participating sponsor of the clean-up program.

(6) Funding Eligibility: The funding provided by the District shall only be allocated to reimburse the applicant for out of pocket expenditures related to specific cleanup program expenses such as trash bags, trash collection, haul and landfill fees, gloves, advertising, T-shirts, and related expenses. The funding provided by the District shall not be allocated for parties, meetings, food or beverages.

(7) The District Board shall make all final decisions concerning the provision of funding for a clean-up program.

In addition to the requirements stated above, a cleanup program implementing all of the following additional incentives will qualify for up to additional $5,000 in clean up funds.

(8) The clean-up program budget must provide equal or greater matching funds for all Navigation District funding.

(9) The applicant shall tally and report the composition and location of the waterway-related debris, with the goal to show definitive progress in the amount of refuse collected, a reduction in the overall debris in the waterway, or an increase in the number of additional waterway areas included in the clean up.

(10) For each additional $1,000 in Navigation District funding, the applicant shall coordinate a minimum of one waterway collection point or clean up area, or an applicant can conduct an additional waterway cleanup program for the waterway areas.

Rulemaking Authority 374.976(2) FS. Law Implemented 374.976(1) FS. History–New 3-7-11.

EXHIBIT C

FLORIDA INLAND NAVIGATION DISTRICT

ASSISTANCE PROGRAM

Matching Funds Certification

Sponsor: _____

Project Title: _____ Project #: _____

Source of Matching Funds: _____
_____

Amount of Matching Funds: _____
_____

I hereby certify that the above referenced project Sponsor, as of October 01, 2022, has the required matching funds for the accomplishment of the referenced project in accordance with the Waterways Assistance Program Project Agreement between the Florida Inland Navigation District and the Sponsor, dated _____.*

Project Liaison Name: _____

Project Liaison Signature: _____

Date: _____



*S. 837.06 Florida Statutes, False official statements. - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 F.S.

EXHIBIT D

FLORIDA INLAND NAVIGATION DISTRICT
ASSISTANCE PROGRAM
PAYMENT REIMBURSEMENT REQUEST FORM

PROJECT NAME: _____ PROJECT #:_____

PROJECT SPONSOR: _____ BILLING #:_____

Amount of Assistance	A.	_____
Less Previous Total Disbursements	B.	_____
and Less Previous Total Retainage Held Balance Available	=	_____

Funds Requested This Disbursement

Funds Requested	C.	_____
Less Retainage (-10% unless final)	D.	_____
Check Amount	=	_____

Amount of Assistance		_____
Less Total Prior and Current Payments Including all retainage held (B+C)	=	_____
= Balance Remaining		_____

SCHEDULE OF EXPENDITURES

Expense Description (Should correspond to Cost Estimate Sheet Categories in Exhibit "A")	Vendor Name	Check No. and Date	Total Cost	Applicant Cost	FIND Cost

(NOTE: Signature Required on Page 2)

EXHIBIT D (CONTINUED)

SCHEDULE OF EXPENDITURES

Expense Description (**Should correspond to Cost Estimate Sheet Categories in Exhibit "A"**)	Vendor Name	Check No. and Date	Total Cost	Applicant Cost	FIND Cost

Certification for Reimbursement: I certify that the above expenses were necessary and reasonable for the accomplishment of the approved project and that these expenses are in accordance with Exhibit "A" of the Project Agreement. *

Project Liaison

Date

*S. 837.06 Florida Statutes, False official statements. - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 F.S.

EXHIBIT E

FLORIDA INLAND NAVIGATION DISTRICT ASSISTANCE PROGRAM

Project Completion Certification

Sponsor:_____

Project Title:_____ Project #:_____

I hereby certify that the above referenced project was completed in accordance with the Assistance Program Project Agreement between the Florida Inland Navigation District and _____, dated _____, 20____, and that all funds were expended in accordance with Exhibit "A" and Paragraph 1 of the Project Agreement. *

Project Liaison Name:_____

Project Liaison Signature:_____

Date:_____

*S. 837.06 Florida Statutes, False official statements. - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 F.S.

EXHIBIT F

ASSISTANCE PROGRAM PROJECT
QUARTERLY STATUS REPORT

PROJECT NO. _____

PROJECT TITLE: _____

PROJECT SPONSOR: _____

REPORT PERIOD			
Oct 1-D __ ;	-Mar _ ;	-June __ ;	Ju -Sep ___
Report Due: (Dec 30)	**(March 3)**	**(June 30)**	**(Sep 3)**

WORK ACCOMPLISHED:

PROBLEMS ENCOUNTERED:

PERCENTAGE COMPLETION:

OTHER NOTABLE ITEMS:

Form No. 95-02
(Effective Date: 7-30-02)

EXHIBIT G
ASSISTANCE PROJECT SCHEDULE

OCTOBER 20 3- Project Agreement Executed, Project Initiates.

DECEMBER 30, 20 3 First Quarterly Report Due. -

Use Quarterly Status Report Form Exhibit F
http://www.aicw.org/assistance_programs/waterway_assistance_programs/index.php

MARCH 3 , 20 4- Second Quarterly Report Due.

JUNE 30, 2024- Third Quarterly Report Due.

SEPTEMBER 3 , 2024 - Fourth Quarterly Report Due.

DECEMBER 30, 2024- Fifth Quarterly Report Due.

MARCH 3 20 5- Sixth Quarterly Report Due.

JUNE 30, 20 5- Seventh Quarterly Report Due.

NOTE: If the project <u>will not</u> be completed and all close out paperwork submitted by September 30th , a request for a 1-year extension of the completion date of the project should be submitted with the June 2025 quarterly report.

SEPTEMBER 1-30, 20 5- loseout paperwork
Closeout paperwork consists of :

1. Project Completion Certificate, FIND Form No. 90-13 (effective date 7-30-02), which certifies that the project was completed in accordance with the project agreement and the final project plans.
2. A final reimbursement request accompanied by all required supporting documentation including bills and canceled payment vouchers for expenditures.
3. Photograph(s) showing the installation of the sign required by Rule 66B-2.013, F.A.C.
4. Photograph(s) of the completed project clearly showing the program improvements. (jpg or tif format)
5. A Final Project Report (1-2 pages) that shall at minimum include: project name and address, project summary, final cost, and project benefits to the waterway.

SEPTEMBER 30, 20 5 - End of Grant. All work must be complete closeout paperwork submitted.

October 20 5- finish processing closeout paperwork, perform project inspection and submit final reimbursement check check presentation sponsor.

---

*<u>**NOTE**: **ANY MODIFICATIONS** to the PROJECT shall require advance notice and prior written approval of the District</u>. The appropriate timing for modifications to the project cost estimate, Exhibit A, would be after receipt of bids.*

***NON-COMPLIANCE by the PROJECT SPONSOR with the reporting schedule in Exhibit G may result in revocation of this agreement pursuant to Section 13 of the project agreement.**

EXHIBIT H

http://www.aicw.org/studies_and_information/bids_files_plans_logos/logos.php#revize_document_center_rz617



RESOLUTION NO. 2023-141

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2023, and ending on September 30, 2024, at a Regular meeting held on September 26, 2023; and

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

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

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

SECTION 1. The 2023-2024 fiscal year budget shall be amended as detailed in the attached sheets.

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

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

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 12th day of December 2023.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, Assistant City Clerk

City of Cocoa Budget Adjustment Form FY 2024 - 24-027-IFT

SELECT ADJUSTMENT TYPE: INTERFUND TRANSFER | REQUESTING DEPARTMENT #: PW | DATE PREPARED: 11/20/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 84,000	304-0000-381.91-10	GR2404	Interfund Transfer From 110 Fund	$ 0	$ 0	$ 84,000	$ 0
$ 84,000	304-0000-337.30-21	GR2404	FIND BV-CO-23-159 WTRF P1	$ 0	$ 0	$ 84,000	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 168,000	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 84,000	304-3580-572.63-00	GR2404	Infrastructure	$ 0	$ 0	$ 84,000	$ 0
$ 84,000	304-3580-572.63-00	GR2404	Infrastructure	$ 0	$ 0	$ 84,000	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 168,000	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

Recognizing the FIND Grant Revenue BV-CO-23-159-Phase 1 and the Cocoa CRA Match, for the Cocoa Waterfront Public Docking and Breakwater Phase1, Design and Permits for 14 Docking Slips. This Grant has a 50% match and BAF 24-030-ITF is the first part of this IFT from the Cocoa CRA. Agenda 23-709.

Council/Board APPROVAL REQUIRED? YES (●) NO ( ) DATE APPROVED: 12/12/23 RESOLUTION #: 23-141

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

11/29/23 Frank Mirabito Digitally signed by Frank Mirabito Date: 2023.11.29 15:49:57 -05'00'	Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 16:08:29 -05'00'	
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
Abigail Morgan Digitally signed by Abigail Morgan Date: 2023.11.29 15:58:22 -05'00'	Lora Howell Digitally signed by Lora Howell Date: 2023.11.29 15:36:09 -05'00'	
Date Department Director's Signature	Date Deputy Fin. Director's Signature	Date City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

Approved 07/13

Revised eform 8/3/23 - IT

Legislation Details (With Text)

File #:	23-741	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
File created:	11/16/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF 24-001-A1-A3, for purchase orders rolled over to Fiscal Year 2024. This is due to unspent funds budgeted for capital projects and specific operating accounts. These funds are provided through the use of various Fund Balance Reserves and other Revenue Sources. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Budget Resolution FY 2023-142 ADA Compliant.pdf BAF 24-001-A1-FN-PO Roll (12-12-23) Agenda-23-741.pdf BAF 24-001-A2-FN-PO Roll (12-12-23) Agenda-23-741.pdf BAF 24-001-A3-FN-PO Roll (12-12-23) Agenda-23-741.pdf BAF 24-001-A-FN-PO Roll Tracker.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: November 16, 2023
Agenda Date: December 12, 2023
Prepared By: Lora Howell, Deputy Finance Director
Through: Rebecca Bowman, MBA, CGFO, CGFM Finance Director
Requested Action:
Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF 24-001-A1-A3, for purchase orders rolled over to Fiscal Year 2024. This is due to unspent funds budgeted for capital projects and specific operating accounts. These funds are provided through the use of various Fund Balance Reserves and other Revenue Sources..

BACKGROUND:

At the end of Fiscal Year (FY) 2023, the individual departments request specific purchase orders (P.O.) for multi-year capital projects and/or operating purchases to remain open, and that the balance on those P.O.'s be included within the FY24 Budget. These projects may also have been scheduled to be completed in FY23 and did not reach completion, necessitating the unspent budget to be provided in FY24. This agenda item essentially "shores up" the FY24 Budget for the existing purchase orders that rolled into the new year within BAF 24-001-A1-A3.

STRATEGIC PLAN CONNECTION:

To provide financial transparency with budgeting and the procurement processes

BUDGETARY IMPACT:

FY24 purchase order roll: BAF 24-001-A1-A2-A3

(See attached spreadsheets with detailed transactions)

PREVIOUS ACTION:

Enter text here

RECOMMENDED MOTION:

Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF 24-001-A1-A3, for purchase orders rolled over to Fiscal Year 2024. This is due to unspent funds budgeted for capital projects and specific operating accounts. These funds are provided through the use of various Fund Balance Reserves and other Revenue Sources.

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RESOLUTION NO. 2023-142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2023, and ending on September 30, 2024, at a Regular meeting held on September 26, 2023; and

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

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

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

SECTION 1. The 2023-2024 fiscal year budget shall be amended as detailed in the attached sheets.

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

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

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 12th day of December 2023.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, Assistant City Clerk

City of Cocoa Budget Adjustment Form FY 2024 - 24-001-A1

SELECT ADJUSTMENT TYPE: BUDGET AMENDMENT | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 11/29/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 1,680,019			General Fund	$ 0	$ 0	$ 1,680,019	$ 0
$ 3,066		GR2202	BPV 2021 Grant	$ 0	$ 0	$ 3,066	$ 0
$ 3,920		GR2302	BPV 2022 Grant	$ 0	$ 0	$ 3,920	$ 0
$ 17,700		GR2111	African American Civil Rights Grant	$ 0	$ 0	$ 17,700	$ 0
$ 4,204		GR23HM	Harry T. Moore Hist. Preserv. Grant	$ 0	$ 0	$ 4,204	$ 0
$ 151,680			HOME	$ 0	$ 0	$ 151,680	$ 0
$ 1,860,589	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 1,680,019			General Fund	$ 0	$ 0	$ 1,680,019	$ 0
$ 3,066		GR2202	BPV 2021 Grant	$ 0	$ 0	$ 3,066	$ 0
$ 3,920		GR2302	BPV 2022 Grant	$ 0	$ 0	$ 3,920	$ 0
$ 17,700		GR2111	African American Civil Rights Grant	$ 0	$ 0	$ 17,700	$ 0
$ 4,204		GR23HM	Harry T. Moore Hist. Preserv. Grant	$ 0	$ 0	$ 4,204	$ 0
$ 151,680			HOME	$ 0	$ 0	$ 151,680	$ 0
$ 1,860,589	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

PO Roll #1 Agenda 23-741

Council/Board APPROVAL REQUIRED? YES (●) **NO** ( ) **DATE APPROVED:** 12/12/23 **RESOLUTION #:** 23-142

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:18:39 -05'00'	Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:18:19 -05'00'	Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2023.12.07 11:16:12 -05'00'
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
	Lora Howell Digitally signed by Lora Howell Date: 2023.12.01 15:02:26 -05'00'	
Date Department Director's Signature	Date Deputy Fin. Director's Signature	Date City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

Approved 07/13

Revised eform 8/3/23 - IT

City of Cocoa Budget Adjustment Form FY 2024 - 24-001-A2

SELECT ADJUSTMENT TYPE: BUDGET AMENDMENT | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 11/29/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 12,094			Building Permits	$ 0	$ 0	$ 12,094	$ 0
$ 25,748			Cocoa CRA	$ 0	$ 0	$ 25,748	$ 0
$ 15,292			Diamond Square CRA	$ 0	$ 0	$ 15,292	$ 0
$ 808,997			ARPA	$ 0	$ 0	$ 808,997	$ 0
$ 1,987,399			Water/ Sewer	$ 0	$ 0	$ 1,987,399	$ 0
$ 157,013			Stormwater	$ 0	$ 0	$ 157,013	$ 0
$ 3,006,543	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 12,094			Building Permits	$ 0	$ 0	$ 12,094	$ 0
$ 25,748			Cocoa CRA	$ 0	$ 0	$ 25,748	$ 0
$ 15,292			Diamond Square CRA	$ 0	$ 0	$ 15,292	$ 0
$ 808,997			ARPA	$ 0	$ 0	$ 808,997	$ 0
$ 1,987,399			Water/ Sewer	$ 0	$ 0	$ 1,987,399	$ 0
$ 157,013			Stormwater	$ 0	$ 0	$ 157,013	$ 0
$ 3,006,543	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

PO Roll #2. Agenda 23-741

Council/Board APPROVAL REQUIRED? YES (●) NO ( ) DATE APPROVED: 12/12/23 RESOLUTION #: 2023-142

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:06:22 -05'00'	Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:06:02 -05'00'	Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2023.12.07 11:11:40 -05'00'
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
Date Department Director's Signature	Lora Howell Digitally signed by Lora Howell Date: 2023.12.01 15:03:20 -05'00' Date Deputy Fin. Director's Signature	Date City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

City of Cocoa Budget Adjustment Form FY 2024 - 24-001-A3

SELECT ADJUSTMENT TYPE: BUDGET AMENDMENT | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 11/29/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 5,514,531			Renewal & Replacement	$ 0	$ 0	$ 5,514,531	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 5,514,531	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 5,514,531			Renewal & Replacement	$ 0	$ 0	$ 5,514,531	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 5,514,531	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

PO Roll #3 Agenda 23-741

Council/Board APPROVAL REQUIRED? YES (●) NO ( ) DATE APPROVED: 12/12/23 RESOLUTION #: 2023-142

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:12:40 -05'00'	Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:12:18 -05'00'	Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2023.12.07 11:14:45 -05'00'
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
	Lora Howell Digitally signed by Lora Howell Date: 2023.12.01 15:05:26 -05'00'	
Date Department Director's Signature	Date Deputy Fin. Director's Signature	Date City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

Approved 07/13

Revised eform 8/3/23 - IT

Fund:	General Fund	**Fund Balance**			
Fund Designator:	001				
Revenue Account:	001-0000-389.99-50	$ 1,680,019			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
81204	10977	INSPIRE PLACEMAK	001-1104-515.34-00		$ 17,535
81065	10955	RVI	001-1104-515.34-00		$ 21,876
81066	10955	RVI	001-1104-515.34-00		$ 1,258
81158	10955	RVI	001-1104-515.34-00		$ 3,965
81159	10955	RVI	001-1104-515.34-00		$ 4,705
81160	10955	RVI	001-1104-515.34-00		$ 530
81340	10955	RVI	001-1104-515.34-00		$ 7,045
81039	1225	EMPIRE COMPUTING	001-1203-516.46-00		$ 2,867
80074	8919	VERMONT SYSTEMS	001-1203-516.56-15		$ 2,744
76943	10240	INFO-TECH RESEAR	001-1600-513.31-00		$ 46,000
77453	10248	SUPERION LLC	001-1600-513.31-00		$ 270
80886	10948	CRISAFULLI CONSU	001-1600-513.31-00		$ 20,833
80758	10248	SUPERION LLC	001-1600-513.34-00		$ 8,640
81155	10248	SUPERION LLC	001-1600-513.34-00		$ 4,388
81181	9651	EASTERN FLORIDA	001-1600-513.55-01		$ 14,182
80987	9651	EASTERN FLORIDA	001-1600-513.55-02	AFBP22	$ 7,045
81343	10982	COCOA FORD	001-2100-521.46-03		$ 6,914
80507	7331	FLORIDA BULLET I	001-2100-521.52-00	PD14AM	$ 355
81300	422	SIRCHIE ACQUISIT	001-2100-521.52-00	PD15PE	$ 75
81286	1441	DUVAL FORD FIN Q	001-2100-521.64-00	CA2301	$ 119,203
80926	484	PRIDE ENTERPRISE	001-2100-521.64-00	CA2301	$ 62,976
80649	10931	READS UNIFORMS,	001-2200-522.52-02		$ 14
80468	503	TEN-8 FIRE EQUIP	001-2201-522.46-00		$ 107
80683	503	TEN-8 FIRE EQUIP	001-2201-522.52-00		$ 2,777
81256	503	TEN-8 FIRE EQUIP	001-2201-522.52-00		$ 9,193
80649	10931	READS UNIFORMS,	001-2201-522.52-02		$ 7,463
80739	9799	SUTPHEN CORPORAT	001-2201-522.64-00	AFBP22	$ 850,000
80556	1225	EMPIRE COMPUTING	001-3200-515.56-15	CD22JS	$ 12,292
80465	9185	MYRA PLANNING &	001-3510-541.31-00		$ 2,526
81259	9185	MYRA PLANNING &	001-3510-541.34-00		$ 3,900
81293	4574	FAUSNIGHT STRIPE	001-3510-541.46-00		$ 24,342
80843	9837	GRAYBAR ELECTRIC	001-3510-541.46-00		$ 34,359
76945	9836	INFRASTRUCTURE S	001-3510-541.63-00	SW21DP	$ 16,395
79571	10228	MEAD & HUNT, INC	001-3510-541.63-00	PW17SI	$ 29,901
81184	10803	FASTER ASSET SOL	001-3540-519.55-00		$ 6,528
81184	10803	FASTER ASSET SOL	001-3540-519.56-15		$ 13,760
81290	9537	O'HANRAHAN CONSU	001-3540-519.64-00	CA2302	$ 14,614
81349	7317	WORLD ELECTRONIC	001-3560-519.46-00		$ 15,365
81314	10982	COCOA FORD	001-3560-519.46-03		$ 6,381
80014	6006	FL DEPT OF BUSIN	001-3560-519.49-00	PW00CH	$ 75
80014	6006	FL DEPT OF BUSIN	001-3560-519.49-00	PW00PS	$ 75
80014	6006	FL DEPT OF BUSIN	001-3560-519.49-00	PW00VP	$ 75
80805	10781	SAPPHIRE ELEVATO	001-3560-519.62-00	PW23PE	$ 74,143
80892	10581	INTEGRATED FIRE	001-3560-519.64-00	PW23PF	$ 123,603
81308	10986	MCKIBBEN POWERSP	001-3560-519.64-00	CA2301	$ 12,583
78193	4035	ARCHITECTS RZK,	001-3580-519.63-00	PWFBPP	$ 18,793
78194	4035	ARCHITECTS RZK,	001-3580-519.64-00	PWFBJR	$ 24,317
81056	10963	STRIPING SERVICE	001-3580-519.64-00	PW00PW	$ 23,032
Total					$ 1,680,019

Fund:	General Fund	**Grant**			
Fund Designator:	001				
Revenue Account:	001-0000-331.20-23	$ 3,066			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
78492	1293	FEDERAL EASTERN	001-2100-521.52-23	GR2202	$ 3,066
Total					$ 3,066

Fund:	General Fund	Grant			
Fund Designator:	001	Grant		Match	Total
Revenue Account:	001-0000-331.20-26	$ 1,960	001-0000-389.99-50	$ 1,960	$ 3,920

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80973	1293	FEDERAL EASTERN	001-2100-521.52-26	GR2302	$ 3,920
Total					$ 3,920

Fund:	General Fund	Grant			
Fund Designator:	001				
Revenue Account:	001-0000-331.70-02	$ 17,700			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80887	3968	FLORIDA HISTORIC	001-3200-515.31-15	GR2111	$ 17,700
Total					$ 17,700

Fund:	General Fund	Grant			
Fund Designator:	001				
Revenue Account:	001-0000-334.70-11	$ 4,204			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80938	4035	ARCHITECTS RZK,	001-3200-515.31-16	GR23HM	$ 4,204
Total					$ 4,204

Fund:	Brevard County Home	Fund Balance			
Fund Designator:	104				
Revenue Account:	104-0000-389.99-50	$ 151,680			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
79508	7882	COMMUNITY HOUSIN	104-3240-554.83-23		$ 151,680
Total					$ 151,680

Fund:	Building Permits	Fund Balance			
Fund Designator:	107				
Revenue Account:	107-0000-389.99-50	$ 12,094			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80346	10467	GEOSYNTEC CONSUL	107-3200-524.34-00		$ 12,094
Total					$ 12,094

Fund:	Cocoa CRA	Fund Balance			
Fund Designator:	110				
Revenue Account:	110-0000-389.99-50	$ 25,748			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
77934	9836	INFRASTRUCTURE S	110-3230-559.63-00	CR23LP	$ 15,748
80721	10444	DMCP PROPERTIES	110-3230-559.83-00		$ 10,000
Total					$ 25,748

Fund:	Diamond Square CRA	**Fund Balance**			
Fund Designator:	111				
Revenue Account:	111-0000-389.99-50	$ 15,292			

PO #	Vendor #	Vendor	Account Number	Project Number		Amount
80556	1225	EMPIRE COMPUTING	111-3230-559.56-15	CD22JS	$	12,292
80815	344	SHERWIN WILLIAMS	111-3230-559.83-00		$	1,000
80848	344	SHERWIN WILLIAMS	111-3230-559.83-00		$	1,000
80838	7120	STEVENSON LANDSC	111-3230-559.83-00		$	500
80894	7120	STEVENSON LANDSC	111-3230-559.83-00		$	500
Total					$	15,292

Fund:	S.L.F.R.F.	**Grant**			
Fund Designator:	130				
Revenue Account:	130-0000-331.90-02	$ 808,997			

PO #	Vendor #	Vendor	Account Number	Project Number		Amount
80961	1149	DANELLA CONSTRUC	130-1203-516.63-00	AR4RNG	$	70,637
81015	1149	DANELLA CONSTRUC	130-1203-516.63-00	AR4RNG	$	38,376
80462	10906	TOTAL DOCUMENT S	130-1600-513.56-15	AR3DIG	$	17,896
81050	484	PRIDE ENTERPRISE	130-2201-522.64-00	AR22TT	$	47,588
78900	9799	SUTPHEN CORPORAT	130-2201-522.64-00	AR22PT	$	634,500
Total					$	808,997

Fund:	Water/ Sewer	**Fund Balance**			
Fund Designator:	421				
Revenue Account:	421-0000-389.99-50	$ 1,987,399			

PO #	Vendor #	Vendor	Account Number	Project Number		Amount
80204	7537	ALAN JAY CHEVROL	421-1515-536.64-00	CA2301	$	24,182
80193	10905	EUROFINS EATON A	421-4010-536.31-00		$	1,164
78424	10139	STANTEC CONSULTI	421-4010-536.31-00		$	15,270
80845	10139	STANTEC CONSULTI	421-4010-536.31-00		$	10,284
77360	614	DE LA PARTE & GI	421-4010-536.31-01	WS0919	$	11,184
78979	6691	GARGANESE, WEISS	421-4010-536.31-01	WS0919	$	25,876
77494	10625	KIRWIN NORRIS PA	421-4010-536.31-01		$	73,079
81346	10982	COCOA FORD	421-4010-536.46-03		$	4,472
79792	10612	JACOBS ENGINEERI	421-4020-536.31-03	DYET22	$	10,905
80266	10816	ALLIED UNIVERSAL	421-4020-536.34-00		$	2,386
80506	5637	BIO-TECH CONSULT	421-4020-536.34-00		$	9,100
81036	10959	CLEAN MANAGEMENT	421-4020-536.34-00		$	5,767
80162	9970	ALTAWORX, LLC	421-4020-536.41-00		$	358
80726	10720	CINTAS	421-4020-536.46-00	DY20DY	$	314
80871	10928	SOUTHLAND CONTRO	421-4020-536.46-00	DY20CE	$	6,825
80871	10928	SOUTHLAND CONTRO	421-4020-536.46-00	DY20DY	$	6,891
80964	10854	UNIVERSAL CONTRO	421-4020-536.46-00	DY20WL	$	5,140
81331	3793	FLUID CONTROL SP	421-4020-536.46-00	SC20IC	$	4,440
81022	8446	PRO CO INC	421-4020-536.46-00		$	54,563
80295	93	HACH COMPANY	421-4020-536.52-00		$	1,191
80889	10655	ACCRUENT LLC	421-4020-536.55-00		$	6,016
80167	10902	CC CONTROL CORP	421-4020-536.63-00	WS17FC	$	33,005
81218	10612	JACOBS ENGINEERI	421-4020-536.64-15	WS18SC	$	350,834
80880	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	12,509
80775	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	6,063
80979	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	11,200
81063	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	33,186
81116	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	5,600
81302	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	5,774
81302	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS09LM	$	6,327
81335	1387	LOGAN DIVING & S	421-4025-536.46-00	WS1201	$	39,487
80293	1313	EAU GALLIE ELECT	421-4025-536.46-02	PW00WF	$	225
81311	1313	EAU GALLIE ELECT	421-4025-536.46-02	PW00WF	$	9,823
81350	7537	ALAN JAY CHEVROL	421-4025-536.64-00	CA2301	$	72,303
80747	10627	ALTA CONSTRUCTIO	421-4025-536.64-00	CA2202	$	33,937
80176	10398	CAROLLO ENGINEER	421-4055-536.31-03		$	36,524
80173	10398	CAROLLO ENGINEER	421-4055-536.31-03		$	2
71924	9545	BRANDES DESIGN-B	421-4055-536.63-00	WS1001	$	420,316
80981	10398	CAROLLO ENGINEER	421-4120-536.46-02	WS23CR	$	11,397
71959	9545	BRANDES DESIGN-B	421-4120-536.63-00	WS1222	$	45,243
80348	7537	ALAN JAY CHEVROL	421-4120-536.64-00	CA2301	$	31,829
80290	10398	CAROLLO ENGINEER	421-4125-536.31-03		$	22,955
80975	155	GRAYBAR ELECTRIC	421-4125-536.46-00	WS1410	$	1,157
80360	7537	ALAN JAY CHEVROL	421-4125-536.64-00	CA2301	$	42,296
81307	10749	JET-VAC EQUIPMEN	421-4125-536.64-00	CA2301	$	476,000
Total					$	1,987,399

Fund:	Stormwater Utility	**Fund Balance**			
Fund Designator:	423				
Revenue Account:	423-0000-389.99-50	$ 157,013			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
80678	10579	BEEMATS LLC	423-3570-538.31-00	SW20FW	$ 1
77832	10579	BEEMATS LLC	423-3570-538.31-00	SW20FW	$ 10,901
81272	10228	MEAD & HUNT, INC	423-3570-538.31-00		$ 2,622
80846	10139	STANTEC CONSULTI	423-3570-538.31-00		$ 7,888
80291	10630	FUTURE HORIZONS,	423-3570-538.34-00		$ 1
81273	10228	MEAD & HUNT, INC	423-3570-538.34-00		$ 4,252
80643	9611	FLAWLESS LAWNCAR	423-3570-538.46-00		$ 600
79937	10228	MEAD & HUNT, INC	423-3570-538.63-00	SW21RE	$ 55,325
79571	10228	MEAD & HUNT, INC	423-3570-538.63-00	PW17SI	$ 26,074
80450	1142	THOMPSON PUMP &	423-3570-538.64-00	CA2302	$ 49,349
Total					$ 157,013

Fund:	Renewal & Replacement	**Fund Balance**			
Fund Designator:	424				
Revenue Account:	424-0000-389.99-50	$ 5,514,531			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
81086	10930	CROM LLC	424-4020-536.63-00	WS23RC	$ 161,164
80847	10751	ELENIS CONTRACTI	424-4020-536.63-00	WS23DF	$ 590,358
80495	6745	ODYSSEY MANUFACT	424-4020-536.64-00	WS21BL	$ 81,472
80537	5580	ATLANTIC DEVELOP	424-4055-536.63-00	WS21SC	$ 2,421,150
80174	10398	CAROLLO ENGINEER	424-4055-536.63-00	WS22IR	$ 27,913
81324	10398	CAROLLO ENGINEER	424-4055-536.63-00	WS23SC	$ 57,049
81274	1113	CONNECT CONSULTI	424-4055-536.63-00	WS20DW	$ 57,250
78454	10802	DRMP, INC.	424-4055-536.63-00	WS20GS	$ 12,404
78454	10802	DRMP, INC.	424-4055-536.63-00	WS20G2	$ 13,257
78709	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS21SC	$ 46,486
80175	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS21VP	$ 70,677
80515	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS21SC	$ 98,215
81190	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS20DW	$ 211,096
81348	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS23BR	$ 147,898
80814	1341	L7 CONSTRUCTION,	424-4055-536.63-00	WS21VP	$ 877,170
80977	675	WHARTON SMITH IN	424-4055-536.63-00	WS22IR	$ 21,205
81037	10398	CAROLLO ENGINEER	424-4120-536.63-00	WS23HT	$ 9,830
79480	10461	E&D CONTRACTING	424-4120-536.63-00	WS1222	$ 544,502
79678	10866	WOODS ENGINEERIN	424-4120-536.63-00	WS1222	$ 65,435
Total					$ 5,514,531

Legislation Details (With Text)

File #:	23-743	**Version:** 1	**Name:**		
Type:	Resolution		**Status:**	Agenda Ready	
File created:	11/16/2023		**In control:**	City Council	
On agenda:	12/12/2023		**Final action:**		
Title:	Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF# 24-002-A1 & A2, to provide budget for items such as capital projects and maintenance, that were budgeted within FY23 and not yet executed, through the use of Fund Balance Reserves and other Revenue Sources. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Budget Resolution FY 2023-143 ADA Compliant.pdf BAF 24-001-A-FN-PO Roll Tracker.pdf BAF 24-002-A1-FN-Budget Roll (12-12-23) Agenda 23-743.pdf BAF 24-002-A2-FN-Budget Roll (12-12-23) Agenda 23-743.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: November 16, 2023
Agenda Date: December 12, 2023
Prepared By: Lora Howell, Deputy Finance Director
Through: Rebecca Bowman, MBA, CGFO, CGFM Finance Director
Requested Action:
Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF# 24-002-A1 & A2, to provide budget for items such as capital projects and maintenance, that were budgeted within FY23 and not yet executed, through the use of Fund Balance Reserves and other Revenue Sources.

BACKGROUND:

In addition to the (P.O.) budget rollover (Agenda 23-741), there are projects that were budgeted in FY23 and a PO was never issued. BAF# 24-002-A1 & A2 is to provide budget for unexecuted expenses within various departments or to reclass funds into the appropriate department/division to remain in regulatory compliance.

Since any amount not spent at the end of FY23 went back into fund balance reserves, this agenda item is requesting to amend the budget taking the money back out of reserves to provide the necessary budget in FY24, to perform the projects indicated on the attachments. Grant Revenue funds grant related projects.

STRATEGIC PLAN CONNECTION:

To provide financial transparency with budgeting and the procurement processes

BUDGETARY IMPACT:

FY24 Budget Roll: BAF# 24-002-A1 & A2
(See attached spreadsheets with detailed transactions)

PREVIOUS ACTION:

Enter text here

RECOMMENDED MOTION:

Approve a Resolution Amending the Fiscal Year 2024 Adopted Budget, BAF# 24-002-A1 & A2, to provide budget for items such as capital projects and maintenance, that were budgeted within FY23 and not yet executed, through the use of Fund Balance Reserves and other Revenue Sources..

RESOLUTION NO. 2023-143

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2023, and ending on September 30, 2024, at a Regular meeting held on September 26, 2023; and

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

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

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

SECTION 1. The 2023-2024 fiscal year budget shall be amended as detailed in the attached sheets.

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

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

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 12th day of December 2023.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, Assistant City Clerk

Fund:	General Fund	**Fund Balance**			
Fund Designator:	001				
Revenue Account:	001-0000-389.99-50	$ 1,680,019			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
81204	10977	INSPIRE PLACEMAK	001-1104-515.34-00		$ 17,535
81065	10955	RVI	001-1104-515.34-00		$ 21,876
81066	10955	RVI	001-1104-515.34-00		$ 1,258
81158	10955	RVI	001-1104-515.34-00		$ 3,965
81159	10955	RVI	001-1104-515.34-00		$ 4,705
81160	10955	RVI	001-1104-515.34-00		$ 530
81340	10955	RVI	001-1104-515.34-00		$ 7,045
81039	1225	EMPIRE COMPUTING	001-1203-516.46-00		$ 2,867
80074	8919	VERMONT SYSTEMS	001-1203-516.56-15		$ 2,744
76943	10240	INFO-TECH RESEAR	001-1600-513.31-00		$ 46,000
77453	10248	SUPERION LLC	001-1600-513.31-00		$ 270
80886	10948	CRISAFULLI CONSU	001-1600-513.31-00		$ 20,833
80758	10248	SUPERION LLC	001-1600-513.34-00		$ 8,640
81155	10248	SUPERION LLC	001-1600-513.34-00		$ 4,388
81181	9651	EASTERN FLORIDA	001-1600-513.55-01		$ 14,182
80987	9651	EASTERN FLORIDA	001-1600-513.55-02	AFBP22	$ 7,045
81343	10982	COCOA FORD	001-2100-521.46-03		$ 6,914
80507	7331	FLORIDA BULLET I	001-2100-521.52-00	PD14AM	$ 355
81300	422	SIRCHIE ACQUISIT	001-2100-521.52-00	PD15PE	$ 75
81286	1441	DUVAL FORD FIN Q	001-2100-521.64-00	CA2301	$ 119,203
80926	484	PRIDE ENTERPRISE	001-2100-521.64-00	CA2301	$ 62,976
80649	10931	READS UNIFORMS,	001-2200-522.52-02		$ 14
80468	503	TEN-8 FIRE EQUIP	001-2201-522.46-00		$ 107
80683	503	TEN-8 FIRE EQUIP	001-2201-522.52-00		$ 2,777
81256	503	TEN-8 FIRE EQUIP	001-2201-522.52-00		$ 9,193
80649	10931	READS UNIFORMS,	001-2201-522.52-02		$ 7,463
80739	9799	SUTPHEN CORPORAT	001-2201-522.64-00	AFBP22	$ 850,000
80556	1225	EMPIRE COMPUTING	001-3200-515.56-15	CD22JS	$ 12,292
80465	9185	MYRA PLANNING &	001-3510-541.31-00		$ 2,526
81259	9185	MYRA PLANNING &	001-3510-541.34-00		$ 3,900
81293	4574	FAUSNIGHT STRIPE	001-3510-541.46-00		$ 24,342
80843	9837	GRAYBAR ELECTRIC	001-3510-541.46-00		$ 34,359
76945	9836	INFRASTRUCTURE S	001-3510-541.63-00	SW21DP	$ 16,395
79571	10228	MEAD & HUNT, INC	001-3510-541.63-00	PW17SI	$ 29,901
81184	10803	FASTER ASSET SOL	001-3540-519.55-00		$ 6,528
81184	10803	FASTER ASSET SOL	001-3540-519.56-15		$ 13,760
81290	9537	O'HANRAHAN CONSU	001-3540-519.64-00	CA2302	$ 14,614
81349	7317	WORLD ELECTRONIC	001-3560-519.46-00		$ 15,365
81314	10982	COCOA FORD	001-3560-519.46-03		$ 6,381
80014	6006	FL DEPT OF BUSIN	001-3560-519.49-00	PW00CH	$ 75
80014	6006	FL DEPT OF BUSIN	001-3560-519.49-00	PW00PS	$ 75
80014	6006	FL DEPT OF BUSIN	001-3560-519.49-00	PW00VP	$ 75
80805	10781	SAPPHIRE ELEVATO	001-3560-519.62-00	PW23PE	$ 74,143
80892	10581	INTEGRATED FIRE	001-3560-519.64-00	PW23PF	$ 123,603
81308	10986	MCKIBBEN POWERSP	001-3560-519.64-00	CA2301	$ 12,583
78193	4035	ARCHITECTS RZK,	001-3580-519.63-00	PWFBPP	$ 18,793
78194	4035	ARCHITECTS RZK,	001-3580-519.64-00	PWFBJR	$ 24,317
81056	10963	STRIPING SERVICE	001-3580-519.64-00	PW00PW	$ 23,032
Total					$ 1,680,019

Fund:	General Fund	**Grant**			
Fund Designator:	001				
Revenue Account:	001-0000-331.20-23	$ 3,066			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
78492	1293	FEDERAL EASTERN	001-2100-521.52-23	GR2202	$ 3,066
Total					$ 3,066

Fund:	General Fund	Grant			
Fund Designator:	001	Grant		Match	Total
Revenue Account:	001-0000-331.20-26	$ 1,960	001-0000-389.99-50	$ 1,960	$ 3,920

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80973	1293	FEDERAL EASTERN	001-2100-521.52-26	GR2302	$ 3,920
Total					$ 3,920

Fund:	General Fund	Grant			
Fund Designator:	001				
Revenue Account:	001-0000-331.70-02	$ 17,700			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80887	3968	FLORIDA HISTORIC	001-3200-515.31-15	GR2111	$ 17,700
Total					$ 17,700

Fund:	General Fund	Grant			
Fund Designator:	001				
Revenue Account:	001-0000-334.70-11	$ 4,204			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80938	4035	ARCHITECTS RZK,	001-3200-515.31-16	GR23HM	$ 4,204
Total					$ 4,204

Fund:	Brevard County Home	Fund Balance			
Fund Designator:	104				
Revenue Account:	104-0000-389.99-50	$ 151,680			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
79508	7882	COMMUNITY HOUSIN	104-3240-554.83-23		$ 151,680
Total					$ 151,680

Fund:	Building Permits	Fund Balance			
Fund Designator:	107				
Revenue Account:	107-0000-389.99-50	$ 12,094			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
80346	10467	GEOSYNTEC CONSUL	107-3200-524.34-00		$ 12,094
Total					$ 12,094

Fund:	Cocoa CRA	Fund Balance			
Fund Designator:	110				
Revenue Account:	110-0000-389.99-50	$ 25,748			

PO #	Vendor #	Vendor	Account Number	Project Number	Amount
77934	9836	INFRASTRUCTURE S	110-3230-559.63-00	CR23LP	$ 15,748
80721	10444	DMCP PROPERTIES	110-3230-559.83-00		$ 10,000
Total					$ 25,748

Fund:	Diamond Square CRA	**Fund Balance**			
Fund Designator:	111				
Revenue Account:	111-0000-389.99-50	$ 15,292			

PO #	Vendor #	Vendor	Account Number	Project Number		Amount
80556	1225	EMPIRE COMPUTING	111-3230-559.56-15	CD22JS	$	12,292
80815	344	SHERWIN WILLIAMS	111-3230-559.83-00		$	1,000
80848	344	SHERWIN WILLIAMS	111-3230-559.83-00		$	1,000
80838	7120	STEVENSON LANDSC	111-3230-559.83-00		$	500
80894	7120	STEVENSON LANDSC	111-3230-559.83-00		$	500
Total					$	15,292

Fund:	S.L.F.R.F.	**Grant**			
Fund Designator:	130				
Revenue Account:	130-0000-331.90-02	$ 808,997			

PO #	Vendor #	Vendor	Account Number	Project Number		Amount
80961	1149	DANELLA CONSTRUC	130-1203-516.63-00	AR4RNG	$	70,637
81015	1149	DANELLA CONSTRUC	130-1203-516.63-00	AR4RNG	$	38,376
80462	10906	TOTAL DOCUMENT S	130-1600-513.56-15	AR3DIG	$	17,896
81050	484	PRIDE ENTERPRISE	130-2201-522.64-00	AR22TT	$	47,588
78900	9799	SUTPHEN CORPORAT	130-2201-522.64-00	AR22PT	$	634,500
Total					$	808,997

Fund:	Water/ Sewer	**Fund Balance**			
Fund Designator:	421				
Revenue Account:	421-0000-389.99-50	$ 1,987,399			

PO #	Vendor #	Vendor	Account Number	Project Number		Amount
80204	7537	ALAN JAY CHEVROL	421-1515-536.64-00	CA2301	$	24,182
80193	10905	EUROFINS EATON A	421-4010-536.31-00		$	1,164
78424	10139	STANTEC CONSULTI	421-4010-536.31-00		$	15,270
80845	10139	STANTEC CONSULTI	421-4010-536.31-00		$	10,284
77360	614	DE LA PARTE & GI	421-4010-536.31-01	WS0919	$	11,184
78979	6691	GARGANESE, WEISS	421-4010-536.31-01	WS0919	$	25,876
77494	10625	KIRWIN NORRIS PA	421-4010-536.31-01		$	73,079
81346	10982	COCOA FORD	421-4010-536.46-03		$	4,472
79792	10612	JACOBS ENGINEERI	421-4020-536.31-03	DYET22	$	10,905
80266	10816	ALLIED UNIVERSAL	421-4020-536.34-00		$	2,386
80506	5637	BIO-TECH CONSULT	421-4020-536.34-00		$	9,100
81036	10959	CLEAN MANAGEMENT	421-4020-536.34-00		$	5,767
80162	9970	ALTAWORX, LLC	421-4020-536.41-00		$	358
80726	10720	CINTAS	421-4020-536.46-00	DY20DY	$	314
80871	10928	SOUTHLAND CONTRO	421-4020-536.46-00	DY20CE	$	6,825
80871	10928	SOUTHLAND CONTRO	421-4020-536.46-00	DY20DY	$	6,891
80964	10854	UNIVERSAL CONTRO	421-4020-536.46-00	DY20WL	$	5,140
81331	3793	FLUID CONTROL SP	421-4020-536.46-00	SC20IC	$	4,440
81022	8446	PRO CO INC	421-4020-536.46-00		$	54,563
80295	93	HACH COMPANY	421-4020-536.52-00		$	1,191
80889	10655	ACCRUENT LLC	421-4020-536.55-00		$	6,016
80167	10902	CC CONTROL CORP	421-4020-536.63-00	WS17FC	$	33,005
81218	10612	JACOBS ENGINEERI	421-4020-536.64-15	WS18SC	$	350,834
80880	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	12,509
80775	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	6,063
80979	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	11,200
81063	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	33,186
81116	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	5,600
81302	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS08MT	$	5,774
81302	2622	FERGUSON ENTERPR	421-4025-536.46-00	WS09LM	$	6,327
81335	1387	LOGAN DIVING & S	421-4025-536.46-00	WS1201	$	39,487
80293	1313	EAU GALLIE ELECT	421-4025-536.46-02	PW00WF	$	225
81311	1313	EAU GALLIE ELECT	421-4025-536.46-02	PW00WF	$	9,823
81350	7537	ALAN JAY CHEVROL	421-4025-536.64-00	CA2301	$	72,303
80747	10627	ALTA CONSTRUCTIO	421-4025-536.64-00	CA2202	$	33,937
80176	10398	CAROLLO ENGINEER	421-4055-536.31-03		$	36,524
80173	10398	CAROLLO ENGINEER	421-4055-536.31-03		$	2
71924	9545	BRANDES DESIGN-B	421-4055-536.63-00	WS1001	$	420,316
80981	10398	CAROLLO ENGINEER	421-4120-536.46-02	WS23CR	$	11,397
71959	9545	BRANDES DESIGN-B	421-4120-536.63-00	WS1222	$	45,243
80348	7537	ALAN JAY CHEVROL	421-4120-536.64-00	CA2301	$	31,829
80290	10398	CAROLLO ENGINEER	421-4125-536.31-03		$	22,955
80975	155	GRAYBAR ELECTRIC	421-4125-536.46-00	WS1410	$	1,157
80360	7537	ALAN JAY CHEVROL	421-4125-536.64-00	CA2301	$	42,296
81307	10749	JET-VAC EQUIPMEN	421-4125-536.64-00	CA2301	$	476,000
Total					$	1,987,399

Fund:	Stormwater Utility	**Fund Balance**			
Fund Designator:	423				
Revenue Account:	423-0000-389.99-50	$ 157,013			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
80678	10579	BEEMATS LLC	423-3570-538.31-00	SW20FW	$ 1
77832	10579	BEEMATS LLC	423-3570-538.31-00	SW20FW	$ 10,901
81272	10228	MEAD & HUNT, INC	423-3570-538.31-00		$ 2,622
80846	10139	STANTEC CONSULTI	423-3570-538.31-00		$ 7,888
80291	10630	FUTURE HORIZONS,	423-3570-538.34-00		$ 1
81273	10228	MEAD & HUNT, INC	423-3570-538.34-00		$ 4,252
80643	9611	FLAWLESS LAWNCAR	423-3570-538.46-00		$ 600
79937	10228	MEAD & HUNT, INC	423-3570-538.63-00	SW21RE	$ 55,325
79571	10228	MEAD & HUNT, INC	423-3570-538.63-00	PW17SI	$ 26,074
80450	1142	THOMPSON PUMP &	423-3570-538.64-00	CA2302	$ 49,349
Total					$ 157,013

Fund:	Renewal & Replacement	**Fund Balance**			
Fund Designator:	424				
Revenue Account:	424-0000-389.99-50	$ 5,514,531			
PO #	**Vendor #**	**Vendor**	**Account Number**	**Project Number**	**Amount**
81086	10930	CROM LLC	424-4020-536.63-00	WS23RC	$ 161,164
80847	10751	ELENIS CONTRACTI	424-4020-536.63-00	WS23DF	$ 590,358
80495	6745	ODYSSEY MANUFACT	424-4020-536.64-00	WS21BL	$ 81,472
80537	5580	ATLANTIC DEVELOP	424-4055-536.63-00	WS21SC	$ 2,421,150
80174	10398	CAROLLO ENGINEER	424-4055-536.63-00	WS22IR	$ 27,913
81324	10398	CAROLLO ENGINEER	424-4055-536.63-00	WS23SC	$ 57,049
81274	1113	CONNECT CONSULTI	424-4055-536.63-00	WS20DW	$ 57,250
78454	10802	DRMP, INC.	424-4055-536.63-00	WS20GS	$ 12,404
78454	10802	DRMP, INC.	424-4055-536.63-00	WS20G2	$ 13,257
78709	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS21SC	$ 46,486
80175	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS21VP	$ 70,677
80515	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS21SC	$ 98,215
81190	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS20DW	$ 211,096
81348	10612	JACOBS ENGINEERI	424-4055-536.63-00	WS23BR	$ 147,898
80814	1341	L7 CONSTRUCTION,	424-4055-536.63-00	WS21VP	$ 877,170
80977	675	WHARTON SMITH IN	424-4055-536.63-00	WS22IR	$ 21,205
81037	10398	CAROLLO ENGINEER	424-4120-536.63-00	WS23HT	$ 9,830
79480	10461	E&D CONTRACTING	424-4120-536.63-00	WS1222	$ 544,502
79678	10866	WOODS ENGINEERIN	424-4120-536.63-00	WS1222	$ 65,435
Total					$ 5,514,531

City of Cocoa Budget Adjustment Form FY 2024 - 24-002-A1

SELECT ADJUSTMENT TYPE: BUDGET AMENDMENT | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 11/29/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
($ 13,200)	001-2100-521.56-15	PD22TS	IT-Related Operating Exp.	$ 0	$ 0	($ 13,200)	$ 0
$ 13,200	001-1203-516.56-15		IT-Related Operating Exp.	$ 0	$ 0	$ 13,200	$ 0
$ 6,356,024			General Fund	$ 0	$ 0	$ 6,356,024	$ 0
$ 2,331,364			Cocoa CRA	$ 0	$ 0	$ 2,331,364	$ 0
$ 150,000			Diamond Square CRA	$ 0	$ 0	$ 150,000	$ 0
$ 691,432			S.L.F.R.F.	$ 0	$ 0	$ 691,432	$ 0
$ 9,528,820	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 6,356,024			General Fund	$ 0	$ 0	$ 6,356,024	$ 0
$ 2,331,364			Cocoa CRA	$ 0	$ 0	$ 2,331,364	$ 0
$ 150,000			Diamond Square CRA	$ 0	$ 0	$ 150,000	$ 0
$ 691,432			S.L.F.R.F.	$ 0	$ 0	$ 691,432	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 9,528,820	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

Budget Roll #1. Rollover of budget for projects that were budgeted & not started in FY23 to FY24 budget. See tracking sheet for detail of accounts.

Transfer from PD to IT for Socrata Technology PO. Agenda 23-743 $13,200

Council/Board APPROVAL REQUIRED? YES (●) NO ( ) DATE APPROVED: 12/12/23 RESOLUTION #: 23-143

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:49:43 -05'00'	Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:49:26 -05'00'	Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2023.12.07 16:06:31 -05'00'
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
Date Department Director's Signature	Lora Howell Digitally signed by Lora Howell Date: 2023.12.01 15:06:37 -05'00' Date Deputy Fin. Director's Signature	Date City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

City of Cocoa Budget Adjustment Form FY 2024 - 24-002-A2

SELECT ADJUSTMENT TYPE: BUDGET AMENDMENT | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 11/29/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 7,536,488			Water/ Sewer	$ 0	$ 0	$ 7,536,488	$ 0
$ 79,978			Stormwater	$ 0	$ 0	$ 79,978	$ 0
$ 120,000		GR231F	US1 & Forrest Ave. Grant	$ 0	$ 0	$ 120,000	$ 0
$ 768,000		GR23NF	Fiske Grant	$ 0	$ 0	$ 768,000	$ 0
$ 18,089,618			Renewal & Replacement	$ 0	$ 0	$ 18,089,618	$ 0
$ 75,071		GR2102	Lift Station #1	$ 0	$ 0	$ 75,071	$ 0
$ 26,669,155	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 7,536,488			Water/ Sewer	$ 0	$ 0	$ 7,536,488	$ 0
$ 79,978			Stormwater	$ 0	$ 0	$ 79,978	$ 0
$ 120,000		GR231F	US1 & Forrest Ave. Grant	$ 0	$ 0	$ 120,000	$ 0
$ 768,000		GR23NF	Fiske Grant	$ 0	$ 0	$ 768,000	$ 0
$ 18,089,618			Renewal & Replacement	$ 0	$ 0	$ 18,089,618	$ 0
$ 75,071		GR2102	Lift Station #1	$ 0	$ 0	$ 75,071	$ 0
$ 26,669,155	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

Budget Roll #2. Agenda 23-743. Rollover of budget for projects that were budgeted & not started in FY23 to FY24 budget. See tracking sheet for detail of accounts.

Council/Board APPROVAL REQUIRED? *YES* (●) *NO* ( ) *DATE APPROVED:* 12/12/23 *RESOLUTION #:* 2023-143

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:51:24 -05'00'	Dave Radford Digitally signed by Dave Radford Date: 2023.11.29 11:50:55 -05'00'	Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2023.12.07 16:04:19 -05'00'
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
	Lora Howell Digitally signed by Lora Howell Date: 2023.12.01 15:07:42 -05'00'	
Date Department Director's Signature	Date Deputy Fin. Director's Signature	Date City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

Approved 07/13

Revised eform 8/3/23 - IT

Legislation Details (With Text)

File #:	23-746	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	11/21/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Approve a Resolution Amending the Fiscal Year 2024 Budget, BAF#24-028-A, in the amount of $3,000 for the purposes of creating two automated reports in the CitizenServe Building Permit software program. (Community Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Budget Resolution FY 2023-144 ADA Compliant.pdf BAF 24-028-A-CS-Building Fund Citizenserve Reports (12-12-23) Agenda 23-746.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: November 21, 2023
Agenda Date: December 12, 2023
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Approve a Resolution Amending the Fiscal Year 2024 Budget, BAF#24-028-A, in the amount of $3,000 for the purposes of creating two automated reports in the CitizenServe Building Permit software program.

BACKGROUND:

In March 2021, the City transitioned its manual building permit application to an online building permit application software (Citizenserve). Since that time, all building permits have been entered, reviewed, payments processed and permits issued through the system. This online system has streamlined the process. As we continue to utilize all the features of this software, we learned that we could run reports necessary for financial review automatically to assist the Permit Techs with reconciling the payments each day. The City has the basic services for permitting and to add these two new automated reports has a charge of $1,500 per report, or $3,000 total. This is a one-time fee for each report and once generated, will reduce the time it takes for the Permit Tech to run each report before reconciling the accounts.

The funds for this service will be paid out of the Building Permits Fund (107). Staff requests approval of this budget transfer to cover the expense of improving the permit processing and reconciliation for Staff.

STRATEGIC PLAN CONNECTION:

Drive efficiency with impact focused workflow and deliver efficient services to the community.

BUDGETARY IMPACT:

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

Amount Requested	$3,000
Account Number	107-0000-389-99-50
Account Name	Fund Balance

Amount Requested	$3,000
Account Number	107-3200-524-56-15
Account Name	IT operating expenses

Source of Funds: 107 Fund Balance

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve a Resolution Amending the Fiscal Year 2024 Budget, BAF#24-028-A, in the amount of $3,000 for the purposes of creating two automated reports in the CitizenServe Building Permit software program.

RESOLUTION NO. 2023-144

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2023, and ending on September 30, 2024, at a Regular meeting held on September 26, 2023; and

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

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

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

SECTION 1. The 2023-2024 fiscal year budget shall be amended as detailed in the attached sheets.

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

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

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 12th day of December 2023.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, Assistant City Clerk

City of Cocoa Budget Adjustment Form FY 2024 - 24-028-A

SELECT ADJUSTMENT TYPE: BUDGET AMENDMENT | REQUESTING DEPARTMENT #: 107-3200 | DATE PREPARED: 11/21/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 3,000	107-0000-389.99-50		Fund Balance	$ 0	$ 0	$ 3,000	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 3,000	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 3,000	107-3200-524.56-15		IT related expenses	$ 0	$ 0	$ 3,000	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 3,000	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

In order to improve the reporting process with Citizenserve Building Permits, two reports are being requested to run automatically each day for staff to utilize for reconciliation purposes. Since the City's contract with Citizenserve does not include special reports, there is a one-time $1,500 charge for each of the two reports, totaling $3,000. Funds are being transferred from 107 Fund Balance to the appropriate expense account. Agenda item 23-746 to be presented at the 12-12-23 Council meeting.

Council/Board APPROVAL REQUIRED? YES (●) NO ( ) DATE APPROVED: 12/12/23 RESOLUTION #: 2023-144

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

11/21/23	Charlene Neuterman — Digitally signed by Charlene Neuterman Date: 2023.11.21 10:33:38 -05'00'	Lora Howell — Digitally signed by Lora Howell Date: 2023.11.27 11:09:38 -05'00'			
Date	Requestor's Signature	Date	Finance Approval Signature	Date	Finance Director's Signature
11/21/23	Charlene Neuterman — Digitally signed by Charlene Neuterman Date: 2023.11.21 10:34:35 -05'00'	Lora Howell — Digitally signed by Lora Howell Date: 2023.11.27 11:10:09 -05'00'			
Date	Department Director's Signature	Date	Deputy Fin. Director's Signature	Date	City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

Approved 07/13

Revised eform 8/3/23 - IT

Legislation Details (With Text)

File #:	23-774	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Consider First Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, Advertising and Signs, Section 3-23, General Regulations, of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date. (City Planner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance No. 24-2023 Revising Sign Code Flags.pdf Camping World Letter of Intent.pdf Legal Ad Affidavit 9542285.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Stacey Hopper - City Planner
Through: Stockton Whitten - City Manager
Requested Action:
Consider First Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, *Advertising and Signs,* Section 3-23, General Regulations, of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date.

BACKGROUND:

The applicant, is requesting the Planning and Zoning Board consider an amendment of the General Regulations, Advertising and Signs, Section 3-23 regarding Flags.

The applicants flag pole contractor submitted a permit for a 130’ flag pole with a 40’ by 80’ flag. The applicant has contracted with this flag pole company to provide flags and poles to all of the applicant’s properties around the country. According to City of Cocoa regulations, the maximum flag pole height is 32’ high with a flag height no larger than 25% of the flag pole height. As this project would not qualify for a waiver, and does not fit the definition for a variance, city staff was asked if a tailored ordinance could be created to allow flag poles and flags of this size in specifically designated locations at major intersections adjacent to Interstate 95.

Ordinance 24-2023 proposes flag poles above the standard height of 32' be allowed only on commercial properties and be within 1500' of an Interstate 95 intersection. Further, no non-standard flag pole shall be allowed closer than 1000' to another non-standard flag pole and no more than one flag may be flown at a time on the pole.

Project Name: Zoning Ordinance Text Amendment - Advertising and Signs, Ordinance 24-2023
Project No.: PZ-23-02000008
Meeting Date: December 6, 2023
Applicant: Camping World of Cocoa
Property Owner: National Retail Properties, Inc
Project Location: 4680 Highway 520, Cocoa, FL 32926

Future Land Use Designation: Commercial

Zoning District: Zoning Not Assigned

Existing Land Use: Commercial

Council District: District 3

Legal Ad Date: November 21, 2023

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for change

Need: The existing City of Cocoa code limits flag and flag pole sizes within densely populated residential and commercial areas in an effort to limit visually cluttering and competing flag and advertising signs. Large, sparsely populated commercial areas, adjacent to the interstate provide an opportunity for large flags without the concern of overburdening the senses with an over-abundance of visual distraction.

Justification: The proposed Ordinance seeks to allow erection of a large-scale flag and flag pole, within certain specifically designated areas and zoning districts adjacent to major intersections with I-95. The city seeks to allow this flag and flag pole, and future others, to encourage business growth through the subtle advertising and target marketing of this and other business's primary customer base.

The narrow tailoring of this ordinance, set to specific locations, near I-95 interchanges and limited only to Commercial Zoning Districts is designed to encourage cooperation with all business, who are within the designated area and wish to create a brand identity through the display of a large format flag.

Summary: In summary this ordinance furthers business development and relations between the city and the business community, expands the potential for growth and business retention and facilitates a growing economic base within the city of Cocoa.
Following Staff Analysis, the proposed Ordinance, attached as Exhibit A, Ordinance 24-2023 is recommended to the Planning and Zoning Board.

If approved, the proposed Ordinance will impact commercial businesses within a 1500' of a I-95 intersection through the patriotic display of a large format flag and flag pole.

Relationship and consistency with Comprehensive Plan Policies and Objectives

The proposed ordinance will not negatively impact existing neighborhoods and will help to increase the retention of existing business within the city of Cocoa with this non-monetary economic incentive.

- **Objective 1.3.1 - Economic Base Enhancements**. The City shall seek to establish and maintain a stable and growing economic base through strategic incentive programs and diversification of the economy.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

On December 6, 2023 the Planning and Zoning Board recommended disapproval of Ordinance 24-2023 as presented.

RECOMMENDED MOTION:

Pass on First Reading Ordinance 24-2023, a zoning text amendment, amending Chapter 3, *Advertising and Signs,* Section 3-23, General Regulations, of the Code of the City of Cocoa regarding Flags.

ORDINANCE NO. 24-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 3, *ADVERTISING AND SIGNS*, SECTION 3-23, *GENERAL REGULATIONS*, OF THE CODE OF THE CITY OF COCOA REGARDING FLAGS; 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 Section 2(b), Art. VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Chapter 3, *Advertising and Signs*, Section 3-23, *General Regulations*, sets forth the maximum height and size requirements for flags and flagpoles permitted within the City; and

WHEREAS, "flags" are defined in Section 3-5 of the Code as "a piece of fabric with a color or pattern representing a country, political subdivision, organization or business entity, including flags of states and municipalities"; and

WHEREAS, the City desires to modify the sign code contained in Chapter 3 to allow for taller flagpoles and larger flags along the Interstate 95 corridor within the City's jurisdictional limits; 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 the City 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 Council.

Section 2. **Text Amendment.** The City of Cocoa Code of Ordinances, Chapter 3, Section 3-23, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Chapter 3. It is intended that the text in Chapter 3 denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance):

Chapter 3 – ADVERTISING AND SIGNS

* * *

Sec. 3-23. – General Regulations.

(a) No sign, unless herein excepted, shall be erected, constructed, posted, painted, altered, or relocated, except as provided in this chapter.

(b) Signs extending or hanging over any public or private sidewalk or pedestrian way shall not be less than eight (8) feet above the surface of such way. Signs extending or hanging over any public or private vehicular way shall not be less than fifteen (15) feet above the surface of such way.

(c) Copy may be changed on any outside sign provided, however, that the device upon which the copy is located, must meet all the requirements of this chapter.

(d) All permitted illuminated signs in any zoning district shall be designed in such a manner as to avoid undue glare or reflection of light on residential property in the surrounding area.

(e) Flags shall be permitted subject to the following:

(1) A maximum of four (4) flagpoles shall be permitted per parcel of land on a public street. No more than two (2) flags may be displayed on a flagpole.

(2) Flag size shall be in relation to the height of the flagpole, but in no case shall the maximum height of any flag or flags exceed 25 percent of the total height of the flagpole~~.~~, except as otherwise provided in this subsection.

(3) No flagpole shall exceed 32 feet in height~~.~~, except as otherwise provided in this subsection.

(4) Flagpoles shall maintain a 15-foot setback from all property lines and a 25-foot setback from any intersection.

(5) A maximum of one (1) flagpole per parcel which exceeds the pole height and flag size requirements otherwise outlined in this subsection may be erected within 1,500 feet of a road exit, on-ramp, intersection or interchange of Interstate 95 on a commercially zoned property, provided that the following conditions are met:

a. Flagpoles erected within 1,500 feet of a road exit, on-ramp, intersection or interchange of Interstate 95 may not exceed 130 feet in height, above ground;

b. Only one flag may be flown upon such flagpole, and such flag shall have a maximum height of 40 feet and a maximum width of 80 feet; and

c. No flagpole or flag exceeding the pole height and flag size requirements otherwise outlined in subsections (e)(2) and (e)(3) may be erected within 1,000 feet of another flagpole or flag exceeding the pole height and flag size requirements otherwise outlined in subsections (e)(2) and (e)(3).

* * *

Section 3. 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 4. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent Ordinances and Resolutions adopted by the City Council, or parts of prior Ordinances and Resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2023.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

VIA ELECTRONIC MAIL

Stacey Hopper
Planner
(shopper@cocoafl.org)
Cocoa Florida Planning & Zoning
65 Stone Street
Cocoa, FL 32922

RE: Letter of Intent – 130' Flagpole

As is signature with all Camping Worlds, we would like to install a 130' flagpole at our location at the Cocoa, FL Camping World. Over 180 Camping Worlds throughout the country have our signature American made 130' flagpole flying a stunning hand-sewn made in the U.S. 80'x40' flag. Our company is very patriotic as our CEO and Chairman was adopted from Lebanon at 9 months old by an American family. Our patriotic customers have come to expect all Camping Worlds to have our signature flag and flagpole

Only the American Flag will be flown on this flagpole. We take extreme care and pride in the flag. The flag will be illuminated with LED lights and we will always have 2 extra flags on-site in the event of damage. Our flagpoles are crafted to last over 50 years. We have never had an incident of any flagpole breaking, even during the hurricanes. Please see picture below. Thank you for your consideration.



LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
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:

11/21/2023

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 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commision expires

Publication Cost:	$463.61	
Order No:	9542285	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of a portion of one (1) parcel of real property, that portion totaling 1 acre, more or less, and generally located northwest of the intersection of Grimes St and Forrest Ave at 825 Forrest Ave, Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Institutional (INST) to Multiple-Family Dwelling (RU-2-15); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Portion of Tax Parcel ID 24-36-28-76-a
PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending Chapter 3, advertising and signs, section 3-23, general regulations, of the code of the City of Cocoa regarding flags; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.
PZ-23-00200013 – Text Amendment - Kava, Kratom, Smoke shops| Ordinance 25-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Smoke Shops, Kava, and Kratom; establishing distancing requirements between smoke shops, establishments selling kava beverages and kratom products, and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-23-00200012 – Text Amendment - Amending Article XIX Section 2, P&Z Board Meeting Schedule | Ordinance 26-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Zoning Ordinance of the City of Cocoa, Appendix A, Article XIX, Section 2, relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
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 Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
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://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Legislation Details (With Text)

File #:	23-772	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Consideration of First Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling). (Planning Consultant)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance No. 23-2023 _ Rezoning Matthews Hope _ Institutional to RU-2-15.pdf Mathews Hope Location.pdf Mathews Hope Existing Zoning.pdf Mathews Hope Area of Rezoning.pdf Application Package for Matthews Hope Rezone.pdf Legal Ad Affidavit 9542285.pdf Porchlight Matthews Hope Presentation.pdf Email to City Clerk.pdf Attachment to Email to City Clerk.pdf Signed Petitions.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Stephen Noto - Planning Consultant
Through: Stockton Whitten - City Manager
Requested Action:
Consideration of First Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling).

BACKGROUND:

The applicant, Ms. Hannah French of The Porchlight Foundation Inc., on behalf of the property owner, Mr. Paul Thonnard of Charity Properties, LLC., is requesting to amend the Zoning Map designation of property located at 825 Forrest Ave. The rezoning amendment is for +/- 1.002-acres of the +/- 5.88-acre Subject Property from INST, Institutional, to RU-2-15, Multiple Family Dwelling. The Brevard County Parcel ID of the Subject Property is 24-36-28-76-A. The Subject Property is located at the northwest intersection of Grimes St., and Forrest Ave., and the northeast intersection of US HWY 1 and Hillcrest Dr. On July 25, 2023, the City Council adopted Ordinance 06-2023, which

amended the Future Land Use Map (FLUM) designation of the Subject Property from COMM, Commercial, to HDR, High Density Residential. The purpose of the FLUM amendment was to complete the first step of regulatory amendments prior to submittal of this rezoning request. During that process, it was noted that an eventual rezoning request to RU-2-25 would occur on a portion of the project, generally stated as the “western portion” of the site. This request, however, is to rezone to RU-2-15.

The reason for the request is that the Applicant wishes to expand the existing Matthew’s Hope facilities on-site to include multi-family units in the +/-1.002 acres of the +/- 5.88-acre Subject Property and to include the existing day care facility, which received Special Exception approval from the Board of Adjustment on February 1, 2023, within the partial rezoning area. The specific location of the rezoning area is more centrally located on the site as opposed to being on the “western portion”, as shown in the exhibits attached to this staff report. The planned use for the rezoning area is to provide low-income multi-family units as part of the Matthew’s Hope organization that currently operates on the Subject Property. The multi-family units would be constructed within a portion of the existing structure in space that previously was utilized as classrooms for the former church.

The existing zoning of Institutional permits religious institutions and associated educational and recreational facilities. The Subject Property was previously zoned RU-2-15 on the eastern portion of the property, and RU-2-25 on the western portion. The purpose of the previous zoning change to Institutional in 2016 was to provide for an electronic sign, which are not permitted in residential zoning districts.

Future Land Use Designation: Current: High Density Residential

Zoning District: Current: INST (Institutional)

Proposed: City of Cocoa RU-2-15 (Multiple Family Residential)

Existing Land Use: Religious / Social Service Area

Council District: District 2 - Deputy Mayor Hearn

Legal Ad Date: November 20, 2023

Overview of Surrounding Area:

	Future Land Use Designations	**Zoning Districts**	**Land Uses**
North	COMM, Commercial	C-N, Neighborhood Commercial	Financial Institution
South	COMM, Commercial	RU-2-15, Multiple-Family Dwelling	Single-Family Residences; Mixed-Use Commercial Property

East	NCOMM, Neighborhood Commercial; COMM, Commercial.	C-N, Neighborhood Commercial	Improved County Land; Retail Stores; Single-Family Residences; Warehousing, Distribution, and Trucking Terminal
West	COMM, Commercial	C-W, Wholesale Commercial	Mini-Warehousing

I. Rezoning Analysis

The Planning & Zoning Division staff have reviewed the criteria contained in Appendix A of the City of Cocoa, Article XXI, Section 1(G) as follows:

a. *The proposed change is contrary to the established land use pattern.*

Staff Finding: The surrounding land areas consist of a mixture of residential, non-residential, and institutional uses. The residential uses consist of land zoned RU-2-15, with Commercial Future Land Use, developed as single-family homes.
The proposed RU-2-15 zoning district is not contrary to the established land use pattern. The Applicant will be required to comply with the development standards of the RU-2-15, Multiple-Family Dwelling District of the Code of Ordinances. The proposed partial rezoning area would encompass 1 acre of the subject property which currently includes the day care center and classroom buildings, which are located on the northern portion of the site and buffered from the single-family homes to the south on Hilcrest Drive.

b. *The proposed change would create an isolated district unrelated to adjacent and nearby districts.*

Staff Finding: As noted in the table above, the surrounding zoning districts are a mixture of C-N, RU-2-15, C-N, C-W, and INST. The area of the Subject Property that will be designated as RU-2-15 will not be isolated or unrelated to the adjacent and nearby districts.

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: The area to be rezoned is +/- 1.002-acres in size. The proposed R-2-15 zoning district allows for a maximum of 15 dwelling units per acre for multi-storied structure, or 10 units per acre for single-story structures. Both densities are less than what is allowed by the current FLU of HDR (High Density Residential), which has a maximum of 25 units per acre. As a result, the maximum number of units that may be developed across the +/- 1.002-acres proposed for rezoning is 15. Per the Applicant, their plan is to build six (6) dwelling units by converting the existing classrooms into multi-family dwellings. The proposed change will not materially alter the population density pattern given the surrounding FLU and zoning categories and will have minimal impact on public facilities given the maximum units within the +/- one acre proposed for rezoning. The proposed rezoning constitutes a smaller area of the property than was previously zoned RU-2-15 and RU-2-25 prior to 2016.

d. *Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

Staff Finding: The Subject Property was previously zoned RU-2-15 on the eastern property, and RU-2-25 on the western portion. The purpose of the previous zoning change to Institutional was to provide for an electronic sign. The existing district boundaries are illogically drawn based on the conditions of the area proposed for change which already includes a day care facility, as the proposed RU-2-15 area is only +/-1.002 of the Subject Property's +/-5.88 total acres. The area to be changed currently acts as a day care facility, classroom building, green space and small portion of the existing building that is adjacent to the north side of Hillcrest Dr.

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: The existing FLUM designation of the subject property is HDR. The proposed rezoning is consistent with Future Land Use Element Policy 1.1.2.3. Further, Figure FLU-1, Standards for Future Land Use Categories, showed that RU-2-15 is an applicable zoning district for the HDR FLU category.

f. *Changed or changing conditions make the passage of the proposed amendment necessary.*

Staff Finding: The Applicant has stated that "as the needs of the community have changed" they have proposed the partial rezoning in order to support their low-income housing initiative and to accommodate the low-cost day care facility on site. Any additional uses beyond what are allowed by the existing Institutional zoning, which is a limited number, requires a rezoning.. The proposed rezoning will accommodate the existing daycare use on site and will be consistent with the surrounding zoning districts and mix of residential, commercial, and institutional uses.

g. *The proposed change will adversely influence living conditions in the neighborhood.*

Staff Finding: The maximum density allowed by the FLU designation is 25 units per acre. The proposed rezoning to RU-2-15 will limit the +/- 1.002-acres to a maximum of 15 dwelling units. The applicant is proposing to provide six dwelling units. In either case of six or fifteen dwelling units, the proposed change will not adversely influence living conditions in the neighborhood as the partial rezoning area is buffered from the single-family residences on Hilcrest by the existing parking lot and former church/Matthew's Hope buildings. The form of the Subject Property is not anticipated to change, in that access points and building footprint are anticipated to remain the same. The intended use of the area to be rezoned is expected to improve the living conditions of those that are unable to currently house themselves as they transition to stable housing.

h. *The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*

Staff Finding: It is not anticipated that the proposed rezoning would create or excessively increase traffic congestion or otherwise affect public safety. As noted above, the maximum

density of 15 dwelling units per acre is less than what is allowed under the MDR Future Land Use designation. Police protection is provided by the City of Cocoa Police Department. They indicate that they will be able to provide crime prevention and police protection services at the same level of service provided to other City residents and businesses with existing resources. Fire Protection is provided by the City of Cocoa's Fire Station No. 2 (300 Brunson Avenue) which is located south of the subject parcel. All stations will continue to provide Enhanced BLS (Basic Life Support) services and fire prevention and protection services.

i. *The proposed change will create a drainage problem.*

Staff Finding: The applicant will be required to provide full engineering design as part of the site plan review process. That plan will be required to meet all relevant City standards related to site plans, to include drainage. It is not anticipated that the project will create a drainage problem as any potential issues will be reviewed and address by Staff during the site plan review process.

j. *The proposed change will seriously reduce light and air to adjacent areas.*

Staff Finding: Any new construction is required to meet the requirements of the City Code to ensure light and air to adjacent areas are not reduced. It is not anticipated that this project will reduce light and air to adjacent areas.

k. *The proposed change will adversely affect property values in the adjacent areas.*

Staff Finding: It is not anticipated that property values would be affected by the proposed rezoning. As previously mentioned, the area to be rezoned is +/-1.002-acres of the total +/-5.88 acre that make up the Subject Property. It is not anticipated that the zoning change will adversely affect property values in the adjacent areas.

l. *The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*

Staff Finding: It is not anticipated that the proposed rezoning would be a deterrent to the improvement or development of adjacent property. None of the surrounding properties are vacant, and the rezoning is not anticipated to functionally impact any surrounding parcel.

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 property owner of the subject property as contrasted with the public welfare. The proposed zoning designation meets the requirements of the Comprehensive Plan and is consistent with the residential zoning districts in the surrounding area.

n. *There are substantial reasons why the property cannot be used in accord with existing zoning.*

Staff Finding: As previously mentioned, the zoning district of Institutional allows a limited number of uses:

1) Public and semipublic buildings such as government administrative offices,

public safety buildings and uses of a similar nature.

2) Public and private schools and learning centers.
3) Religious institutions and associated educational and recreational facilities.
4) Health institutions, including but not limited to hospitals, clinics, nursing and convalescent homes.
5) Cultural institutions, including but not limited to museums, libraries, community centers, and art galleries.
6) Public parks and playgrounds.
7) Utilities and associated equipment facilities; public and private.

Residential uses are not a permitted, accessory, or special exception use. As a result of this limitation, the property cannot be used as proposed by the Applicant, without a rezoning.

o. *Whether the change suggested is out of scale with the needs of the neighborhood of the city.*

Staff Finding: The proposed rezoning is not out of scale with the needs of the area and would complement the existing residential scale in the immediate area.

p. *It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Staff Finding: It is not impossible to find other adequate sites in the city for the proposed use, however the Subject Property currently operates as Matthew's Hope Ministries, and this rezoning request is due in part to the expansion of their services on the Subject Property.

Consistency with Comprehensive Plan Policies and Objectives

The proposed RU-2-15 zoning designation is consistent with the allowable uses under the "High Density Residential" Future Land Use per the City of Cocoa Comprehensive Plan.

Housing Element

- Objective 3.1.1: Housing Supply. Assist the private sector to create additional units and preserve existing units to satisfy the projected demand of dwelling units of various types, sizes, and costs which will be needed to house the City's anticipated population through the planning horizon.
- Policy 3.1.1.3: The City shall continue to utilize local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.
- Policy 3.1.6.2: The City shall ensure supporting infrastructure and public facilities are available and maintained to support the location of very low income, low income, and moderate income households as well as for mobile and manufactures homes.
- Policy 3.3.2.7: The City may, through the land development regulations, encourage the development/redevelopment of housing that will integrate a variety of housing types and styles

in all neighborhoods.

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. However, because the maximum density remains unchanged and is in fact less than prior density permitted on the property, no further impact to public facilities is anticipated.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

PZ-23-00000001 -02/01/23 A Special Exception was approved for the Matthews Hope daycare.

PZ-00500002 -07/25/23 - Ordinance 06-2023 - Future Land Use (Comprehensive Plan Amendment) changing the FLU designation from Commercial to High Density Residential.

On December 6, 2023 the Planning and Zoning Board recommended APPROVAL to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of a portion of one parcel, that portion totaling +/-1.002-acres, from INST (Institutional) to RU-2-15 (Multiple Family Dwelling).

RECOMMENDED MOTION:

Pass on First Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling)

ORDINANCE NO. 23-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF A PORTION OF ONE (1) PARCEL OF REAL PROPERTY, THAT PORTION TOTALING 1.002 ACRES, MORE OR LESS, AND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF GRIMES STREET AND FORREST AVENUE AT 825 FORREST AVENUE, COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM INSTITUTIONAL (INST) TO MULTIPLE-FAMILY DWELLING (RU-2-15); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa have recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; 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 Council.

Section 2. **Zoning Map Amendment.** That the Official Zoning Map of the City of Cocoa, as described in the City of Cocoa Code, Article VIII, Section 1, is hereby amended to include a change of classification from Institutional (INST) to Multiple-Family Dwelling (RU-2-15) for the portion of the real property depicted and legally described on **Exhibit "A**," attached hereto and incorporated herein by this reference. City Staff are hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

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. **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 5. **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 _____, 2023.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Second Reading: _____

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION

Legal Description of Subject Property:

LEGAL DESCRIPTION:

AN EASEMENT ACROSS A PART OF PARCEL 24–36–28–76–A, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 27, FOREST HILL SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 48, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDMA; THENCE N 89°23'10" E ALONG THE NORTH LINE OF PARCEL 24–36–28–76–A, A DISTANCE OF 216.54'; THENCE S 00°42'55" E A DISTANCE OF 165.49'; THENCE S 88°34'37" W A DISTANCE OF 52.41'; THENCE S 00°42'55" E A DISTANCE OF 103.20'; THENCE S 88°34'37" W A DISTANCE OF 72.47'; THENCE N 00°42'55" W A DISTANCE OF 103.20'; THENCE S 88°34'37" W A DISTANCE OF 91.68'; THENCE N 00°42'55" W A DISTANCE OF 168.55 TO THE POINT OF BEGINNING.

HAVING AN AREA OF 43644.4 SQUARE FEET, 1.002 ACRES

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

Depiction of Subject Property:



Mathews Hope Location

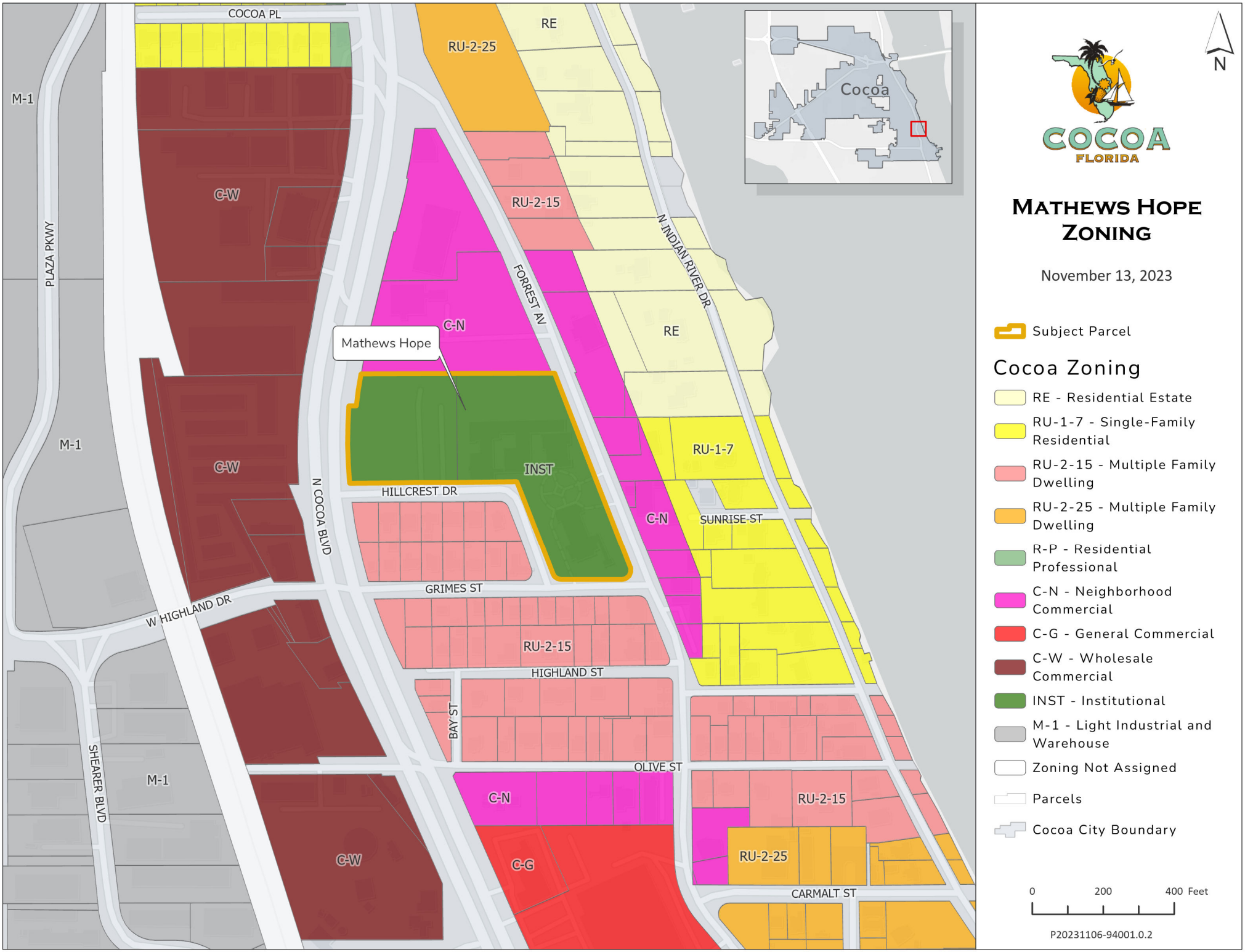
November 13, 2023

- Subject Parcel
- Parcels
- Cocoa City Boundary

N

0 200 400 Feet

P20231106-94001.0.1


COCOA PL
RU-2-25
RE
M-1
C-W
RU-2-15
N INDIAN RIVER DR
PLAZA PKWY
FORREST AV
C-N
Mathews Hope
RE
INST
RU-1-7
M-1
C-W
HILLCREST DR
N COCOA BLVD
C-N
SUNRISE ST
GRIMES ST
W HIGHLAND DR
RU-2-15
HIGHLAND ST
BAY ST
SHEARER BLVD
M-1
OLIVE ST
C-N
RU-2-15
C-W
C-G
RU-2-25
CARMALT ST
Cocoa
N
COCOA
FLORIDA
MATHEWS HOPE ZONING
November 13, 2023
Subject Parcel
Cocoa Zoning
RE - Residential Estate
RU-1-7 - Single-Family Residential
RU-2-15 - Multiple Family Dwelling
RU-2-25 - Multiple Family Dwelling
R-P - Residential Professional
C-N - Neighborhood Commercial
C-G - General Commercial
C-W - Wholesale Commercial
INST - Institutional
M-1 - Light Industrial and Warehouse
Zoning Not Assigned
Parcels
Cocoa City Boundary
0
200
400 Feet
P20231106-94001.0.2


COCOA PL
PLAZA PKWY
FORREST AV
N INDIAN RIVER DR
Area of Rezoning
HILLCREST DR
N COCOA BLVD
SUNRISE ST
GRIMES ST
W HIGHLAND DR
HIGHLAND ST
BAY ST
SHEARER BLVD
OLIVE ST
CARMALT ST
Cocoa
N
COCOA
FLORIDA
MATHEWS HOPE
AREA OF REZONING
November 13, 2023
Area of Rezoning
Subject Parcel
Parcels
Cocoa City Boundary
0
200
400 Feet
P20231106-94001.0.4

THE PORCHLIGHT FOUNDATION

September 8, 2023

VIA FEDEX
City of Cocoa
Planning & Zoning Division
Attn: Lucilene Ribeiro
65 Stone Street
Cocoa, FL 32922

Re: Rezoning Application Package for 825 Forrest Avenue
Parcel ID# 24-36-28-76-A

Ms. Ribeiro:

Attached please find an application to rezone the above referenced property. As part of the application package, enclosed please find the following documents:

- Notarized Application, including Property Owner Letter of Authorization
- Application Fee, check for $1,250 payable to the City of Cocoa
- List of Owners within 500'
- Warranty Deed
- Corporate Documents
- Sketch & Legal
- Legal Description

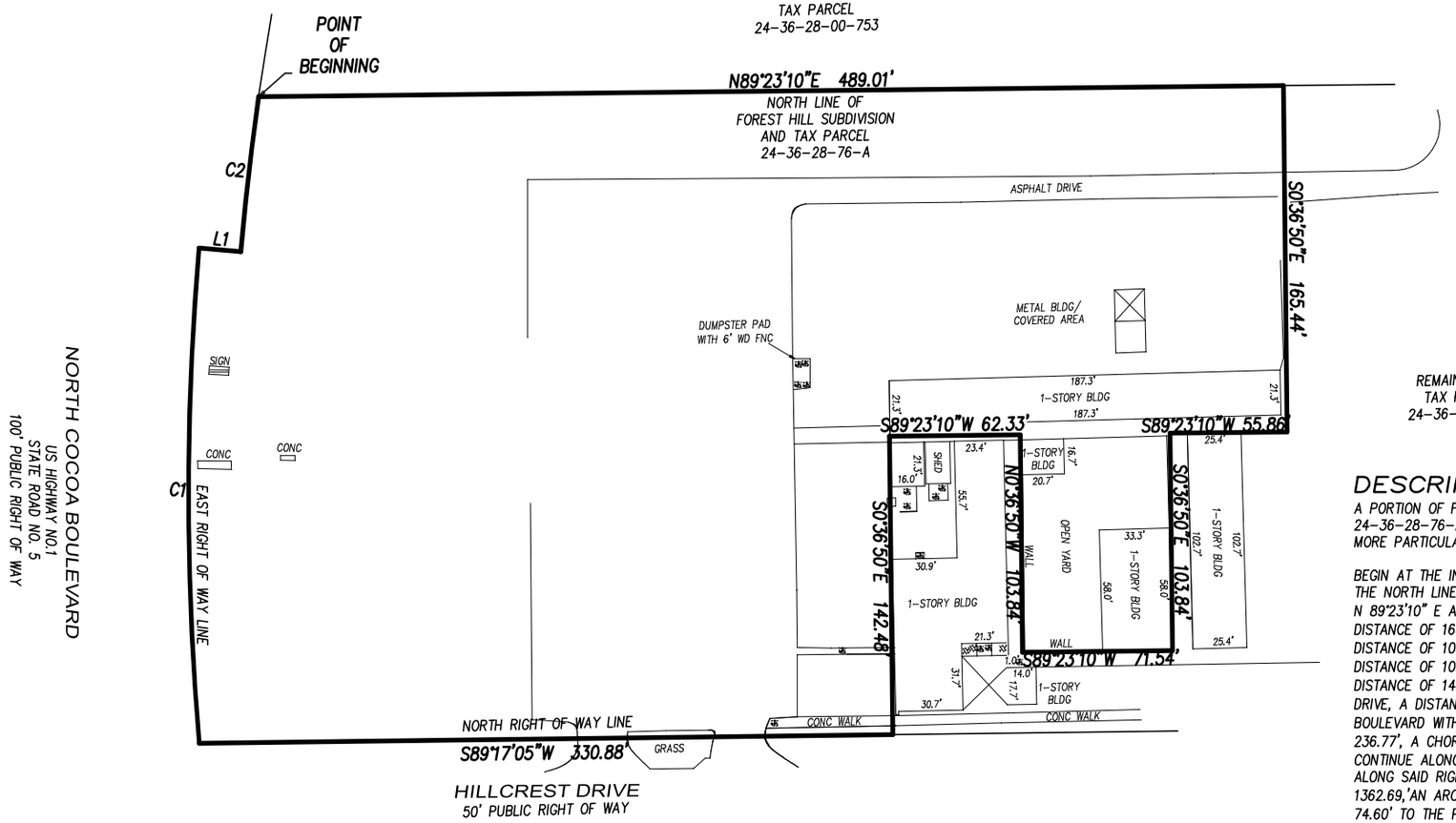
Your acknowledgement of this request is appreciated. As always, your attention in this matter is appreciated. If you would like any additional information, please do not hesitate to contact me.

Sincerely,

Hannah French

Enclosures

MAP OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY



DESCRIPTION:

A PORTION OF FOREST HILL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 48 AND TAX PARCEL 24-36-28-76-A, PUBLIC RERECORDS OF BREVARD COUNTY, FLORIDA;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD AND THE NORTH LINE OF FOREST HILL SUBDIVISION AND TAX PARCEL 24-36-28-76-A; THENCE N 89°23'10" E ALONG SAID NORTH LINE, A DISTANCE OF 489.01'; THENCE THENCE S 00°36'50" E A DISTANCE OF 165.44'; THENCE S 89°23'10" W A DISTANCE OF 55.86'; THENCE S 00°36'50" E A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 71.54'; THENCE N 00°36'50" W A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 62.33.'THENCE S 00°36'50" E A DISTANCE OF 142.48'; THENCE S 89°17'05" W ALONG THE NORTH RIGHT OF WAY LINE OF HILLCREST DRIVE, A DISTANCE OF 330.88';THENCE ALONG THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1382.69', AN ARC LENGTH OF 236.77', A CHORD BEARING OF N 00°01'57" W, WITH A CHORD LENGTH OF 236.48',; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 84°57'06" E A DISTANCE OF 20.00'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1362.69,'AN ARC LENGTH OF 74.61', A CHORD BEARING OF N 06°32'56" E, WITH A CHORD LENGTH OF 74.60' TO THE POINT OF BEGINNING. HAVING AN AREA OF 3.199 ACRES MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S84°57'06"E	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1382.69'	236.77'	236.48'	N0°01'57"W	9°48'40"
C2	1362.69'	74.61'	74.60'	N6°32'56"E	3°08'13"

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

CERTIFIED TO:

TO CHARITY PROPERTIES, LLC
CHARITY CAPITAL, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CIPPARONE & CIPPARONE, P.A.

LEGAL DATE: 1JUNE 23

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

GAI SURVEYORS
L.B. No. 7928

A. EARL GORDON, JR, PSM No. LS 2866
EARL K. GORDON, PSM No. LS 5363

1 OLEANDER ST. COCOA, FL 32922
(321) 806-3908 GAI@CFL.RR.COM

ZONING MAP AMENDMENT APPLICATION (MAP ONLY)

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. **Existing Zoning Category:** Institutional
2. **Proposed Zoning Category:** RU-2-15 (western portion of the site)
3. **Existing Future Land Use Category:** Commercial (High Density Residential amendment in process)
4. **Proposed Future Land Use Category (*if applicable*):** High Density Residential in process
5. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

   Company (if applicable): The Porchlight Foundation, Inc.

   Name: Hannah French

   Mailing Address: 1211 N. Westshore Blvd, Suite 802

   City: Tampa State: FL Zip Code: 33607

   Phone #: 813-725-3911 Fax #:

   Mobile #: E-mail: hfrench@theporchlightfoundation.org

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): Charity Properties, LLC

   Name: Paul Thonnard

   Mailing Address: 11861 Westline Industrial Drive, Suite 150

   City: St. Louis State: MO Zip Code: 63146

   Phone #: Fax #:

   Mobile #: E-mail:

7. **Property Information:**

Street Address and Location: 825 Forrest Avenue, Cocoa, FL 32922

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

24-36-28-76-A☐☐☐☐.☐-☐☐☐☐.☐☐

☐☐-☐☐-☐☐-☐☐-☐☐☐☐☐.☐-☐☐☐☐.☐☐

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

☐☐☐☐☐☐☐ ☐☐☐☐☐☐☐

Land Area: _____ square feet or 5.88 acres

Existing Use(s) on Property: Matthew's Hope facility, Firm Foundation Preschool

Proposed Use(s) on Property: Matthew's Hope facility, Firm Foundations Preschool, multi-family residential units

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 overall site is currently zoned Institutional with a Special Exception. This application seeks to rezone a portion of the site to allow for applicant's proposed renovation of a portion of the existing facility and conversion to residential use.

b. **Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.**

The proposed rezoning is consistent with the adjacent properties' RU-2-15 designation.

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.**

Rezoning a portion of the site to RU-2-15 would not disproportionately impact public facilities as the zoning is less intense than the current designation.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The site and proposed zoning is consistent with the surrounding area zoning designation and uses.

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 rezoning is consistent with the proposed comprehensive plan designation. In addition, the property recently obtained a future land use amendment from Commercial to High Density Residential.

f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

As the needs of the community have changed, the applicant is proposing to add low income housing to the property, and a partial rezoning is required to support this initiative.

g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

The proposed rezoning will not adversly affect living conditions in the neighborhood because the adjacent properties have the same zoning designation.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed rezoning will not create excessive traffic congestion or public safety concerns as the proposed rezoning is less intense than currently allowed.

i. Whether or not the proposed change will create a drainage problem.

The proposed rezoning and resulting use will not create a drainage problem and a site plan will be submitted to staff for review. The planned work does not affect the footprint of the existing building.

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposed rezoning will not impact light or air to adjacent areas.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposed rezoning will not negatively impact property values as the zoning will be consistent with adjacent areas.

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 rezoning will not impact adjacent properties.

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 rezoning is being submitted through the established City procedures, including public notification process.

n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

The proposed rezoning is necessary for the proposed additional use of multi-family housing.

o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

The proposed rezoning is consistent with the zoning designation of the adjacent properties.

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.

The property is already in operation by a non-profit organization which seeks to offer multi-family housing on the existing premises because it makes the most sense financially and operationally.

19. Signatures and Notarization.

STATE OF Florida COUNTY OF Hillsborough. I, Hannah French 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.

Hannah French
(APPLICANT SIGNATURE)

Katherine Cowley
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced _____

Notary Public State of Florida
Katherine Cowley
My Commission HH 400881
Expires 5/21/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF ~~BREVARD~~ HILLSBOROUGH

Sworn and subscribed to before me this 25th day of August, 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:

_____

PROPERTY OWNER
LETTER OF AUTHORIZATION

COCOA
FLORIDA

APPLICATION REQUEST:

Rezoning of property to RU-2-15 (western portion of the site)

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.

24-36-28-76-A□□□□.□-□□□□.□□

□□-□□-□□-□□-□□□□.□-□□□□.□□

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STATE OF FLORIDA COUNTY OF BREVARD

I, PAUL THONNARD of Charity Properties, LLC. being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Hannah French of The Porchlight Foundation, Inc. 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).

(OWNER SIGNATURE)

(Print, Type, or Stamp Commissioned Name of Notary Public)

BARBARA WIENHOFF
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Aug. 20, 2025
Commission #13535555

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced Drivers License

(NOTARY PUBLIC SIGNATURE)

STATE OF Missouri
} ss:
COUNTY OF St. Louis

The foregoing instrument was acknowledged, subscribed, and sworn to before me this 25th day of July, 2023 by Paul Thonnard of Charity Capital, LLC, a Florida limited liability company

A PORTION OF THE FOREST HILL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 48 AND TAX PARCEL 24-36-28-76-A, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD AND THE NORTH LINE OF FOREST HILL SUBDIVISION AND TAX PARCEL 24-36-18-76-A; THENCE N 89°23'10" E ALONG SAID NORTH LINE, A DISTANCE OF 489.01'; THENCE S 00°36'50" E A DISTANCE OF 165.44'; THENCE S 89°23'10W A DISTANCE OF 55.86'; THENCE S 00°36'50"E A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 71.54'; THENCE N 00°36'50" W A DISTANCE OF 103.84'; THENCE S A DISTANCE OF 62.33'; THENCE S 00°36'50" E A DISTANCE OF 142.48'; THENCE S 89°17'05" W ALONG THE NORTH RIGHT OF WAY LINE OF HILLCREST DRIVE, A DISTANCE OF 330.88'; THENCE ALONG THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1382.69', AN ARC LENGTH OF 236.77', A CHORD BEARING OF N 00°01'57" W, WITH A CHORD LENGTH OF 236.48'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 84°57'06" E A DISTANCE OF 20.00'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1362.69', AN ARC LENGTH OF 74.61', A CHORD BEARING OF N 06°32'56" E, WITH A CHORD LENGTH OF 74.60' TO THE POINT OF BEGINNING. HAVING AN AREA OF 3.199 ACRES MORE OR LESS.

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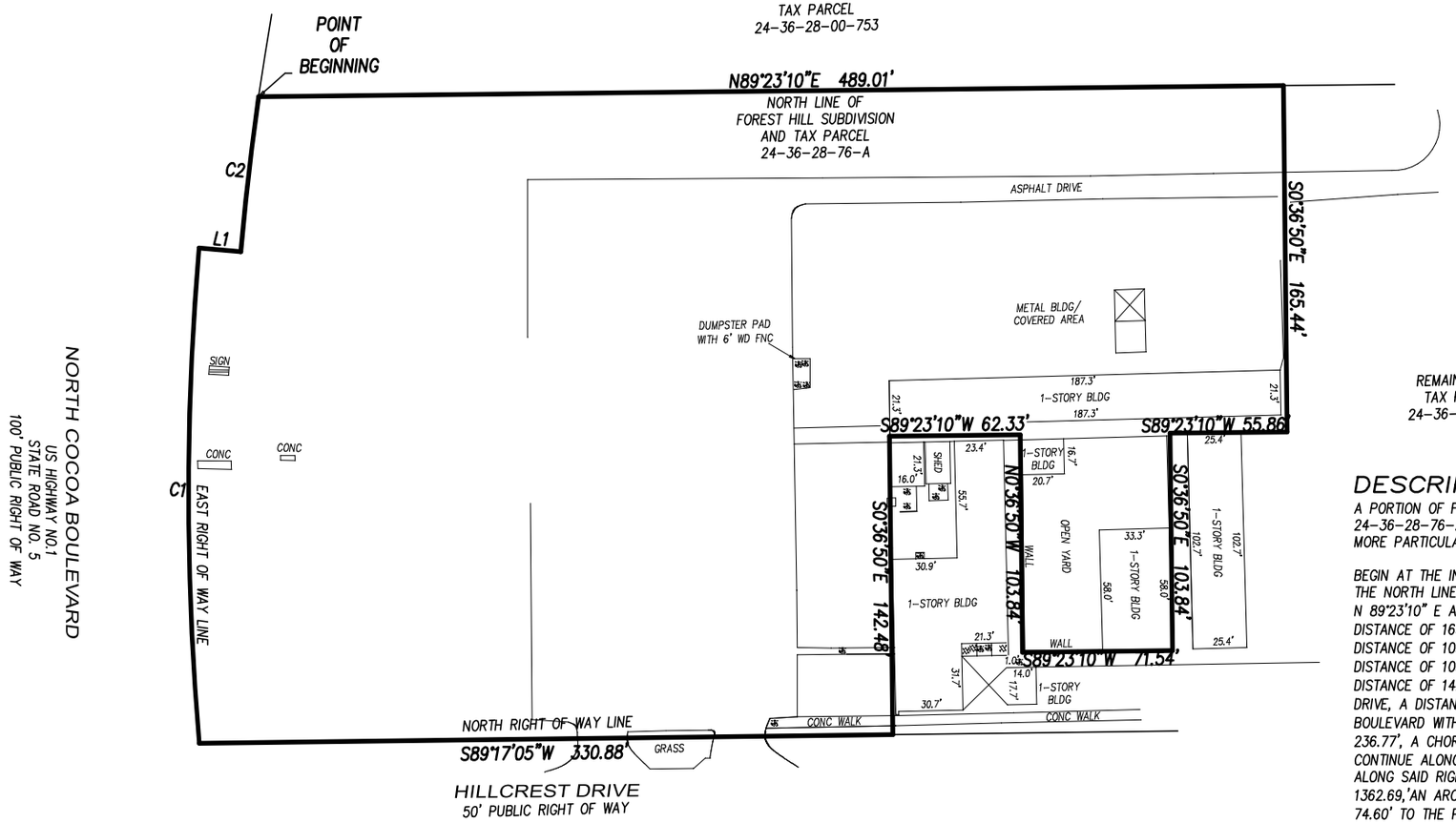

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BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

CERTIFIED TO:

TO CHARITY PROPERTIES, LLC
CHARITY CAPITAL, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CIPPARONE & CIPPARONE, P.A.

LEGAL DATE: 1JUNE 23

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

GAI SURVEYORS
L.B. No. 7928

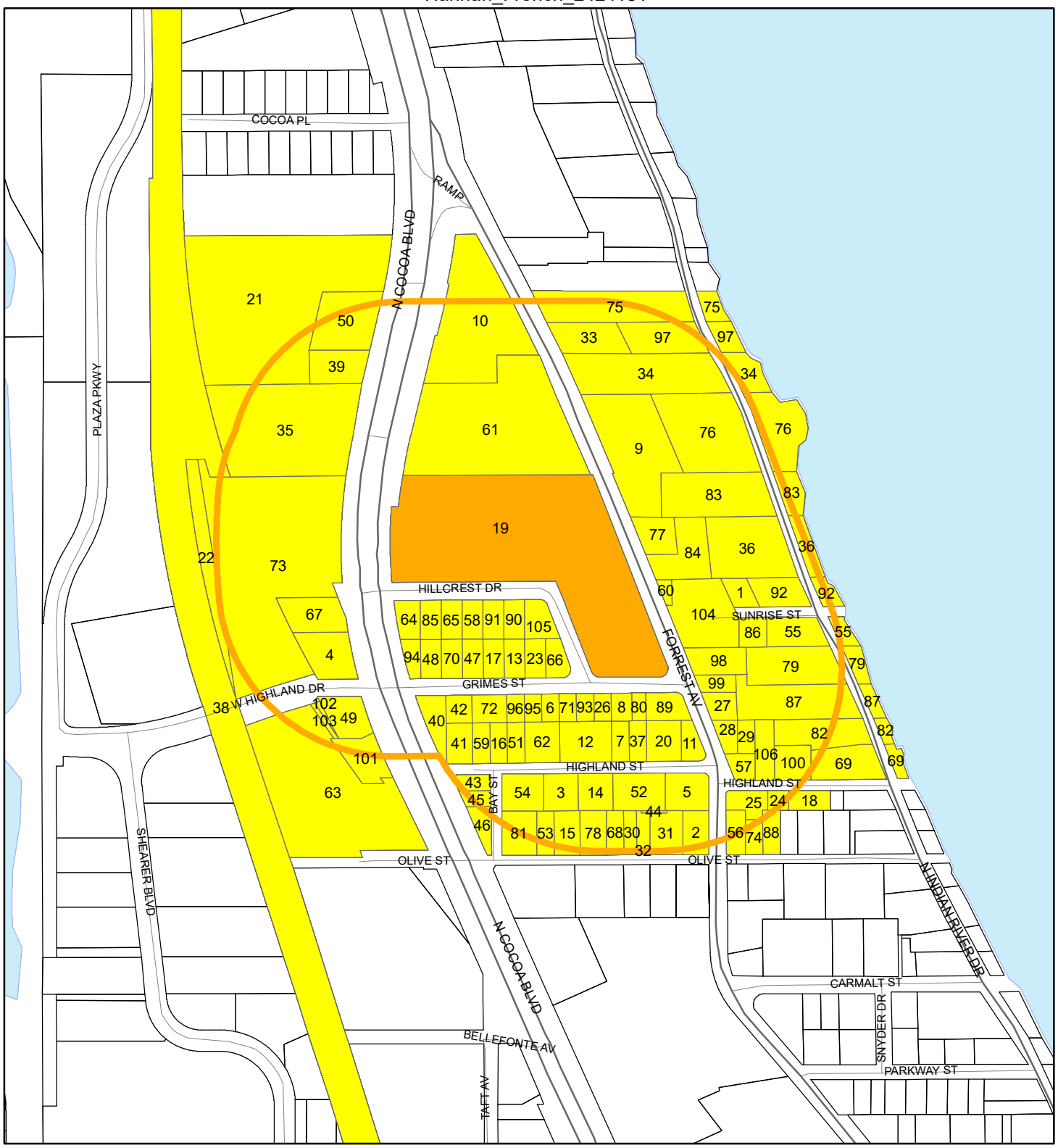
A. EARL GORDON, JR, PSM No. LS 2866
EARL K. GORDON, PSM No. LS 5363

1 OLEANDER ST. COCOA, FL 32922
(321) 806-3908 GAI@CFL.RR.COM

RADIUS MAP

CHARITY PROPERTIES LLC

Hannah_French_2421181



N

W E

S

1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/28/2023

- Buffer
- Subject Property
- Notify Property
- Parcels

711 FORREST AVENUE LAND TRUST
10402 POINTVIEW CT
ORLANDO FL 32836-3739

AKRIDGE, PHILIP K II
AKRIDGE, CRYSTAL L
1855 SPICEBERRY CIR E
JACKSONVILLE FL 32246-7002

ALLISON, KEITH
705 N COCOA BLVD
COCOA FL 32922-7508

B Z BOOKS LLC
PO BOX 873
COCOA FL 32923-0873

BENNETT, MOLLIE
117 GRIMES ST
COCOA FL 32922-7518

BENNETT, STEVEN R
2702 DIXIE CT
COCOA FL 32922-7021

BOLES, PENNY J
109 GRIMES ST
COCOA FL 32922-

BREVARD PROFESSIONAL 3 LLC
626 OLD DIXIE SW HWY
VERO BEACH FL 32962-4536

BRINTLE, JACOB SPENCER
100 HIGHLAND ST
COCOA FL 32922-7523

BRUNEL, ANNIE
631 N INDIGO RD
ALTAMONTE SPRINGS FL 32714-3112

CALDERON, EDUARDO
120 GRIMES ST
COCOA FL 32922-

CANNON, CHRISTOPHER W
121 HIGHLAND ST
COCOA FL 32922-

CARMICLE, LINDA
2229 SALEM DR
COCOA FL 32926-5626

CARVER, ALONZO III
146 HIGHLAND ST
COCOA FL 32922-

CASILLAS, BASILIO
124 GRIMES ST
COCOA FL 32922-7519

CATALFAMO, ANDREW PHILIP
CATALFAMO, BARBARA SUE
21 HIGHLAND ST
COCOA FL 32922-7520

CHARITY PROPERTIES LLC
11861 WESTLINE INDUSTRIAL
DR, STE 150
SAINT LOUIS MO 63146-3300

CHILTON, CAROLYN L
DANFORD, TERRY A
104 HIGHLAND ST
COCOA FL 32922-

COCOA SE INDUSTRIAL LLC
2303 W MOREHEAD ST, STE 200
C/O SAFENEST STORAGE HOLDINGS LLC
CHARLOTTE NC 28208-5185

COCOA, CITY OF
65 STONE ST
COCOA FL 32922-7982

COLEMAN INVESTMENTS LLC
1311 BEDFORD DR
MELBOURNE FL 32940-1975

DELANEY & SON INC
25 OLIVE ST
COCOA FL 32922-7555

DRAKE, GARY L
DRAKE, SUSAN E
111 GRIMES ST
COCOA FL 32922-

DRAKENSBERG HOLDINGS LLC
1085 W MORSE BLVD, STE 200
WINTER PARK FL 32789-3796

DUDLEY, TERRY M
DUDLEY, KATHLEEN M
111 OLIVE ST
COCOA FL 32922-7557

DUDLEY, TERRY M
DUDLEY, KATHLEEN M TRUSTEES
111 OLIVE ST
COCOA FL 32922-

ELLINGTON, DOROTHY W
ELLINGTON, FRANCES C CO-TRUSTEES
PO BOX 001048
COCOA FL 32923-1048

ELLINGTON, DOROTHY W TRUSTEE
ELLINGTON, FRANCES C TRUSTEE
837 N INDIAN RIVER DR
COCOA FL 32922-

EXTRA CLOSET OF BOYNTON DELRAY LTD, THE
807 N COCOA BLVD
COCOA FL 32922-7599

FADELY, VERA HUGHLETT
809 INDIAN RIVER DR N
COCOA FL 32922-

FAGG, CHARLES O JR TRUSTEE
112 HIGHLAND ST
COCOA FL 32922-

FLORIDA EAST COAST RAILWAY LLC
7150 PHILIPS HWY
JACKSONVILLE FL 32256-6802

FLORIDA RENTALS LLC
C/O DAVID BURTON
313 CLERMONT DR
KISSIMMEE FL 34759-

FLORIDA, STATE OF (DOT)
719 S WOODLAND BLVD
DELAND FL 32720-6834

FLORIDA, STATE OF (DOT)
R/W RECORDS MGMT MS 551 ATTN: S FORGUSON
719 S WOODLAND BLVD - MS 551
DELAND FL 32720-6834

FLORIDA, STATE OF (DOT)
719 S WOODLAND BLVD
DELAND FL 32720-

FLORIDA, STATE OF (DOT)
ATTN: S FORGUSON R/W RECORDS MGMT - MS 5
719 S WOODLAND BLVD
DELAND FL 32720-6834

FORD, THOMAS A
128 GRIMES ST
COCOA FL 32922-

G J F INVESTMENTS LLC
PO BOX 562774
ROCKLEDGE FL 32956-2774

GJF INVESTMENTS LLC
941 WHETSTONE PL
ROCKLEDGE FL 32955-4414

GLENN'S TIRE & REPAIR SERVICE OF COCOA INC
811 N COCOA BLVD
COCOA FL 32922-7510

GOLDMINE INVESTMENT ENTERPRISES LLC
4730 S FORT APACHE RD STE 300
LAS VEGAS NV 89147-7947

GORDON, WADE E
113 HIGHLAND ST
COCOA FL 32922-

GREENWOOD, ALECK
PO BOX 1077
COCOA FL 32923-1077

GREENWOOD, ALECK JAMES
PO BOX 1077
COCOA FL 32923-1077

HARRIMAN, MARJORIE M TRUSTEE
717 N INDIAN RIVER DR
COCOA FL 32922-7529

HARRIS, AMANDA
1324 CLYDE MEMORIAL AVE
LAKELAND FL 33805-3927

HARTMAN, CHRISTIAN
HARTMAN, DAVID NELSON
600 MANATEE BAY DR
CAPE CANAVERAL FL 32920-4321

HOARD, DAVID D
127 HILLCREST DR
COCOA FL 32922-7524

HOLLAND, HAILEY
LACEY, BRIAN
1814 LANKCASHIRE CT
ROCKLEDGE FL 32955-6722

HOLMQUIST, MAX A
HOLMQUIST, JOHN P
385 ISLAND OAKS PL
MERRITT ISLAND FL 32953-4834

IBRAHIM & HAROON REALESTATE INC
1910 ROCKLEDGE BLVD
ROCKLEDGE FL 32955-

INDIAN RIVER OAKS LLC
211 N INDIAN RIVER DR
COCOA FL 32922-7732

INLAND PLYWOOD COMPANY
107 W FRANKLIN ST
ELKHART IN 46516-3214

JACKSON, NICOLE MARIE
26 S FERNWOOD DR
ROCKLEDGE FL 32955-2912

JUDY C HOWERY TRUST
131 HILLCREST DR
COCOA FL 32922-7524

JUST FOR YOUR CREATIVE DESIGN LLC
111 HILLCREST DR
COCOA FL 32922-7524

KADROVACH, PATRICIA L
KADROVACH, DAVID F
535 SUNRISE DR
CASSELBERRY FL 32707-

KAMUS, PAUL AL
KAMUS, MARY KATHERINE
116 OLIVE ST
COCOA FL 32922-

KLEBS, BRADLEY W
KLEBS, VIVIAN
702 SW COLEWOOD LN
NORMANDY PARK WA 98166-3938

KNIGHT, VERNON L
KNIGHT, RAYMOND N JR
651 BIRD ISLAND DR
COCOA FL 32926-

KOSSIVER, DAVID G
KOSSIVER, LINDA S
115 GRIMES ST
COCOA FL 32922-7518

LACEY, HAILEY HOLLAND
LACEY, BRIAN
127 GRIMES ST
COCOA FL 32922-7518

LIFE STORAGE LP
6467 MAIN ST
WILLIAMSVILLE NY 14221-5856

LINDA S MOORE TRUST
38 OLIVE ST
COCOA FL 32922-7556

MADSEN, ERIK
COLLINS, MADISON
453 E 14TH ST, APT 3B
NEW YORK NY 10009-2826

MARY EVELYN COWART TRUST
JOE A COWART JR TRUST
450 JILLOTUS ST
MERRITT ISLAND FL 32952-5241

MINCEY, DARRAYL
2365 COX RD
COCOA FL 32926-3523

MOSRIE, MONA TRUSTEE
1291 TROON WAY
ROCKLEDGE FL 32955-

NEFF, PAUL
NEFF, MARY JANE
713 INDIAN RIVER DR N
COCOA FL 32922-

NIEDDU, GRANT RYAN
NIEDDU, MARISSA ELENA
PO BOX 2115
LAKELAND FL 33806-2115

PAVALOCK, JILL
138 OLIVE ST
COCOA FL 32922-7558

PERRY MELVIN ROGERS & BETTY
STARNES ROGERS REVOCABLE TRUST
709 N INDIAN RIVER DR
COCOA FL 32922-7529

PETERSON, DENNIS M
PETERSON, DIANE
817 INDIAN RIVER DR N
COCOA FL 32922-

POMAR, ALDO M
SOLIS-POMAR, NILDA C
828 FORREST AVE
COCOA FL 32922-7517

PRINCE, DTOINE
PRINCE, CRYSTAL
135 HILLCREST DR
COCOA FL 32922-7524

PRUSAS, BARBARA J
7 SUNRISE ST
COCOA FL 32922-

PULLIAM, MEGAN
711 N INDIAN RIVER DR
COCOA FL 32922-7529

RACHIELE, MARIA
32 OLIVE ST
COCOA FL 32922-

RAFAEL FAMILY TRUST II
2511 N HOWARD AVE
TAMPA FL 33607-2616

REID, ORAL CHARLES
481 RILEY NE AVE NE
PALM BAY FL 32907-2317

RENSHAW, LESLIE LEE
8406 CANAVERAL BLVD
CAPE CANAVERAL FL 32920-2614

RIDDLE, SETH A
RIDDLE, MARIA A
1757 CROGHAN DR
MELBOURNE FL 32940-6014

ROBERT A MAJEWSKI & DEBORAH
C MAJEWSKI REVOCABLE TRUST
2 VERMONT AVE
ROCKLEDGE FL 32955-2920

ROBINSON, SHERA
2979 W KING ST
COCOA FL 32926-

ROMANO, LEE A
ROMANO, PATRICIA
1410 WEKIVA DR
MELBOURNE FL 32940-6981

ROMANO, LEE ALAN
ROMANO, PATRICIA
1410 WEKIVA DR
MELBOURNE FL 32940-6981

SALE, JOYCE M
SALE, GERALD F
841 N INDIAN RIVER DR
COCOA FL 32922-7530

SPACE COAST RENTAL LLC
PO BOX 0549
SHARPES FL 32959-0549

SWINSON, ROY CHARLES
430 BREAKWATER DR, APT 26
MERRITT ISLAND FL 32952-3337

THISTLE, JAMES R TRUSTEE
PO BOX 561131
ROCKLEDGE FL 32956-1131

WEISBERG, MATTHEW M
ALIANO, KAITLYN MARY
12 SUNRISE ST
COCOA FL 32922-7536

WELCH, MICHAEL BERNARD
WELCH, MARK ANDREW
115 HILLCREST DR
COCOA FL 32922-7524

WILSON, JACKIE
WILSON, GEORGE S
34 HIGHLAND ST
COCOA FL 32922-

CFN 2022119621, OR BK 9502 Page 2921, Recorded 05/11/2022 at 03:34 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $10150.00

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Calvin F. Harding, Jr., Esquire
Cipparone & Cipparons, P.A.
1525 International Parkway, Suite 1071
Lake Mary, FL 32746

Parcel ID: 24-36-28-76-A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective the 5th day of May, 2022 by **GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC.**, a Florida not for profit corporation, whose address is 65 Needle Boulevard, Merritt Island, Florida 32953 (hereinafter called "Grantor") to **CHARITY PROPERTIES, LLC**, a Florida limited liability company, whose address is 11861 Westline Industrial Drive, Suite 150, St. Louis, Missouri 63146 (hereinafter called "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH that the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, more fully described as follows:

See Exhibit "A" attached hereto and incorporated herein

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

THE GRANTOR hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor. This conveyance is subject to taxes for the year 2022 and thereafter and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness#1 Signature
Print Name: Alan Looney

Witness #2 Signature
Print Name: Alexis Mitchell

GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC.,
a Florida not for profit corporation

By: Charlotte Ort
Charlotte Ort, President and Director

STATE OF CALIFORNIA §
§
COUNTY OF _____ §

This instrument was acknowledged before me, by means of [_] physical presence or [_] online notarization on this _____ day of _____, 2022, by Charlotte Ort, as President and Director of Grace United Methodist Church of Merritt Island, Inc., a Florida not for profit corporation, on behalf of said corporation, who [_] is personally known or [_] has produced a driver's license as identification..

[S E A L]

SEE ATTACHED CALIFORNIA CERTIFICATE

Notary Public, State of _____

_____
Printed Name of Notary

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On 5/3/2022 (Date) before me, Alan Leong (Here Insert Name and Title of the Officer) Notary Public,

personally appeared Charlotte Ort (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALAN LEONG
Notary Public - California
San Francisco County
Commission # 2239177
My Comm. Expires May 19, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A

Legal Description

All of Block A, Lots 1 through 4, Lots 23 through 36, LESS AND EXCEPT Highway right of way, FOREST HILL SUBDIVISION, according to the plat thereof as recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida, AND part of vacated Dyal Road, as described in Official Records Book 618, Page 1049, Public Records of Brevard County, Florida.

AND

Part of Tract 1, Park Hill, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Brevard County, Florida, and described in Official Records Book 720, Page 366, Public Records of Brevard County, Florida, being more particularly described as follows:

Part of Government Lot 4, Section 28, Township 24 South, Range 36 East, more particularly described as follows: Commence at the Northwest corner of said Government Lot 4 and run South on the West line of said Government Lot 4 a distance of 398.7 feet to a point which is the Point of Beginning of the land herein described; thus for a first course run North 89 degrees 40 minutes 20 seconds East a distance of 273.08 feet, more or less, to the West line of Forrest Avenue; thus run South 21 degrees 20 minutes East on the West line of Forrest Avenue a distance of 136.04 feet to a point; thus run South 89 degrees 40 minutes 20 seconds West a distance of 321.83 feet, more or less to the West line of said Government Lot 4; thus run North on the West line of said Government Lot 4 a distance of 127 feet, more or less to the Point of Beginning.

AND

Tract 2, Park Hill, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Brevard County, Florida, and described in Official Records Book 114, Page 449, Public Records of Brevard County, Florida, being more particularly described as follows:

Begin on the West line of Government Lot 4, Section 28, Township 24 South, Range 36 East, 525.75 Feet South of the Northwest corner of said Government Lot 4; thence run East 321.83 feet to the West line of the right of way of U.S. Highway #1; thence run South 21 degrees 20 minutes 00 seconds East along said U.S. Highway #1 right of way to the Northeast corner of Block A, Forest Hill Subdivision, according to plat thereof recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida; thence run South 89 degrees 40 minutes, 20 seconds West 389.08 feet to the west line of said Government Lot 4; thence run North along said West line of Government Lot 4, 176.40 feet to the Point of Beginning; all lying and being in Government Lot 4, Section 28, Township 24 South, Range 36 East, in Brevard County, Florida.

AND

Commence at the Southeast corner of Lot 23, FOREST HILL SUBDIVISION, according to plat thereof recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida, and for a first course, run Easterly along the North line of Hillcrest Drive, according to said plat, a distance of 165.55

feet to the Westerly line of Lot 4 of said subdivision; thence, for a second course, run Northwesterly along the Westerly line of said Lot 4 a distance of 4.45 feet to the Northwesterly corner of said Lot 4; thence, for a third course, run South 89 degrees 40 minutes 20 seconds West a distance of 164.13 feet to the East line of said Lot 23; thence for a fourth course, run South along the East line of said Lot 23 a distance of 4.25 feet to the Point of Beginning.

CONSENT OF PASTOR

I, William Stephen Hart, Co- Pastor of **GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC., a Florida not for profit corporation**, hereby consent to the above conveyance.

William Stephen Hart

Co- Pastor

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of March, 2022, by William S Hart, as Co- Pastor of **Grace United Methodist Church of Merritt Island, Inc., a Florida not for profit corporation**, who is personally known to me or has produced _____ as identification.

Christi Jackson

Notary Signature
Print Name: Christi Jackson
My Commission Expires: 5/20/2024

Notary Public State of Florida
Christi Jackson
My Commission HH 002411
Expires 05/20/2024

CONSENT OF DISTRICT SUPERINTENDENT

I, REVEREND DIONNE C. HAMMOND, as District Superintendent of the Atlantic Central District of the Florida Annual Conference of the United Methodist Church hereby consent to the above conveyance and certify that such conveyance is in compliance with the requirements of the *Book of Discipline* of the United Methodist Church.

Rev. [signature]

REVEREND DIONNE C. HAMMOND
District Superintendent

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2022, by REVEREND DIONNE C. HAMMOND, as District Superintendent of the Atlantic Central District of the Florida Annual Conference of the United Methodist Church, who is personally known to me or has produced _____ as identification.

LOUIS A. WEBER IV
MY COMMISSION # GG 196207
EXPIRES: July 10, 2022
Bonded Thru Notary Public Underwriters

[signature]

Notary Signature
Print Name: Louis A. Weber
My Commission Expires: July 10, 2022

Detail by Entity Name

Florida Limited Liability Company
CHARITY PROPERTIES, LLC

Filing Information

Document Number	L22000022836
FEI/EIN Number	87-4619263
Date Filed	01/21/2022
State	FL
Status	ACTIVE

Principal Address

11861 WESTLINE INDUSTRICAL DR STE 150
ST. LOUIS, MO 63146

Mailing Address

11861 WESTLINE INDUSTRICAL DR STE 150
ST. LOUIS, MO 63146

Registered Agent Name & Address

CIPPARONE & CIPPARONE, PA
1525 INTERNATIONAL PKWY STE 1071
LAKE MARY, FL 32746

Authorized Person(s) Detail

Name & Address

Title MGR

THONNARD, PAUL
11861 WESTLINE INDUSTRICAL DR STE 150
ST. LOUIS, MO 63146

Annual Reports

Report Year	Filed Date
2023	02/27/2023

Document Images

02/27/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Not For Profit Corporation
THE PORCHLIGHT FOUNDATION, INC.

Filing Information

Document Number	N20000000322
FEI/EIN Number	84-4281642
Date Filed	01/13/2020
State	FL
Status	ACTIVE

Principal Address

1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Changed: 02/18/2022

Mailing Address

1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Changed: 02/18/2022

Registered Agent Name & Address

SMITH, PHILLIP A
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Address Changed: 02/18/2022

Officer/Director Detail

Name & Address

Title D

SMITH, PHILLIP A
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Title D

SMITH, COLLEEN L
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Title D

HERRING, NICK
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Annual Reports

Report Year	Filed Date
2021	04/09/2021
2022	02/18/2022
2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
02/18/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- Domestic Non-Profit	View image in PDF format

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
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:

11/21/2023

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 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commision expires

Publication Cost:	$463.61	
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Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of a portion of one (1) parcel of real property, that portion totaling 1 acre, more or less, and generally located northwest of the intersection of Grimes St and Forrest Ave at 825 Forrest Ave, Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Institutional (INST) to Multiple-Family Dwelling (RU-2-15); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Portion of Tax Parcel ID 24-36-28-76-a
PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending Chapter 3, advertising and signs, section 3-23, general regulations, of the code of the City of Cocoa regarding flags; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.
PZ-23-00200013 – Text Amendment - Kava, Kratom, Smoke shops| Ordinance 25-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Smoke Shops, Kava, and Kratom; establishing distancing requirements between smoke shops, establishments selling kava beverages and kratom products, and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-23-00200012 – Text Amendment - Amending Article XIX Section 2, P&Z Board Meeting Schedule | Ordinance 26-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Zoning Ordinance of the City of Cocoa, Appendix A, Article XIX, Section 2, relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
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 Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
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://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

THE PORCHLIGHT FOUNDATION

MATTHEW'S HOPE 25

ZONING AMENDMENT
825 FORREST AVENUE

CITY OF COCOA PLANNING & ZONING
DECEMBER 6, 2023

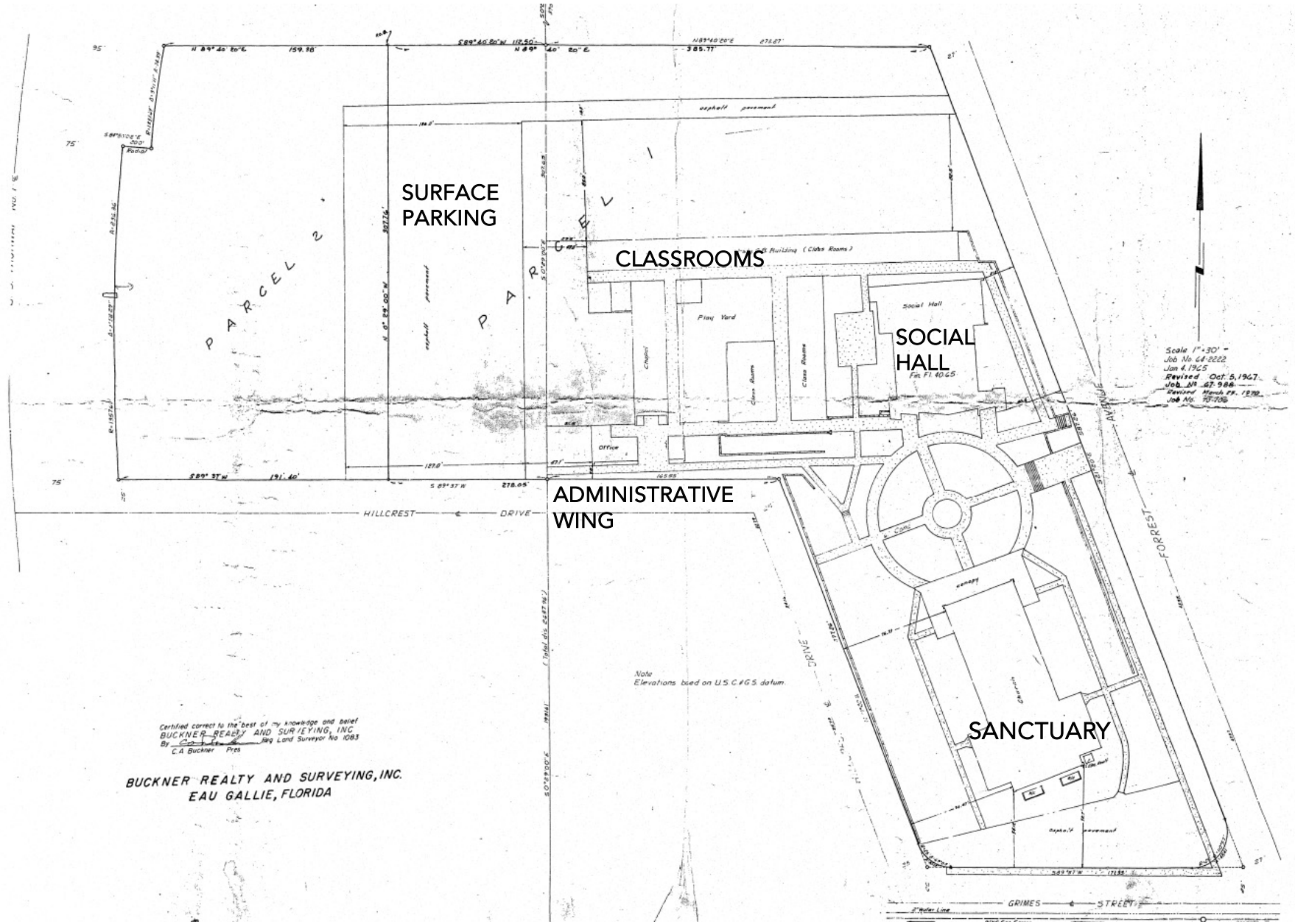
825 FORREST SITE PLAN – 6 ACRES
REQUESTING TO RE-ZONE 1 ACRE TO MEDIUM-DENSITY RESIDENTIAL (RU-2-15)



THE PORCHLIGHT FOUNDATION

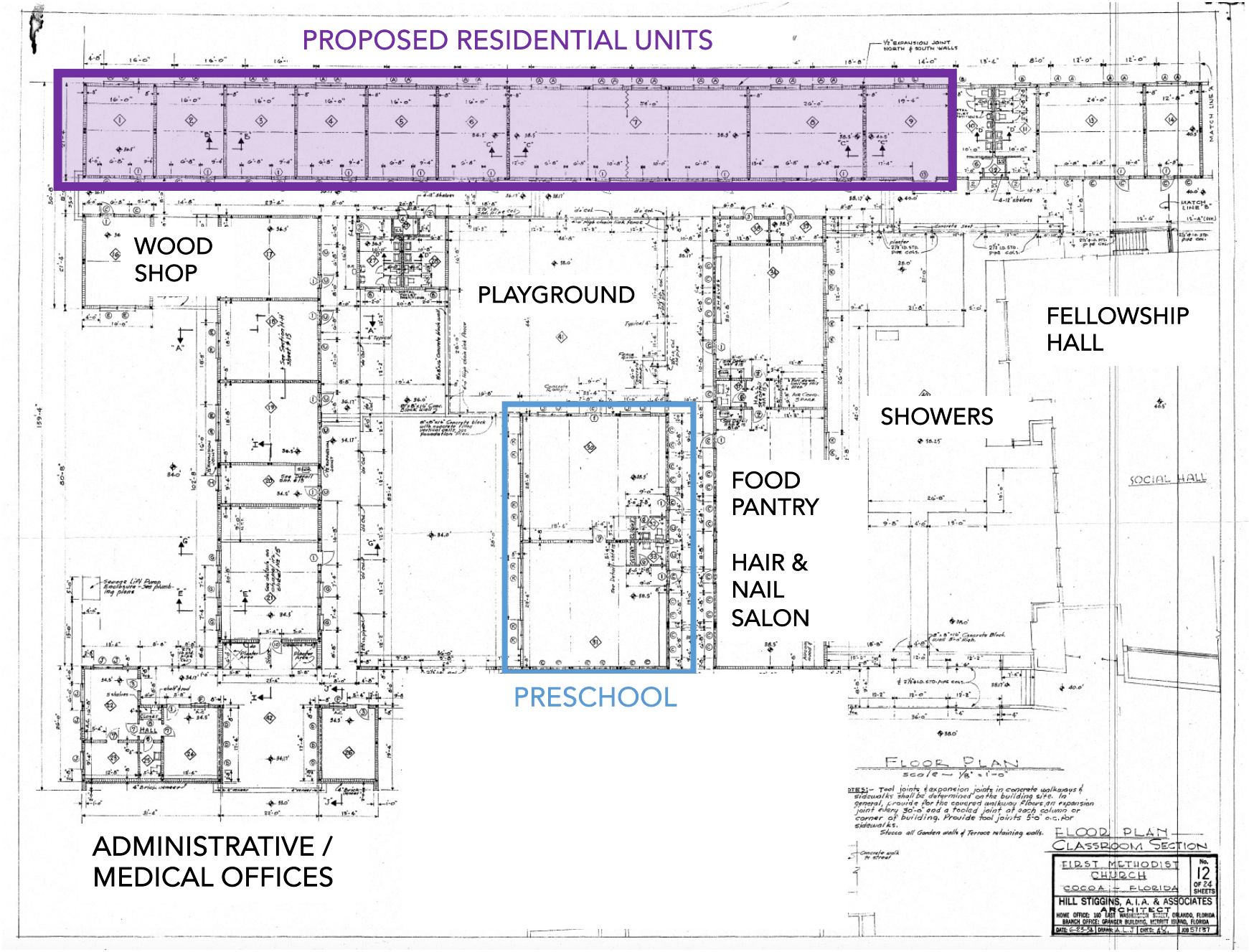
825 FORREST SITE PLAN

US-1



THE PORCHLIGHT FOUNDATION

MATTHEW'S HOPE OPERATIONS & PROPOSED AREA OF IMPACT





KEY PLAN

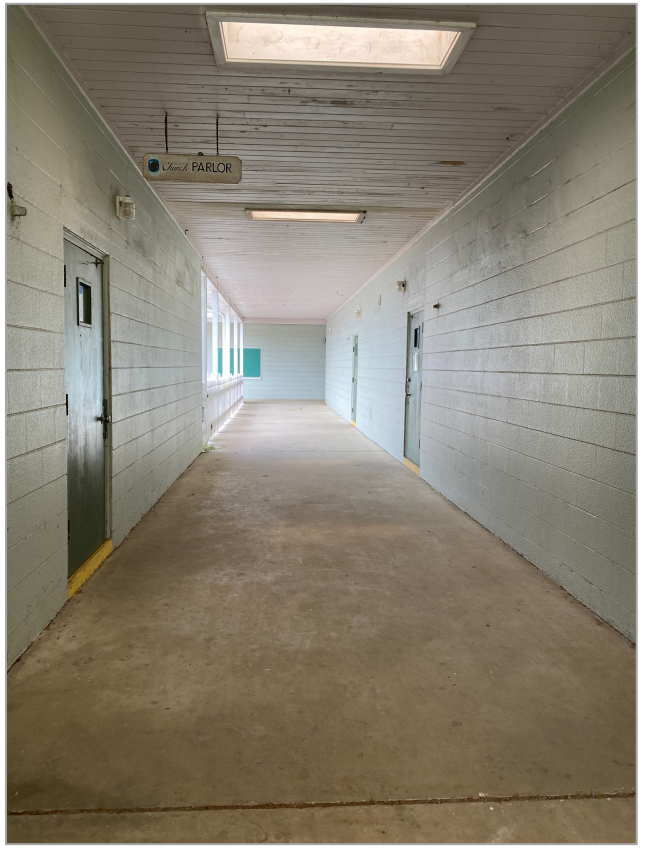
THE PORCHLIGHT FOUNDATION

EXISTING CONDITIONS OF 825 FORREST AVE FACILITY









MATTHEW'S HOPE TRANSITIONAL HOUSING IN WINTER GARDEN, FL









THE PORCHLIGHT FOUNDATION

HOW THIS PROGRAM IS UNIQUE

Matthew's Hope Ministries is not an emergency shelter.

This program involves more resident accountability and "hands on" support, which ensures participants' successful transition to lives of self-sustainability and independence.

	Traditional Affordable Housing	Matthew's Hope Moving Forward Program
Applications open to the public	✓	
Employment & income qualifications	✓	✓
Rent / fee charged	✓	✓
Rental term limits		✓
Drug testing		✓
Weekly life skills classes		✓
Monthly inspections for repairs, cleanliness		✓

SUCCESS STORIES

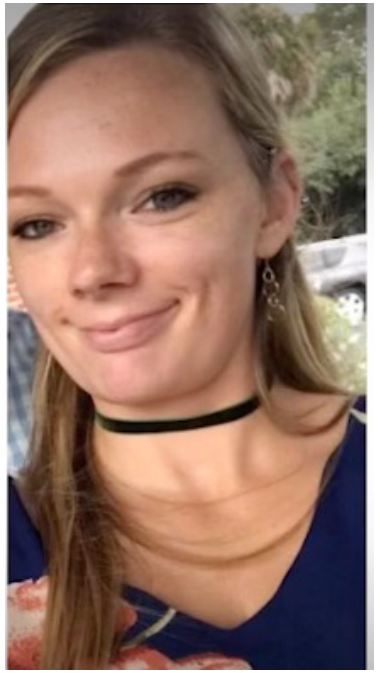










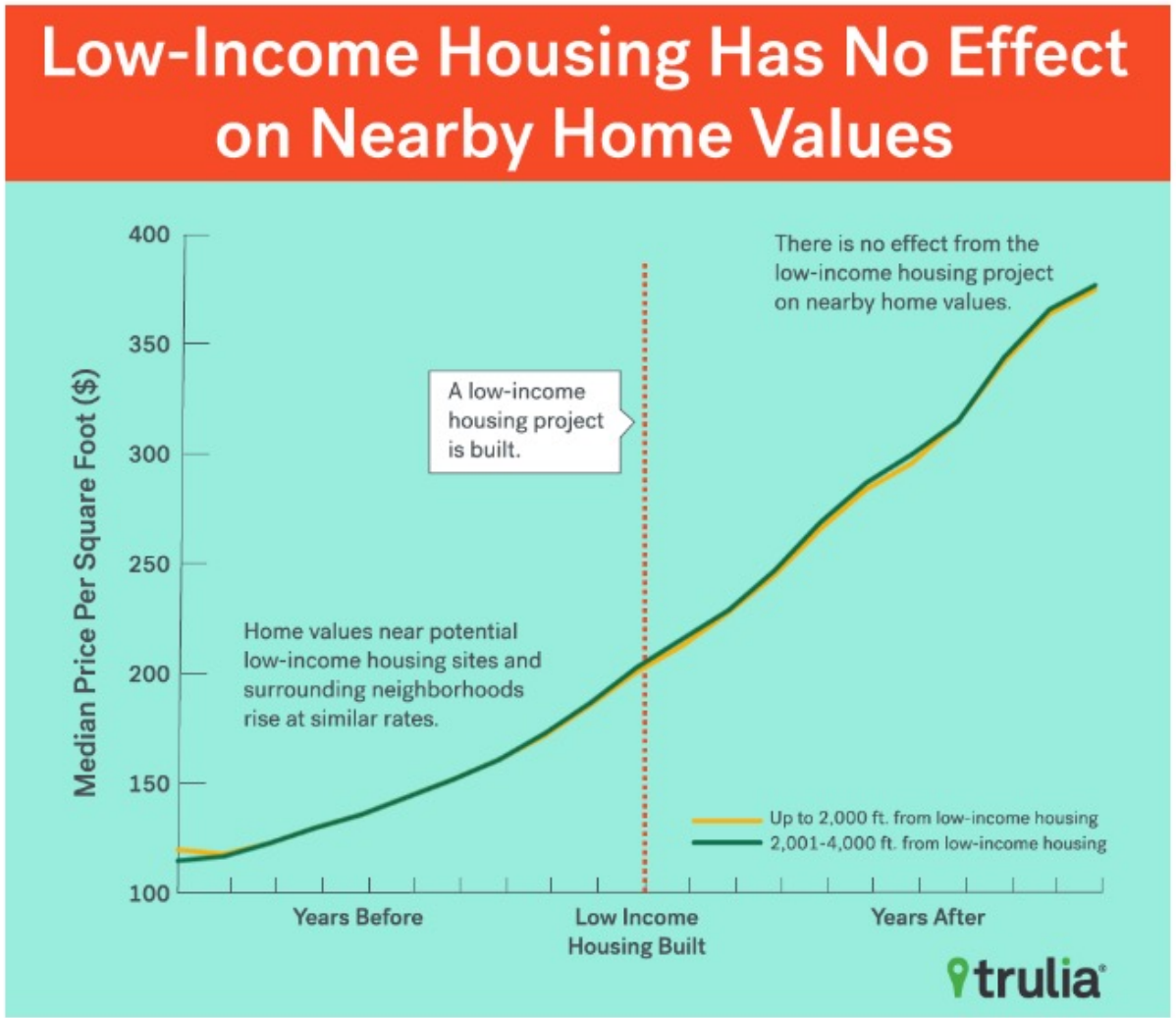


DATA ON COMMUNITY IMPACTS OF AFFORDABLE HOUSING

- A 2022 Urban Institute study based in Alexandria, VA found that affordable housing developments *increase* property values within 1/16 of a mile (the distance of an average city block): https://www.urban.org/research/publication/assessing-impact-affordable-housing-nearby-property-values-alexandria-virginia

- Another 2022 study similarly found *positive spillover effects* on surrounding property values in Chicago, IL and Cook County, IL: https://taahp.org/wp-content/uploads/2022/05/1-s2.0-S1051137722000134-main.pdf

- A University of Minnesota study from 1996 analyzed the impact of twenty-three multi-family affordable housing developments in Minneapolis and found that property values actually go up next to nonprofit community development corporations, *crime goes down*, and the developments improve stability of the neighborhood: https://conservancy.umn.edu/handle/11299/204427



https://www.trulia.com/research/low-income-housing/

Lori Chabot

From: Colleen O'Donnell
Sent: Wednesday, December 6, 2023 4:30 PM
To: Kristin Eick
Cc: Lori Chabot
Subject: FW: Citizens' input for Dec. 6 planning meeting re agenda item 23-755
Attachments: 23-755 - Neighbor feedback.pdf

Importance: High

Please see the below plus the attachment.

From: Florida Refuge <fadelym@gmail.com>
Sent: Wednesday, December 6, 2023 4:22 PM
To: Monica Arsenault <marsenault@cocoafl.gov>; Colleen O'Donnell <codonnell@cocoafl.gov>
Subject: Citizens' input for Dec. 6 planning meeting re agenda item 23-755

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

(Dear Ms. Arsenault and Ms. O'Donnell,

The message below was sent to the e-mail address <meetings@cocoafl.org>. An auto-response came back from Ms. Carie Shealy saying that she was on leave and to communicate with the two of you.)

Dear members of the Cocoa City Planning and Zoning Board,

In preparation for your meeting on Wednesday, December 6, regarding agenda item 23-755 ("Consideration of a Zoning Map Amendment for a +/- 1.002-acre
portion of property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling)"), we, as neighbors of Matthew's Hope, respectfully submit the attached document for your review.

As you will see, the document is the main section of the application by The Porchlight Foundation (on behalf of Matthew's Hope) for a change in zoning on a portion of their property at 825 Forrest Ave. Following the answers submitted by the applicant, we have added (in red font) our perspective on the given question and applicant's response.

We ask that you read and consider our input as you process this application.

With kind regards,

Neighbors of Matthew's Hope

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 overall site is currently zoned Institutional with a Special Exception. This application seeks to rezone a portion of the site to allow for applicant's proposed renovation of a portion of the existing facility and conversion to residential use.

The proposed change is QUITE contrary to the established land use pattern. The land and buildings have been historically used as a church, not as a housing facility.

b. **Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.**

The proposed rezoning is consistent with the adjacent properties' RU-2-15 designation.

Yes, this proposed change does create a very isolated district that is unrelated to adjacent districts. First, the proposed area of rezoning is SOLELY surrounded (east, south, & west) by the Institutional property it is currently a part of, and to the north it is adjoined by a commercial (financial institution) zone. Second, the proposed use is NOT consistent with the neighborhood of nearly ALL Single Family Homes (exception of a few duplexes).

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.**

Rezoning a portion of the site to RU-2-15 would not disproportionately impact public facilities as the zoning is less intense than the current designation.

Obviously this proposal would alter the population density pattern! Rather than periodic daytime use of the facilities, if housing is added, neighboring residents would be exposed to considerably more traffic, including before and after normal business hours.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The site and proposed zoning is consistent with the surrounding area zoning designation and uses.

The proposed change uses illogically drawn boundaries, creating zero lot lines within existing structures on the property, encompassing an interior courtyard, with boundaries cutting through existing buildings that remain on the larger lot (zoned institutional). (Note that there is a discrepancy between the area detailed and described by survey on the application and the area described in the provisional ordnance attached to the agenda item.)

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 rezoning is consistent with the proposed comprehensive plan designation. In addition, the property recently obtained a future land use amendment from Commercial to High Density Residential.

This proposal is CERTAINLY contrary to the current use of primarily Single Family Homes in this neighborhood.

f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

As the needs of the community have changed, the applicant is proposing to add low income housing to the property, and a partial rezoning is required to support this initiative.

The conditions which brought this organization to Cocoa have not changed in the short time they have been here. This former local church property has already been dramatically altered to provide services to the homeless, and we are still trying to assess its impact in the surrounding areas. Perhaps the applicant might better coordinate with other similar local ministries who already provide housing for the homeless, before claiming that they need to expand their operations to provide housing.

g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

The proposed rezoning will not adversely affect living conditions in the neighborhood because the adjacent properties have the same zoning designation.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed rezoning will not create excessive traffic congestion or public safety concerns as the proposed rezoning is less intense than currently allowed.

Yes, the proposal does create public safety concerns. Whether we as neighbors call in to complain or not (it gets old), whether the Cocoa Police will confirm this or not, the neighborhood has definitely had an increase in our public safety concerns since this ministry opened. The proposed change will not ease those concerns but rather increase them.

i. Whether or not the proposed change will create a drainage problem.

The proposed rezoning and resulting use will not create a drainage problem and a site plan will be submitted to staff for review. The planned work does not affect the footprint of the existing building.

They say that the planned work will not affect the footprint of the existing building? When shall we then expect the next request for additions? More Special Exceptions? Variances?

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposed rezoning will not impact light or air to adjacent areas.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposed rezoning will not negatively impact property values as the zoning will be consistent with adjacent areas.

The question does not ask about zoning. The proposed change ~~WILL most likely affect property values adversely in the adjacent~~ neighborhood areas. These historical neighborhoods have been increasing in value and prestige partially due to their proximity to both the Indian River and to Cocoa Village. This proposal will certainly not help with renting (long-term or vacation) or selling ~~values.~~

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 rezoning will not impact adjacent properties.

The proposed rezoning WILL be a deterrent to the improvement and development of neighborhood properties.

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 rezoning is being submitted through the established City procedures, including public notification process.

The applicant has already been granted a "Special" Exception, then (just in August 2023) a "future use" concession. Now, just four months later, with this application, they are claiming that the "future" is now. This is certainly seeking "special privilege". The welfare of the majority neighboring Single Family properties has not been adequately considered and addressed. MANY neighbors have had negative interactions with the applicant's "focus group".

n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

The proposed rezoning is necessary for the proposed additional use of multi-family housing.

The applicant has already been given considerable privilege and leeway in its use of the "Institutional" property with Special Variances and concessions. They already operate as a feeding center with commercial kitchen, hair salon, shower house, medical provider, thrift store, etc. There are other local long-time ministries which already address the need for housing. For example, Housing for Homeless (HfH), established in 1989, has numerous units AND is JUST completing a brand new facility in Cocoa (Orchid Lake off Michigan Blvd), which will have 90 new units that include 156 bedrooms - opening in Spring of 2024.

o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

The proposed rezoning is consistent with the zoning designation of the adjacent properties.

The question does not ask about zoning. The change suggested IS out of scale with the needs of these neighborhoods! The neighbors have not asked for, nor do they need, housing for the homeless.

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.

The property is already in operation by a non-profit organization which seeks to offer multi-family housing on the existing premises because it makes the most sense financially and operationally. It IS possible to find other land that is already zoned for multi-family use. Furthermore, there are many other ministries and non-profits with more experience providing adequate sites to address homelessness (go to the Brevard Homeless Coalition to see), like "New Life Mission" (for homeless women with children), "Transforming Homeless Families in Brevard County", "Crosswinds Youth Services" (opened in 1974 for homeless & runaway youth), etc. And again, "Housing for Homeless" (HfH) , established in 1989, has numerous units AND is JUST completing a brand new facility in Cocoa (Orchid Lake off Michigan Blvd), which will have 90 new units that include 156 bedrooms - opening in Spring of 2024.

19. Signatures and Notarization.

STATE OF Florida COUNTY OF Hillsborough. I, Hannah French 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.

Hannah French
(APPLICANT SIGNATURE)

Katherine Cowley
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced

Notary Public State of Florida
Katherine Cowley
My Commission HH 400881
Expires 5/21/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF ~~BREVARD~~ HILLSBOROUGH

Sworn and subscribed to before me this 25th day of August, 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:

_____

23-755

Petition Regarding a Re-Zoning Request

With our natural beauty, wildlife, lovely weather, quaint community, and ample opportunity, Cocoa has drawn tourists and new residents for over a hundred and fifty years. We chose Cocoa and committed to it by working here, volunteering here, investing here, starting our businesses here, renting & buying our homes here, raising our children here....and recognize the quality of life it returns.

We bought or rented our properties with a quiet church in the neighborhood that impacted us with a bit of extra traffic on Sunday mornings. Unfortunately, the church closed. Their property was sold to this Charity Properties LLC, City of Cocoa allowed "Special Exception" to the use as a church, and we are still figuring out how to peacefully co-exist. We are asking that no further zoning changes or Special Exceptions be made at this time.

We are greatly concerned by the current proposal from Matthew's Hope for a zoning change that would allow housing on a portion of their property. As law abiding, contributing, and peaceful citizens, we do not approve of this request.

Name	Address
Linda Moore	38 Olive St Cocoa, FL 32922
Molly Smyth	22 Olive St Cocoa FL 32922
[illegible]	16 Olive St. Cocoa, FL 32922
[illegible]	11 Olive St. Cocoa, FL 32922
[illegible]	601 N Indian River Dr Cocoa FL 32922
Mandy Ball	32 Olive St. Cocoa, FL 32922
Jim M. Delaney	25 Olive st. cocoa, FL 32922
Rosalie Sabandal	250 Olive St Cocoa FL 32922
Mary Lundy	238 olive st Cocoa FL 32922
Carol S Weir	214 Forrest Ave, Cocoa, FL 32922
Robert Musser	407 N Indian Drive, Cocoa, FL 32922
Gina Dodely	211 N. Indian River Drive, Cocoa, FL 32922
Leslie Renshaw	123 Hillcrest Dr. Cocoa FL 32922

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Name	Address
George	
George Gary Bellamy	113 Olive St. Cocoa Fla
Kathy Ramus	116 Olive st Cocoa Fl, 32922
Paul Ramus	116 Olive St Cocoa, FL 32922
Devin Jordan	126 Olive St cocoa,
JESSE ERDOS	139 olive St Cocoa 32922
JILL PAVALOCK	139 OLIVE ST. COCOA, FL 32922
Garrett Steen	138 Olive St. Cocoa, FL 32922
	119 Highland Cocoa FL 32922
CHARLES FAGG	112 HIGHLAND ST. COCOA FL 32922
Jerry Ray	104 Highland St.
Jacob Brantley	100 Highland ST.
	29 Highland St. Cocoa
Andrew R. Catalfamo	21 Highland St, Cocoa

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Name	Address
Ed Rankin	606 Forrest St.
Handyman Business Owner	
Amy Poulin (823) N. Cocoa Blvd (Business)	
Heather Hall 823 " " Business	
C. Crouch	(Business) 809. N. Cocoa Blvd
William Rumbaugh	807 N Cocoa Blvd (Business)
David Hall	711 N Cocoa Blvd Auto shop
Todd Morgan	711 N. Cocoa Blvd
James [illegible]	615 N Cocoa Blvd Auto Shop
Son Hastie	615 North Cocoa Blvd Extreme Motors
Bryant Johnson	806 Forrest Ave.
Luther Johnson	806 Forrest Ave
Christine Coody	806 Forrest Ave
A Ellington	837 Indian River Rd.

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Name	Address
Joyce M Scaff	841 N Indian River Dr Cocoa 32922
Gerald S Scaff	841 N Indian River Dr Cocoa 32922
DENNIS PETERSON Dennis Peterson	817 INDIAN RIVER DR COCOA, FL 32922
Diane Peterson Diane Peterson	817 INDIAN RIVER DR COCOA FL 32922
Diane Stahm	819 Indian River Dr.; Cocoa, FL 32922
Esperanza Torres	823 N Indian River Dr Cocoa FL 32922
Nicholas Blankenship	8 Sunrise St. Cocoa, FL 32922
Susan Blankenship	8 Sunrise St. Cocoa FL 32922
Barbara Pace	7 Sunrise St Cocoa 32922
Kaitlyn Aliano Kaitlyn Aliano	12 Sunrise St, Cocoa, FL 32922
Matthew Weisberg	12 Sunrise St Cocoa FL 32922

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Name	Address
Thomas H Zimmerman	509 North Indian River DR
Matthew Clark	829 Indian River DR
Ashley C Hancock	829 Ind. Riv. Dr.
Logan Drake	111 Grimes St. Cocoa FL 32922
[illegible]	111 GRIMES STREET, COCOA VILLAGE, FL
Valencia Lucins	1116 Grimes street Cocoa, Fl 32922
Cheryl Preacher	115 Grimes Street Cocoa, FL 32922
Molly Truett	117 Grimes St. Cocoa, FL 32922
Dale Bennett	117 Grimes St. Cocoa, Fl 32922
Alyssa Adkins	119 Grimes st Cocoa FL 32922
Pietro Olivo	" " "
Basilio Casillo	124 CRIMENS

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Name	Address
J. Darrin Farley	3935 Newport st, Cocoa FL 32927
[illegible]	115 HILLCREST DR COCOA FL 32922
Mark Wells	115 Hillcrest Dr. Cocoa FL 32922
[illegible]	119 Hillcrest Dr Cocoa FL 32922
[illegible]	135 Hillcrest Dr. Cocoa FL 32922
Marjorie Preston	123 Hillcrest Dr. Cocoa, FL 32922
Neena Bobo	123 Hillcrest Dr Cocoa FL 32922
Taylor Bobo	193 Hillcrest Dr Cocoa FL 32922
Gretchen Gale	123 Hillcrest Dr Cocoa FL 32922
KEITH PRESTON	123 HILLCREST DR COCOA FL 32922
Judy Howery	131 Hillcrest Dr. Cocoa FL 32922
Della M Howery	131 Hillcrest Dr Cocoa FL 32922
[illegible]	131 Hillcrest dr. cocoa FL, 32922

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Name	Address
[signature]	120 Grimes St
Rosa Calderon	" " "
Adam Peters	121 Grimes St
Penny Hall	109 Grimes St.
Sarah Parker	307 N. Indian River Drive Cocoa FL
[signature]	241 N. Indian River Dr. 32922
Kim Stone	241 N Indian River Dr. Cocoa, FL 32922
Mark Fadely	211 Indian River Dr.
→ For Indian River Oaks LLC	134 Highland St
" " " " "	15-A Parkway St
" " " " "	15-B Parkway St.

Petition Regarding a Re-Zoning Request

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Name	Address
Stephen Klebs	11 Parkway St., Cocoa, FL 32922
Cassandra Klebs	11 Parkway St., Cocoa, FL 32922
Amy Elkavich	19 Parkway St. Cocoa FL 32922
Ashley Fraham	334 Palm Ave Cocoa FL 32922
Billie Simmons	115 N. Indian R. Jon Dr. Unit #19 Cocoa, FL. 32922

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Name	Address
Terry Dudley	111 Olive St. Cocoa Fl. 32922
Kathy Dudley	111 Olive St Cocoa Fl. 32922
[illegible]	146 Highland St. Cocoa Fla. 32922
[illegible]	150 Highland St
[illegible]	150 Highland St COCOA 32922

Petition Regarding a Re-Zoning Request

With our natural beauty, wildlife, lovely weather, quaint community, and ample opportunity, Cocoa has drawn tourists and new residents for over a hundred and fifty years. We chose Cocoa and committed to it by working here, volunteering here, investing here, starting our businesses here, renting & buying our homes here, raising our children here....and recognize the quality of life it returns.

We bought or rented our properties with a quiet church in the neighborhood that impacted us with a bit of extra traffic on Sunday mornings. Unfortunately, the church closed. Their property was sold to this Charity Properties LLC, City of Cocoa allowed "Special Exception" to the use as a church, and we are still figuring out how to peacefully co-exist. We are asking that no further zoning changes or Special Exceptions be made at this time.

We are greatly concerned by the current proposal from Matthew's Hope for a zoning change that would allow housing on a portion of their property. As law abiding, contributing, and peaceful citizens, we do not approve of this request.

Name	Address
Hannah Dabbin	317 N. Indian River Dr.
Lori Musser	407 N. Indian River Dr.
Robert Musser	(signed on another sheet !!)
Natasha Rose	211 North Indian River Dr 32922

Petition Regarding a Re-Zoning Request

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Name	Address	
Erik Madsen	843 N Indian River Dr. Cocoa, FL 32922	Erik Madsen
Madison Collins	843 N Indian River Dr. Cocoa, FL 32922	M Collins

December 4, 2023

To Whom it May Concern,

As a father and physician in our community, I would like to offer my perspective on the current special exception and proposed zoning changes for Matthew's Hope.

Sadly, there is a large number of unhoused members in our community. The underlying cause to their circumstances is often complex and multi factorial, but frequently coincident with addiction and substance abuse along with mental illness. Unfortunately, without adequate mental health or substance use disorder treatment services many of these individuals are never able to overcome their illness and remain unhoused or in poor living conditions.

In the short time that I have lived in the city, I have witnessed the following incidents:

1. Trespassing and burglary on my property
2. Drug use on the side walk adjacent to my property.
3. Loitering and drug use at the Catherine Schweinsburg library
4. Harassment on multiple occasions in Cocoa Village
5. Drug use at Lee Wenner Park
6. Squatting on my neighbors property

These encounters have raised my concern about safety in my community and prompted modifications to our family's routines. For instance, I no longer feel safe with my pregnant wife and daughter walking to our local library. I am genuinely concerned for the safety of my family should the proposed housing be created across the street from our home. I think other families looking to move to the area will be as well, and likely consider other safer neighboring communities to raise their families .

Based on my experience living in other parts of the country including Southern California and Manhattan and seeing various approaches to the management of unhoused populations, I am deeply concerned that adding more supportive resources locally including a shelter for the unhoused population will not ameliorate the

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Name	Address	C
Vivian S. Klebe	703 N. Indian River	
Bradley W. Klebe	703 N. Indian River	

Petition Regarding a Re-Zoning Request

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Name	Address
Lee Johnson	6125 Windover Way
Lee Johnson	Titusville, FL 32780
Owner of	119 Highland st. Cocoa, FL

Petition Regarding a Re-Zoning Request

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Name	Address
Fred Dicke	133 Jackson St. Titusville, FL 32780
Owner of	119 Highland st Cocoa, FL

Petition Regarding a Re-Zoning Request

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Name	Address
Alexander Mister Alex Mist	1620 Watrous Dr. Titusville, FL 32780
Tenant of	119 Highland St. Cocoa, FL

Petition Regarding a Re-Zoning Request

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Name	Address
WASIM NIAZI, MD	834 N Cocoa Blvd. Cocoa 32922

Zoning action for housing is not compatible and appropriate for neighboring business. As a business owner this will be detrimental to Bank and dance studio

DR. Wasim Niazi
owner of commercial property at
834 N. Cocoa Blvd, Cocoa
with Wells Fargo bank and Dance Studio

★ NOTE: Starred entries have also signed new petition.

Copy

We are petitioning the City of Cocoa to reconsider their plan to change the zoning requirements to allow Matthew's Hope located off Forrest Ave, Cocoa to provide housing for the homeless. By signing the below petition you are against changing the zoning.

	Date	Printed Name	Address	Contact Info	Signature
	7/14/23	Walter Smith	220 Olive St. Cocoa	636-7498	Walter B Smith
★	7/14/23	Molly Smith	220 Olive St Cocoa	636-7498	Molly Smith
	7/14/23	Bruce Tate	230 Olive St. Cocoa	321-258-3344	
★	7/14/23	Mary Lundy	23B Olive St	407 608 3160	Mary Lundy
	7/14/23	Rosalie Sabarese	35 Olive St. Cocoa	321-684-2853	Rosalie Sabarese
	7/15/23	Gerri Henderson	507 INDIAN RIV. DR	321-636-5705	Gerri Henderson
★	7/15/23	Tom Summerville	509 N INDIAN RIVER DR	828-243-3	Tom Summerville
	7/15/2023	DONNA Doan	509 N Indian River Dr	321 693-7023	Donna Doan
★	7/15/2023	Gina Fadely	211 N. Indian River	321-[illegible]-4342	Gina Fadely
★	7/15/23	Mark Fadely	211 Indian River Dr	321 961 2572	Mark J. Fadely
	07/15/2023	Jack Curtis	829 Indian River Dr	—	Jack
★	07/15/2023	Lee Fadely	153 Parkway St.	321-405-2405	Lee Fadely
	7/15/23	Tom Harrity	941 INDIAN RIVER	321-5065969	Tom Harrity
★	7/16/23	Karol Stahl	214A Forrest Ave	772-344-4791	Karol A Stahl
★	7/18/23	Alan M. Delaney	250 Olive St	321 595 3041	Alan M Delaney
	7/22/23	Richard Reddington	100 Riverside Dr #501 Cocoa	321.432.7389	
★	7/15/2023	Indian River Oaks LLC	134 Highland St	—	for IRO LLC
★	7/15/2023	Joseph Fadely	15A Parkway St		Joseph Fadely
	7/21/23	Scott Fussell	625 beard Ave	321 528 4205	
	7/21/23	GIUSEPPE PALERMO	845 INDIAN RIVER	321 [illegible]	
★	7/22/23	KEITH PRESTON	123 HILLCREST DR		

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Date	Printed Name	Address	Contact Info	Signature
7/18/23	Robert Musser Jr.	407 N Indian River Dr.	727-686-9778	
7/18/23	Tara DaSilva	29 Parkway St	321-474-2714	Tara DaSilva
7/18/23	Joaquim DaSilva	29 Parkway St	407 764 3216	
7-19-23	Frank Theilacker	42 Parkway St	321 [illegible] 8842	Frank F Theilacker
7-19-23	Cindy Theilacker	42 Parkway St.	321-720-1379	Cindy Theilacker
7-19-23	Brent Theilacker	48 Parkway St.	321-480-1571	Brent Theilacker
7-19-23	Rachel Rotondo	41 Parkway St.	315-717-4195	Rachel A. Rotondo
7/24/23	Jacqueline Sass	20 Parkway St	8215386041	Jacqueline Sass
7/24/23	JARED P. SASS	20 Parkway St.	321-480-1292	Jared P Sass
7/24/23	Amy Ekenvich	19 Parkway St.	770-367-1848	
7/24/23	Merryseth Burgess	19 Parkway St.	404-683-0860	
7/24/23	Lori Musser	407 N. Indian River Dr.	813-310-7027	

7/22/23	MARK DAVIDSON	607 N INDIAN RIVER	632-2573	
7/22/2023	[illegible]	713 W. INDIAN	RIVER DR	
7/22/2023	Mary Jane Moff	713 N Indian River	Dr. Cocoa FL	
7/22/2023	Marjorie Harriman	717 Indian River	Dr Cocoa FL	Marjorie Harriman
7/22/2023	Matthew Wagstaff	12 Sunrise St	Cocoa FL	
7/22/2023	Dennis Pierson	817 Indian River	Cocoa FL	
7/22/2023	Tress Fraen	205 N Indian R	321-431-7487	

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Date	Printed Name	Address	Contact Info	Signature
7-21-23	Barbara Catalfamo	21 Highland St		Barbara Catalfamo
7-21-23	A. Phil Catalfamo	21 Highland St		A. Phil Catalfamo
7-22-23	Nicholas Blankenship	8 Sunrise St	321-302-1071	N. Blankenship
7-24	Colette Farrell	1175 N. Indian Riv	407-619-0651	C Farrell
7-24	Jeanette Lee	1175 N Indian Riv	407-492-2081	J. Lee
7-24	Tim Quigley	1198 N. Indian Riv.	954-562-7764	T Quigley
7-24	Carla Quigley	1198 N. Ind. Riv.	954-593-4701	C Quigley

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Date	Printed Name	Address	Contact Info	Signature
7/22/23	Susie Blankenship	8 Sunrise St.	321-302-3124	
7/22/23	B. Pruss	7 Sunrise St	321-636-5621	
7/22/23	Mette Meier	517 N. Tropical Trl	321-427-4351	

Legislation Details (With Text)

File #:	23-771	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Consider Petition filed by Mountain Cove Homes at Lakes at Cocoa Grove, LLC. to create a community development district pursuant to Chapter 190, Florida Statutes, and Adopt on Second and Final Reading of Ordinance No. 27-2023 Creating the Lakes at Cocoa Grove Community Development District. (Community Services Director).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Concept Plan.pdf _____-2023 Ordinance Establishing Lakes at Cocoa Grove CDD.pdf (Filed) 2023 Assembled Petition to Establish CDD - Lakes at Cocoa Grove.pdf Pre-filed Testimony-Craig Wrathell with Affidavit.pdf Pre-filed Testimony-Hassan Kamal with Affidavit.pdf Pre-filed Testimony-Victor Solorzano-with Affidavit.pdf Public Hearing-Establishment-1st Publication Tear Sheet.pdf Affidavit of Publication for Establishment Hearing.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Anthony Garganese, City Attorney
Through:
Requested Action:
Consider Petition filed by Mountain Cove Homes at Lakes at Cocoa Grove, LLC. to create a community development district pursuant to Chapter 190, Florida Statutes, and Adopt on Second and Final Reading of Ordinance No. 27-2023 Creating the Lakes at Cocoa Grove Community Development District. (Community Services Director).

BACKGROUND:

The subject property is 246.43 acres, more or less, and legally described in the proposed Ordinance. The subject property is generally located on the north side of State Road 528 at the corner of State Road 528 and I-95.

The subject property is subject to that certain Preceding Development Agreement by and between the City of Cocoa and Florida Space Needle, LLC., dated August 24, 2004 (“Preceding Development

Agreement"). Following the Council's approval of the Preceding Development Agreement, the City Council annexed the land into the jurisdictional limits of the City of Cocoa, along with other real property on the north and south side of State 528 totaling over 700 acres of land. At the time, it was one of the largest annexations conducted by the City of Cocoa. Following the adoption of the annexation ordinance, Brevard County filed a lawsuit challenging the annexation of the subject property. The City prevailed in the lawsuit at the 5th District Court of Appeal and entered into that certain Stipulated Settlement Agreement between Brevard County v. City of Cocoa, Case N. 05-2005 -018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida. Years later, after the property had changed ownership, the City entered into that certain Settlement Implementation Agreement between the City of Cocoa and Virgin Trains USA Florida, LLC., dated July 10, 2019, and recorded at Official Record Book 8564, Page 2243 of Brevard County, Florida.

In accordance with an excavation permit issued by the City of Cocoa, and stormwater plans approved by the St. Johns River Water Management District, the subject property has recently been excavated to provide much needed dirt for the Brightline Rail Project. The area that was excavated will be serving as a lake amenity for the proposed 350 single family home development project approved by the City Council under the Settlement Implementation Agreement. Now that the excavation has been completed, Brevard County has elected on May 23, 2023 the ingress/egress point for the project per the Stipulated Settlement Agreement, and the City Council has approved on November 14, 2023 the utilities easement for the extension of the utilities to service the property, City Administration is currently working on finalizing a proposed First Amendment to the Settlement Implementation Agreement to make technical amendments to the conceptual development plan for the proposed single family home project before Mountain Cove pursues final development permits to construct the project. The First Amendment to Settlement Implementation Agreement will be presented to Council as a separate agenda item. In the meantime, a copy of the revised conceptual development plan is attached to this agenda item in order to refamiliarize the Council with the layout and scope of this proposed project.

Pursuant to Section 4.7 of the Preceding Development Agreement, the City of Cocoa and the predecessor owner of the subject property agreed that the creation of a Community Development District may be considered by the City of Cocoa upon the owner's request and that a CDD may be beneficial for the future development of the property. Mountain Cove Homes at Lakes at Cocoa Grove, LLC, the current owner of the subject property ("Petitioner"), having obtained written consent to the establishment of the District by the owners of 100 percent (100%) of the real property to be included in the District, has filed a Petition to Establish the Lakes at Cocoa Grove Community Development District ("Petition") with the City Council of the City of Cocoa, Florida ("City") pursuant to Section 190.005(2)(a) and 190.046(1)(h), Florida Statutes, to adopt an ordinance establishing the Lakes at Cocoa Grove Community Development District ("District") pursuant to Chapter 190, Florida Statutes.

Generally, a community development district ("CDD") is an independent special district which is used as an alternative method for financing and maintaining basic community development services, including capital infrastructure required for the development of communities such as a large residential subdivision. As defined by applicable Florida Statutes, a CDD is an independent special district that operates as "a local unit of special-purpose government." Each district, acting through its own Board of Supervisors, may exercise the general powers enumerated in Florida Statutes. For example, when structured and run properly, CDDs may provide a cost-effective tool to finance the development of infrastructure and services needed for new communities. CDDs can levy ad valorem

taxes or special assessments on developable land within the District to generate the revenues necessary to finance the development and maintenance of infrastructure, and may also issue long-term bonds, and use its statutory powers to finance all or part of the costs of construction, acquisition, operation, and maintenance of major infrastructure for community development including, but not limited to, roads, water and sewer facilities, stormwater management facilities, the undergrounding of utilities, streetlights, and landscaping. In essence, a CDD is a separate local government entity that runs independently from its host City or County. If the CDD is approved, it will also be separate from the traditional homeowner's association that the Petitioner will be creating to provide long term support for other aspects of the project not under the jurisdiction and management of the CDD.

Because the subject property is located within the City of Cocoa, and is less than 2,500 acres, the creation of a CDD within the City of Cocoa requires that the City Council conduct a public hearing on the Petition and if the Council desires to approve the creation of the CDD, Council must adopt an ordinance creating the CDD. Chapter 190, Florida Statutes requires the City Council to make a determination to grant or deny a petition for the establishment of a community development district based on the following factors:

1. Whether all statements contained within the petition have been found to be true and correct.
2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the district is amenable to separate special-district government.

In accordance with the requirements of Section 4.7 of the Preceding Development Agreement, and in furtherance of demonstrating compliance with the aforementioned factors, Petitioner has filed a Petition to create a CDD, along with written testimony of several individuals associated with the proposed CDD. Council should consider the Petition and written testimony and determine, based on the aforementioned factors, whether to allow the Petitioner to create the CDD. Creation of a CDD requires Council to adopt an Ordinance. Therefore, the decision made by Council this evening is whether to adopt the attached Ordinance on First Reading.

Florida Statutes requires that the proposed Ordinance be advertised in a newspaper of general circulation for four consecutive weeks prior to second reading and final adoption. A copy of the first advertisement is attached to this Agenda Item. The advertisements have run on 11/14; 11/21; 11/28 and 12/5.

STRATEGIC PLAN CONNECTION:

Enhance efforts to make the City of Cocoa a thriving and competitive economic driver along the Space Coast. Improve residential development and rehabilitation programs to ensure a diversity of housing options.

BUDGETARY IMPACT:

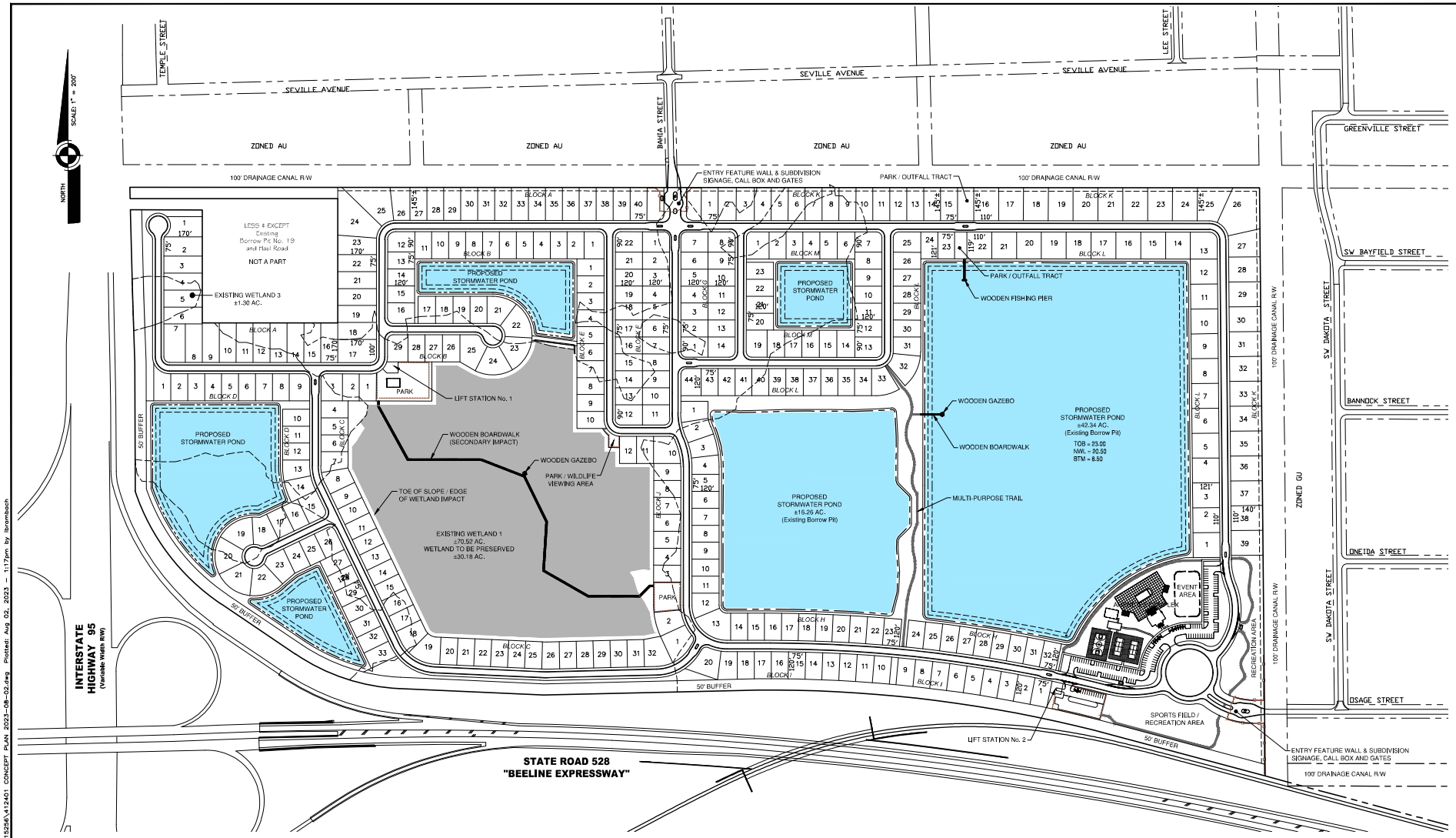
PREVIOUS ACTION:

1. August 24, 2004 - Annexation Ordinance No. 31-2004
2. August 24, 2004 - Preceding Development Agreement with Florida Space Needle
3. April 12, 2005; November 7, 2006 - Preceding Development Agreement with Berrera Shores
4. December 11, 2007 - Stipulated Settlement Agreement with County and Property Owners
5. July 10, 2019 - Settlement Implementation Agreement with Virgin Trains
6. July 26, 2022 - Settlement Implementation Agreement with Beachline Partners
7. November 14, 2023 - Approval of Utilities Easements from Mountain Cove and Brightline

RECOMMENDED MOTION:

Adopt on Second and Final Reading Ordinance No. 27-2023 Creating the Lakes at Cocoa Grove Community Development District.

EXHIBIT "B"



NOTE:
This plan is conceptual, and is subject to final design and permitting.

Lakes at Cocoa Grove CDD			
Residential Lot Type	Size	Units	Acres
Estate Lots	110' x 119' min.	46	15.67
North Perimeter Lots	75' x 145' min.	55	15.76
Regular Lot size	75' x 120' min.	249	54.65
Totals		350	86.08

WETLAND SUMMARY

On-Site Wetland Area = 71.816 ac.
Proposed Wetland Impact = 41.634 ac.
Wetland to be Preserved = 30.182 ac.

WETLAND TO BE PRESERVED

SITE DATA

Overall Site Area = 246.43 ac.
Zoning = RU-1-7
Min. Lot Width = 75'
Min. Lot Depth = 100'
Min. Lot Area = 7,500 s.f.
Max. Building Height = 35'

LARGE LOTS = 110' x 120' MIN. = 47 LOTS
REGULAR LOTS 75' x120' MIN. = 279 LOTS
SMALL LOTS 75' x 115' MIN. = 24 LOTS

350 LOTS

DRMP, Inc.
HIGHLANDS • SUBDIVISIONS • PLANNING • ZONING
Certificate of Authorization No. 2648
100 Parnell Street Suite A, Merritt Island, FL 32953
Phone: 321.453.0010 WWW.DRMP.COM

No.	By	Description
06.02.23	JJG	Rotate entrance to align with usage

DSN BY: LB
DRN BY: LB
CHK BY: JJG
APPR BY: JJG

CONCEPT PLAN FOR
Lakes at Cocoa Grove SUBDIVISION
CITY OF COCOA, FLORIDA

Concept Plan
COVER SHEET
EXHIBIT "B"

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

PROJECT NUMBER: 21-0569.000
SCALE: 1" = 200'
DATE: February 21, 2020
SHEET: 1

C:\Users\lbromboch\ppdata\local\temp\AcPublish_15256\d12401 CONCEPT PLAN 2023-06-02.dwg Plotted: Aug 02, 2023 - 1:17pm by lbromboch

ORDINANCE NO. 27-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ESTABLISHING THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT, AT APPROXIMATELY 246.43 ACRES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the subject property legally described herein is subject to that certain Preceding Development Agreement by and between the City of Cocoa and Florida Space Needle, LLC., dated August 24, 2004 ("Preceding Development Agreement"); and

WHEREAS, the subject property is also subject to that certain Stipulated Settlement Agreement between Brevard County v. City of Cocoa, Case N. 05-2005-018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida and that certain Settlement Implementation Agreement between the City of Cocoa and Virgin Trains USA Florida, LLC., dated July 10, 2019 and recorded at Official Record Book 8564, Page 2243 of Brevard County, Florida; and

WHEREAS, pursuant to Section 4.7 of the Preceding Development Agreement, the City of Cocoa and the predecessor owner of the subject property agreed that the creation of a Community Development District may be considered by the City of Cocoa upon the owner's request and may be beneficial for the future development of the property; and

WHEREAS, Mountain Cove Homes at Lakes at Cocoa Grove, LLC, the current owner of the subject property ("Petitioner"), having obtained written consent to the establishment of the District by the owners of 100 percent (100%) of the real property to be included in the District, has filed a Petition to Establish the Lakes at Cocoa Grove Community Development District ("Petition") with the City Council of the City of Cocoa, Florida ("City") pursuant to Section 190.005(2)(a) and 190.046(1)(h), *Florida Statutes*, to adopt an ordinance establishing the Lakes at Cocoa Grove Community Development District ("District") pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Petitioner is a Florida limited liability company and is authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City, pursuant to Section 190.005(2)(b) and 190.046(1)(h), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the City Council of the City of Cocoa, Florida, has considered the record of the public hearing and the statutory factors set forth in Section 190.005(2)(c) and 190.046(1)(h), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the City Council of the City of Cocoa, Florida has determined pursuant to the information contained within the Petition and based on an investigation conducted by the City Staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's Comprehensive Plan; that the area of land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as one functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, pursuant to the information as stated above, the City Council of the City of Cocoa, Florida has decided to grant the District's Petition to establish the Lakes at Cocoa Grove Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described within the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA:

SECTION 1. RECITALS.

The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY.

This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3. DISTRICT NAME.

There is hereby established a Community Development District situated entirely within the limits of the City of Cocoa, Florida, which District shall be known as the "Lakes at Cocoa Grove Community Development District."

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.

The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 246.43 acres, more or less.

SECTION 5. FUNCTIONS AND POWERS.

Upon the effective date of this Ordinance, the District will be duly and legally authorized to exist and exercise all of its powers as set forth in Section 190.012(1), *Florida Statutes*, and as otherwise provided by law. The powers and functions of the District are described in Chapter 190, *Florida Statutes*.

SECTION 6. CONSENT TO SPECIAL POWERS

Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and for security, all as authorized and described by Sections 190.012(2)(a) and (2)(d), *Florida Statutes* (2021).

SECTION 7. BOARD OF SUPERVISORS.

The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Ana Laura Robayna, Omar Mesa, Rafael Nunez, Brian Dominguez, and Alicia Quinones. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 8. SEVERABILITY.

If any provision of this ordinance or the application thereof is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid, or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. CONFLICT.

Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 10. EFFECTIVE DATE.

The Clerk shall file a certified copy of this Ordinance with the Department of State within ten days of its adoption. This Ordinance shall take effect immediately upon its filing with the Department of State.

CITY COUNCIL OF THE CITY OF COCOA, FLORIDA

By:

_____

Michael C. Blake, Mayor

ATTEST:
City Clerk of the City of Cocoa,

Florida By:

_____

Monica Arsenault, Deputy Clerk

As authorized for execution at the City Council Meeting of the City of Cocoa, Florida, on:

_____

Date

Exhibit A

Description:

A parcel of land as described in O.R. Book 8563 Page 760 of the public Records of Brevard County, Florida and lying in Section 10, Township 24 South, Range 35 East and being more particularly described as follows;

Begin at the northeast corner of said Section 10; thence S. 00°31'49" E., along the east line of the northeast corner of said Section 10, a distance of 2602.21 feet to a point lying 44.08 feet N. 00°31'49" E. of the east quarter corner of said Section 10, said point also being on the northerly right-of-way line of State Road No. 528 as shown on Section Map 70007-2508; thence N. 74°59'21" W., along said north right-of-way line, a distance of 693.63 feet to the Point-of-Curvature of a 5879.58 foot radius circular curve concave southerly; thence easterly, along the arc of said curve, through a central angle of 16°24'08" a distance of 1683.16 ft. said curve having a chord bearing of N. 83°11'25" W. and a chord distance of 1677.42 ft.; thence S. 88°36'31" W., along said northerly right-of-way line, a distance of 858.67 feet; thence N. 87°23'29" W., along said northerly right-of-way line, a distance of 638.50 feet to the Point-of-Curvature of a 900.00 foot radius circular curve concave northeasterly, said curve also being the northeasterly right-of-way line of the State Road No. 528 and I-95 interchange; thence northwest along the arc of said curve, through a central angle of 31°18'50" a distance of 491.88 feet said curve having a chord bearing of N. 71°44'04" W. and a chord distance of 485.78 feet; thence N. 56°04'39" W., along said State Road 528/I-95 right-of-way line, a distance of 398.70 feet to a non-tangent point on a 969.79 foot radius circular curve concave northeasterly; thence northwesterly, along the arc of said curve, through a central angle of 37°46'38" a distance of 639.42 feet said curve having a chord bearing of N. 37°11'20" W. and a chord distance of 627.90 feet to a point on the easterly right-of-way line of I-95 per FDOT Map Section 70220; thence N. 00°11'53" W., along said easterly right-of-way line, a distance of 566.36 feet; thence N. 01°55'04" W., along said easterly right-of-way line, a distance of 300.93 feet; thence N. 01°21'38" W., along said easterly right-of-way line, a distance of 376.15 feet to a point on the south line of a borrow pit No. 19 Haul Road; thence N. 89°58'02 E., along said south line, a distance of 318.30 feet to a point on the west line of borrow pit No. 19 per FDOT Project No. 70220-2402; thence along the west, south, east and north lines of said borrow pit, the following four courses; S. 00°01'58" W. a distance of 500.00 feet; thence S. 89°58'02" E. a distance of 600.00 feet; thence N. 00°01'58" E. a distance of 550.00 feet; thence N. 89°58'02" W. a distance of 919.51 feet to a point on the aforesaid easterly right-of-way line of I-95; thence N. 01°20'38" W., along said easterly right-of-way line, a distance of 50.01 feet to a point on the north line of the northwest ¼ of said Section 10; thence S. 89°58'02" E., along said north line, a distance of 2337.02 feet to the north quarter corner of said Section 10; thence S. 89°58'06" E., along the north line of the northeast ¼ of said Section 10, a distance of 2665.57 feet to the Point-of-Beginning.

Containing 246.43 acres more or less and being subject to any easements and/or rights-of-ways of record.

KILINSKI | VAN WYK

June 14, 2023

Via Electronic Mail
Anthony Garganese, Esq.
111 N. Orange Ave., Suite 2000
P.O. Box 2873
Orlando, Florida 32802-2873
agarganese@orlandolaw.net

Re: Petition to Establish Lakes at Cocoa Grove Community Development District

Mr. Garganese:

I am writing on behalf of the petitioner, Mountain Cove Homes at Lakes at Cocoa Grove, LLC, ("Petitioner") in support of the attached Petition to Establish the Lakes at Cocoa Grove Community Development District ("District"). The Lakes at Cocoa Grove project is located at the northeast corner of the State Road 528 and I-95 Interchange. Development of the 246 acres will take three years and when complete, the project will contain around 350 residential dwelling units. The public infrastructure for the project is expected to cost approximately $26,014,639.65.

We believe that, consistent with Section 190.002, *Florida Statutes*, a community development district ("CDD") would be the most timely, efficient, effective, responsive, and economic way to develop this community without overburdening other governments and taxpayers. Consequently, I would like to expand upon my previous letter and specifically demonstrate how the proposed District meets the statutory requirements outlined in Section 190.005, *Florida Statutes*. As you know, the factors for establishment are limited to six statutory factors:

1. **Whether all statements contained within the petition have been found to be true and correct.**

   Prior to the establishment hearing before the City Council, we will provide affidavits and testimony ("Testimony") from the Petitioner's representative, the District Engineer, and the District Financial Advisor, each of whom will certify the truth of the statements within the petition and elaborate upon the remaining five factors.

2. **Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.**

   We believe that the establishment of the District is not inconsistent with any applicable element or portion of the City of Cocoa's or the State's Comprehensive Plan. Petitioner's consultants have reviewed the applicable portions of both comprehensive plans which relate to the establishment of a CDD and have not noted any inconsistencies.

Importantly, while a CDD is a unit of special-purpose government, it does not have the authority to make zoning or development permitting decisions that are inconsistent with the comprehensive plan of a unit of general-purpose government, such as the City. The District will still be required to undergo review and approval for all permitting and construction to ensure its plans are not inconsistent with the local government comprehensive plan and land development regulations. Please note that the Testimony will provide additional detail.

3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

The qualities of compactness, contiguity, and size relate directly to whether an area can become one functional interrelated community. Based on my experience, the acreage contemplated for inclusion within the District is sufficiently compact, contiguous and of sufficient size to maximize the successful delivery of these infrastructure improvements to these lands.

4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

There are two alternatives to a CDD that could provide the same services and community infrastructure. First, the City of Cocoa could finance the improvements utilizing special assessments or general funds. In the alternative, the developer or a homeowner's or property owner's association ("HOA/POA") could provide the infrastructure through private financing. In evaluating these three options, it is important to consider which option can provide the best focused, effective, and efficient management and maintenance of the facilities while securing low cost, long-term public financing.

As compared to a traditional HOA or POA, a CDD is the superior long-term maintenance entity. Because of its unique design, the District:

- Will save landowners money, both when the project is first built as well as when the infrastructure is later refurbished or replaced after years of use;
- Will be a more accountable and transparent entity, due to the fact that the District is subject to Florida's Sunshine Laws and Public Records laws, and due to the District's numerous disclosure and reporting requirements;
- Will enjoy sovereign immunity protection against frivolous lawsuits;
- Will have a more stable revenue stream, due to its ability to collect assessments on the tax roll;
- Will have a relatively faster turnover to control by end-users due to its statutorily-required time-frames for elections;
- Is more likely to have access to FEMA and other emergency funding;
- Will serve as a superior long-term maintenance entity, resulting in higher, and more stable, property values.

The City clearly provides the long-term perspective and is a stable and relatively low-cost source of financing and provider of services at sustained levels. However, the City already has substantial demands that place a heavy management delivery load on its staff. The creation of a CDD allows the City to focus staff time, finances, and other resources elsewhere and does not burden the general body of taxpayers in the City with the debt associated with this growth. Said another way, growth pays for itself.

5. **Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.**

The Petitioner expects the District to finance and construct certain sanitary sewer collection systems, water distribution systems, reuse water systems, stormwater management systems, and roadway improvements. Since none of the facilities expected to be provided by the District presently exist, there will be no overlap or incompatibility with the capacity and uses of existing local or regional services and facilities.

6. **Whether the area that will be served by the district is amenable to separate special-district government.**

Based on my experience, the configuration of this District is not unlike other successful CDDs in Florida. The District encompasses approximately 246 acres, which is large enough to support its own community. Additionally, the land area is well suited to the provision of the proposed services and facilities.

We believe the establishment of a CDD is logical for this project. To facilitate the establishment process, the Petitioner has offered to fund the costs associated with City staff's review of the petition and the advertisement of the public hearing. I am also attaching draft forms of an establishment ordinance and notice of public hearing and welcome your input and thoughts on the attachments. If you have any questions or concerns, please do not hesitate to contact me at (850) 508-2335 or jennifer@cddlawyers.com. I look forward to working with you and appreciate your attention to this matter.

Sincerely,

/s/ *Jennifer Kilinski*

Jennifer Kilinski
Kilinski Van Wyk, PLLC

Enclosures

PETITION TO ESTABLISH LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

Submitted by:
Kilinski | Van Wyk PLLC
Jennifer L. Kilinski
Florida Bar No. 69367
Jennifer@cddlawyers.com
Meredith Hammock
Florida Bar No. 119975
Meredith@cddlawyers.com
2016 Delta Boulevard, Suite 101
Tallahassee, FL 32303
(850) 508-2335 (telephone)
Attorneys for Petitioner

BEFORE THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA
PETITION TO ESTABLISH THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Mountain Cove Homes at Lakes at Cocoa Grove, LLC, a Florida limited liability company authorized to transact business in the state of Florida (hereafter "Petitioner"), hereby petitions the City Council of the City of Cocoa pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, to establish a community development district (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Cocoa, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 246.43 acres of land. The site is generally located north of State Road 528 and State Road 9 Interchange (I-95). The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2.**

2. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Exhibit 3.**

3. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Ana Laura Robayna
Address: 4872 SW 74th Ct.
Miami, Florida 33155

Name: Omar Mesa
Address: 4872 SW 74th Ct.
Miami, Florida 33155

Name: Rafael Nunez
Address: 4872 SW 74th Ct.
Miami, Florida 33155

Name: Brian Dominguez
Address: 4872 SW 74th Ct.
Miami, Florida 33155

Name: Alicia Quinones
Address: 4872 SW 74th Ct.
Miami, Florida 33155

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

4. Name. The proposed name of the District is the Lakes at Cocoa Grove Community Development District.

5. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the City's Future Land Use Plan, is identified in **Composite Exhibit 4**, which also includes a map of the master development plan. The proposed land uses for lands contained within the proposed District are consistent with the approved City of Cocoa Future Land Use Plan.

6. Major Water and Wastewater Facilities. **Exhibit 5** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. In the event the District is unable or unwilling to continue as the owner and entity responsible for the

maintenance of the facilities described in Exhibit 6, a property owners' association will assume such rights and obligations. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District in one or more phases over an estimated two (2) year period from 2023 through 2025. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jennifer Kilinski, Esq.
Meredith Hammock, Esq.
Jennifer@cddlawyers.com
Meredith@cddlawyers.com
Kilinski | Van Wyk, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

11. This petition to establish the Lakes at Cocoa Grove Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan, Brevard County or the City of Cocoa Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Cocoa from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City of Cocoa, Florida, City Council to:

a. Schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;

b. Grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*; and

c. Consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*; and

d. Grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 14th day of June 2023.

Kilinski | Van Wyk PLLC

BY: /s/ Jennifer L. Kilinski_____
Jennifer L. Kilinski
Florida Bar No. 69367
Meredith Hammock
Florida Bar No. 119975
2016 Delta Boulevard, Suite 101
Tallahassee, FL 32303
(850) 508-2335 (telephone)
Attorney for Petitioner

PETITION FOR ESTABLISHMENT OF THE
LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT

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Petition to Establish the Lakes at Cocoa Grove Community Development District

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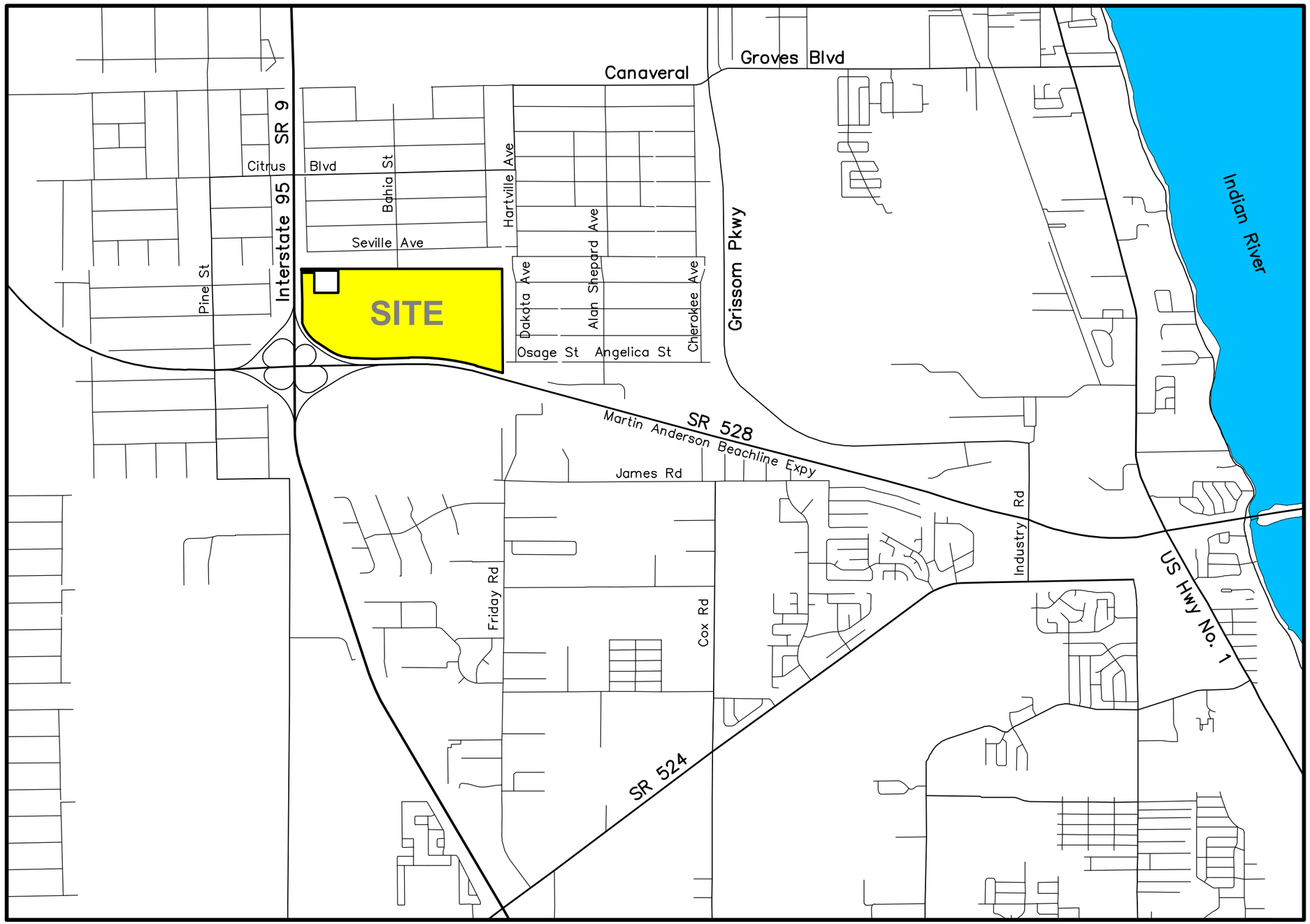
Exhibit 6	Proposed Facilities and Services
Exhibit 7	Estimated Costs and Timetable
Exhibit 8	Statement of Estimated Regulatory Costs
Exhibit 9	Authorization of Agent

Exhibit 1
Location Map



0 1/4 1/2

1" = 1/2 Mile

NORTH

EXHIBIT 1

LOCATION MAP

DRMP Project #21-0569.000 March 2023

Exhibit 2
Legal Description

NW Corner of Sec. 10, Twp. 24 S, Rge. 35 E – CM per CCR #0042607 not recovered FND 5/8" RB/C "FLAT FDOT T"

Plat of Canaveral Groves Subdivision Unit 1 Section 3, Plat Book 13, Pages 132–135

Bahia St (50' R/W)

Plat of Canaveral Groves Subdivision Unit 1 Section 3, Plat Book 13, Pages 132–135

329.33'

S89°58'02"E 2337.02'

100' Wide Canal

S89°58'06"E 2665.57'

100' Wide Canal

N01°20'38"W 50.01'

N01°20'38"W 376.15'

Borrow Pit Haul Road

S89°58'02"W 318.30'

S00°01'58"W 500.00'

N89°58'02"W 919.51'

Borrow Pit 19
FDOT Proj. # 70220–2402

N00°01'58"E 550.00'

S89°58'02"E 600.00'

N01°55'04"W 300.93'

East LA R/W Line

N00°11'53"W 566.36'

N Line of NW 1/4 of Sec. 10, Twp. 24 S, Rge. 35 E

N 1/4 Corner of Sec. 10, Twp. 24 S, Rge. 35 E
Fnd. 4"x4" CM (no ID)
CCR #0042612

N Line of NE 1/4 of Sec. 10, Twp. 24 S, Rge. 35 E

POINT–OF–BEGINNING
NE Corner of Sec. 10, Twp. 24 S, Rge. 35 E
Fnd. 4"x4" CM (no ID)
CCR #0042617

246.43 ACRES±

East Line of NE 1/4 of Sec. 10, Twp. 24 S, Rge. 35 E

100' Wide Canal

S00°31'49"E 2602.21'

Unrecorded Plat of Canaveral Groves Subdivision Section 11, Survey Book 2, Page 62

FDOT Right–of–Way Map of
SR 9 (I–95)
Section 70220
Approved Date 05–20–2005

R=969.79'
Δ=37°46'38"
L=639.42'
CH=627.90'
CB=N37°11'20"W

Non–Tangent Curve

Northeast LA R/W Line

N56°04'39"W 398.70'

Non–Tangent Curve

R=900.00'
Δ=31°18'50"
L=491.88'
CH=485.78'
CB=N71°44'04"W

North LA R/W Line

N87°23'29"W 638.50'

S88°36'31"W 858.67'

FDOT Right–of–Way Map of
SR 528 & SR 9 (I–95) Interchange
Section 70007–2508
Last Revised 09–29–2014

R=5879.58'
Δ=16°24'08"
L=1683.16'
CH=1677.42'
CB=N83°11'25"W

North R/W Line

N74°59'21"W 693.63'

S00°31'49"E 44.08'

East 1/4 Corner of Section 10

NORTH

0' 180' 360'

1" = 360'

Notes:

1. See page 2 of 2 for description and notes.

EXHIBIT 2 (PAGE 1 OF 2)

METES & BOUNDS SKETCH

DRMP Project #21–0569.000 March 2023

Description:

A parcel of land as described in O.R. Book 8563 Page 760 of the public Records of Brevard County, Florida and lying in Section 10, Township 24 South, Range 35 East and being more particularly described as follows;

Begin at the northeast corner of said Section 10; thence S. 00°31'49" E., along the east line of the northeast corner of said Section 10, a distance of 2602.21 feet to a point lying 44.08 feet N. 00°31'49" E. of the east quarter corner of said Section 10, said point also being on the northerly right-of-way line of State Road No. 528 as shown on Section Map 70007-2508; thence N. 74°59'21" W., along said north right-of-way line, a distance of 693.63 feet to the Point-of-Curvature of a 5879.58 foot radius circular curve concave southerly; thence easterly, along the arc of said curve, through a central angle of 16°24'08" a distance of 1683.16 ft. said curve having a chord bearing of N. 83°11'25" W. and a chord distance of 1677.42 ft.; thence S. 88°36'31" W., along said northerly right-of-way line, a distance of 858.67 feet; thence N. 87°23'29" W., along said northerly right-of-way line, a distance of 638.50 feet to the Point-of-Curvature of a 900.00 foot radius circular curve concave northeasterly, said curve also being the northeasterly right-of-way line of the State Road No. 528 and I-95 interchange; thence northwest along the arc of said curve, through a central angle of 31°18'50" a distance of 491.88 feet said curve having a chord bearing of N. 71°44'04" W. and a chord distance of 485.78 feet; thence N. 56°04'39" W., along said State Road 528/I-95 right-of-way line, a distance of 398.70 feet to a non-tangent point on a 969.79 foot radius circular curve concave northeasterly; thence northwesterly, along the arc of said curve, through a central angle of 37°46'38" a distance of 639.42 feet said curve having a chord bearing of N. 37°11'20" W. and a chord distance of 627.90 feet to a point on the easterly right-of-way line of I-95 per FDOT Map Section 70220; thence N. 00°11'53" W., along said easterly right-of-way line, a distance of 566.36 feet; thence N. 01°55'04" W., along said easterly right-of-way line, a distance of 300.93 feet; thence N. 01°21'38" W., along said easterly right-of-way line, a distance of 376.15 feet to a point on the south line of a borrow pit No. 19 Haul Road; thence N. 89°58'02 E., along said south line, a distance of 318.30 feet to a point on the west line of borrow pit No. 19 per FDOT Project No. 70220-2402; thence along the west, south, east and north lines of said borrow pit, the following four courses; S. 00°01'58" W. a distance of 500.00 feet; thence S. 89°58'02" E. a distance of 600.00 feet; thence N. 00°01'58" E. a distance of 550.00 feet; thence N. 89°58'02" W. a distance of 919.51 feet to a point on the aforesaid easterly right-of-way line of I-95; thence N. 01°20'38" W., along said easterly right-of-way line, a distance of 50.01 feet to a point on the north line of the northwest ¼ of said Section 10; thence S. 89°58'02" E., along said north line, a distance of 2337.02 feet to the north quarter corner of said Section 10; thence S. 89°58'06" E., along the north line of the northeast ¼ of said Section 10, a distance of 2665.57 feet to the Point-of-Beginning.

Containing 246.43 acres more or less and being subject to any easements and/or rights-of-ways of record.

Notes:

1. This is not a boundary survey.
2. Bearings based on state plane coordinates.
3. See page 1 of 2 for sketch.

EXHIBIT 2 (PAGE 2 OF 2)
METES & BOUNDS SKETCH
DRMP Project #21–0569.000 March 2023

Exhibit 3
Landowner's Consent

This space reserved for use by
the Clerk of the Circuit Court

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
2800 S. Adams Street
Tallahassee, Florida 32301-6386

CONSENT OF LANDOWNER TO CDD ESTABLISHMENT

The undersigned hereby represents that he/she is the 100% fee simple owner of the property more fully described in **Exhibit A** attached hereto and made a part hereof ("**Property**"), or, alternatively, represents that he/she has authority to bind **Mountain Cove Homes at Lakes at Cocoa Grove, LLC,** a Florida limited liability company, as the 100% fee simple owner of the Property with respect to the matters set forth herein (in either case, "**Landowner**").

The Landowner understands and acknowledges that a petition to establish a community development district ("**CDD**") is intended to be submitted in accordance with the provisions of Chapter 190, *Florida Statutes*. As the owner of lands which are intended to be included in the CDD, the Landowner understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be included in the CDD.

The Landowner hereby consents to the inclusion of the Property as a part of the CDD. The Landowner agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the CDD establishment. The Landowner further agrees to the recording of this document, which shall be deemed to run with the Property and be binding upon all successors in interest.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the Landowner.

[*signatures on following page*]

This Consent of Landowner to CDD Establishment, as detailed more fully on the preceding page, is executed this 3 day of August, 2021.

Witnessed:

Print Name: Mark Cabrales

Print Name: Rosalba Cubria.

MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE, LLC

By: Victor F Solorzano

Its: Manager

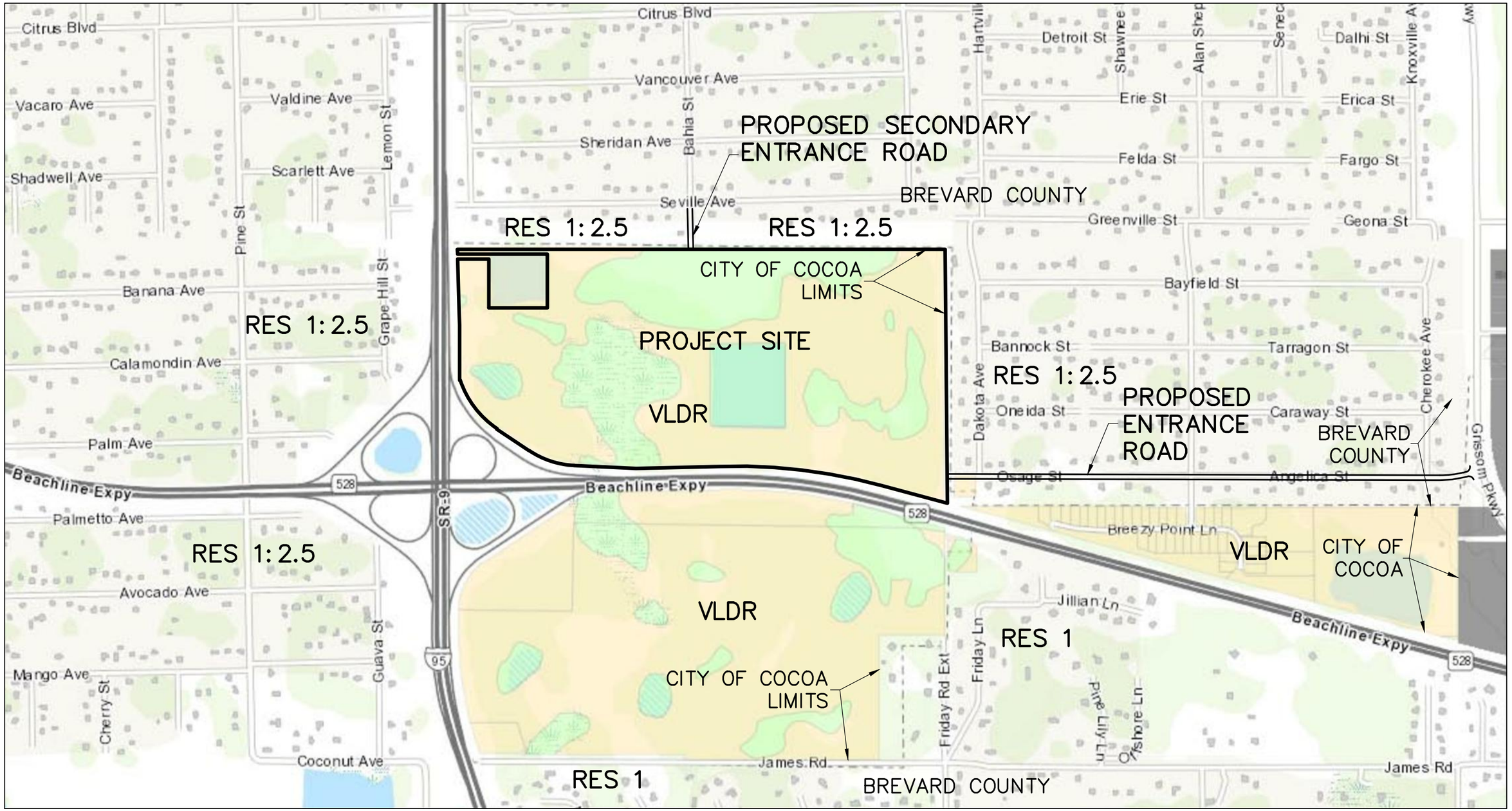
STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of August, 2021, by Victor F. Solorzano, as Manager of Mountain Cove Homes at Lakes at Cocoa Grove, LLC, on its behalf. He/She [X] is personally known to me or [___] produced _____ as identification.

Notary Public, State of Florida

Alicia E. Quinones
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG169747
Expires 2/5/2022

Exhibit 4
Future Land Use Map



NORTH

0' 500' 1000'

1" = 1000'

LEGEND:

VLDR	Very Low Density Residential
RES 1: 2.5	Residential 1 unit/2.5 acres
RES 1	Residential 1 unit/1 acre

EXHIBIT 4

Future Land Use Map

DRMP Project #21–0569.000 March 2023

Exhibit 5

Maps of the District showing Existing and Proposed Utilities

NOTES:
1. Location of all existing utilities shown is approximate only, and was provided by City of Cocoa Utilities Dept.
2. All pipe material is PVC, unless denoted otherwise.

NORTH

0' 600' 1200'

1" = 1200'

LEGEND

- 8" — Water main & size
- 12" — 12" Water main
- 30" — 30" Concrete water main
- 12" RWM — Reclaimed water main
- 12" FM — Force main

EXHIBIT 5 (PAGE 1 OF 3)

EXISTING UTILITIES PLAN

DRMP Project #21-0569.000 March 2023

Bahia St

Lift Station

6" Force Main

8" Potable Water Main

8" Gravity Sanitary Sewer Main

6" Reclaimed Water Main

Lift Station

6" Force Main

Osage St

Proposed Utilities
by the City of Cocoa

NORTH

0' 180' 360'

1" = 360'

EXHIBIT 5 (PAGE 2 OF 3)

PROPOSED UTILITIES PLAN

DRMP Project #21-0569.000 March 2023

NORTH

0’ 180’ 360’

1” = 360’

EXHIBIT 5 (PAGE 3 OF 3)

PROPOSED DRAINAGE PLAN

DRMP Project #21–0569.000 March 2023

Exhibit 6
Proposed Facilities and Services

Exhibit 6
Lakes at Cocoa Grove Community Development District
Summary of Proposed District Facilities

District Infrastructure	Construction	Ownership	Capital Financing*	Operation and Maintenance
Offsite Improvements – Connector Road, Associated Drainage Improvements, Intersection Improvements and Landscaping	District	City of Cocoa/Brevard County	District Bonds	City of Cocoa/Brevard County
Wetlands Environmental Mitigation	District	District	District Bonds	District
Utilities and Sanitary Sewer System	District	City of Cocoa	District Bonds	City of Cocoa
Street Curb/Gutter/Stormwater/Storm Drains	District	District	District Bonds	District
Water Distribution System	District	City of Cocoa	District Bonds	District
Landscape/Perimeter Buffer	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

Exhibit 7
Estimated Costs and Timetable

COMPOSITE EXHIBIT 7
SUMMARY OF ESTIMATED COSTS

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

CATEGORY	COST
Engineering - Fee allowance	$595,000.00
Wetlands Environmental Mitigation	$1,943,605.00
Street Curb & Gutter, Subgrade and Base[1]	$2,474,360.75
Utilities and Sanitary Sewer System	$5,723,715.00
Storm Drains	$5,816,825.00
Water Distribution System (Potable Water)	$2,493,688.73
Landscaping - Perimeter Buffer	$600,000.00
Connector Road: Osage / Angelica[2]	$2,100,000.00
Roadway Drainage Improvements: Osage / Angelica	$535,305.00
Connector Road Miscellaneous (mailbox relocation, ROW restoration)	$225,000.00
Intersection Improvement @ Grissom - Allowance	$500,000.00
Landscaping - Allowance	$60,000.00
Contingency	$4,613,499.90
Total	**$27,680,999.38**

General Notes:

1) These cost estimates are preliminary and subject to final design and permitting.

2) These cost estimates do not include the costs for permitting fees, irrigation, and the testing of water and sewer pipes.

3) These cost estimates do not include costs for the installation of water and sewer connector pipes along Osage Angelica

4) The above pricing is based on Civil Engineering Drawings by DRMP dated 9/8/2022 (REV2).
Engineering Drawings are pending final approval from the City of Cocoa.

5) The HOA will be responsible for the maintenance of the asphalt on the on-site subdivision roadways.

6) The Reuse Water System is to be replaced with an Irrigation System at the recommendation of the SJRWMD to use a Storm Water Harvesting System. This is not included in the CDD improvement costs.
Note: (The Storm Harvesting System has not yet been approved by The City of Cocoa)

7) Due to the volatile nature of the market, the cost of material and fuel cannot be guaranteed.

8) On-Site lighting is not included in the CDD improvement costs.

[1] The HOA will be responsible for the maintenance of the asphalt on all on-site roadways. Cost includes for Curb and Gutter, Subbase and Grade.

[2] The City will be installing the Water and Sewer Mains along the Connector Road to the Site. (Osage / Angelica)

Exhibit 8

Statement of Estimated Regulatory Costs

Lakes at Cocoa Groves
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

June 9, 2023

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Lakes at Cocoa Groves Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 246.43 +/- acres of land located within the City of Cocoa, Florida (the "City") and is projected to contain approximately 350 residential dwelling units, which will make up the Lakes at Cocoa Groves development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Lakes at Cocoa Groves Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 350 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Lakes at Cocoa Groves.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment,

or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Cocoa, according to the Census 2020, has a population of 19,041; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 246.43 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 550 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will

lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance

and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City of Cocoa and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Cocoa

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 246.43 +/- acre master planned residential development currently anticipated to contain a total of approximately 350 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,225 +/- and all of these residents as well as the residential and non-residential landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City of Cocoa. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Cocoa, Florida

The proposed land for the District is located within the City of Cocoa, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review

the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $27,680,999.38. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

LAKES AT COCOA GROVES COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED	OWNED BY	MAINTAINED BY
Offsite Improvements – Connector Road, Associated Drainage Improvements, Intersection Improvements and Landscaping	CDD	City of Cocoa/Brevard County	City of Cocoa/Brevard County
Wetlands Environmental Mitigation	CDD	CDD	CDD
Utilities and Sanitary Sewer System	CDD	City of Cocoa	City of Cocoa
Street Curb/Gutter/Stormwater/Storm Drains	CDD	CDD	CDD
Water Distribution System	CDD	City of Cocoa	CDD
Landscape/Perimeter Buffer	CDD	CDD	CDD

Table 2

LAKES AT COCOA GROVES COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Engineering - Fee allowance	$595,000.00
Wetlands Environmental Mitigation	$1,943,605.00
Street Curb & Gutter, Subgrade and Base	$2,474,360.75
Utilities and Sanitary Sewer System	$5,723,715.00
Storm Drains	$5,816,825.00
Water Distribution System (Potable Water)	$2,493,688.73
Landscaping - Perimeter Buffer	$600,000.00
Connector Road: Osage / Angelica	$2,100,000.00
Roadway Drainage Improvements: Osage / Angelica	$535,305.00
Connector Road Miscellaneous (mailbox relocation, ROW restoration)	$225,000.00
Intersection Improvement @ Grissom - Allowance	$500,000.00
Landscaping - Allowance	$60,000.00
Contingency	$4,613,499.90
Total	**$27,680,999.38**

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special

districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Cocoa has a population of 19,041 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Lakes at Cocoa Groves development will not produce any marginal effects that would be different from those that would have occurred if the Lakes at Cocoa Groves development was developed without a community development district established for it by the City.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Lakes at Cocoa Groves Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Lakes at Cocoa Groves development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Lakes at Cocoa Groves development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Lakes at Cocoa Groves development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is

superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Lakes at Cocoa Groves Community DevelopmentDistrict.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 3o days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

Exhibit 9
Authorization of Agent

Authorization of Agent

This letter shall serve as a designation of Jennifer Kilinski, Esq., with an address c/o Kilinski | Van Wyk PLLC, 2016 Delta Boulevard, Suite 101, Tallahassee, Florida 32303, to act as agent for Mountain Cove Homes at Lakes at Cocoa Grove, LLC, with regard to any and all matters pertaining to the petition to the City of Cocoa, Florida to establish a proposed community development district pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE, LLC

DATE: 3/23/2023

By: Victor F. Solorzano

Its: Manager

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of March, 2023, by Victor F. Solorzano as Manager of Mountain Cove Homes at Lakes at Cocoa Grove, LLC, on behalf of the corporation.

ALICIA E. QUINONES
Notary Public
State of Florida
Comm# HH193748
Expires 2/5/2026

(Official Notary Signature & Seal)

Name: Alicia E. Quinones

Personally Known X

OR Produced Identification _____

Type of Identification _____

BEFORE THE CITY COUNCIL OF THE
CITY OF COCOA, FLORIDA

IN RE:	PETITION TO ESTABLISH LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT	)))

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Palm Beach

I, Craig Wrathell, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Craig Wrathell and I am the co-owner of Wrathell, Hunt & Associates, LLC.

3. The prepared written, pre-filed testimony consisting of twelve (12) pages, submitted under my name to the City Council of the City of Cocoa, Florida relating to the Petition to Establish Lakes at Cocoa Grove Community Development District and attached hereto, is true and correct.

4. If I were asked the questions contained in the pre-filed testimony orally at the Lakes at Cocoa Grove Community Development District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.

5. My credentials, experience, and qualifications concerning my work as a special district manager and financial advisor are accurately set forth in my pre-filed testimony.

6. My pre-filed testimony addresses the various managerial and operational aspects related to the Petition to Establish Lakes at Cocoa Grove Community Development District.

7. No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 15th day of November, 2023.

Craig Wrathell

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th of November, 2023, by Craig Wrathell, who is personally known to me or who has produced _____ as identification.

DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

Daphne Gillyard
(Official Notary Signature & Seal)

Name: Daphne Gillyard
Personally Known ✓
OR Produced Identification _____
Type of Identification _____

TESTIMONY OF CRAIG WRATHELL FOR ESTABLISHMENT OF LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

1. Please state your name and business address.

My name is Craig Wrathell. My business address is 2300 Glades Road, Suite 410-W, Boca Raton, Florida 33431.

2. By whom are you employed and in what capacity?

I am a Managing Member of Wrathell, Hunt and Associates, LLC.

3. What is the nature of your firm's business?

Wrathell, Hunt and Associates, LLC, is a management and financial consulting firm. The firm provides four (4) types of general services to its clients:

(1) Management and Financial Accounting Services for Community Development Districts (CDDs)
(2) Economic studies including Statement of Estimated Regulatory Costs
(3) Long Term Strategic Planning for clients
(4) Preparation of Special Assessment Methodologies

4. Do you work with both public and private sector clients?

Yes. I work with a number of public sector clients that include community development districts ("CDD") across the state. I also work with private companies as well.

5. Prior to your current employment, by whom were you employed and what were your responsibilities in those positions?

Prior to the creation of Wrathell, Hunt and Associates, LLC in January 2005, I worked for Severn Trent Services for over six years and Special District Services for approximately a year. During my 26-year professional career, I have managed community development districts, stewardship districts, special act districts and other forms of special districts as well as served as the first City Manager for the City of Marathon in the Florida Keys.

6. Please describe your educational background.

I received a Master of Arts degree in International Studies, from the University of Miami, in 1997. I earned a Bachelor of Arts degree in Political Science from Florida Atlantic University in 1995.

7. Please describe your work with community development districts in Florida.

I currently serve as District Manager for over 20 CDDs, while managing an office responsible for over 180 CDDs and special districts.

I have served as District Manager for over 150 Community Development and Special Act Districts throughout the State of Florida, developing and administered budgets, totaling over $250 million in annual revenues, to fund administrative, operational and maintenance needs, water and wastewater utility operations, and debt service obligations. I also administered the issuance of over $1.2 billion in tax exempt municipal bonds for community improvements.

My company serves as the Assessment Methodology Consultant to the CDDs serviced by my personnel. Accordingly, I generally am a primary point of contact for the CDD with respect to all issues related to CDD finance and assessments, which is a process that begins at the establishment phase, and continues through the issuance of bonds, and collection of assessment revenues from landowners. As such, I engage in tasks which include, but are not limited to, personally preparing Statements of Estimated Regulatory Costs, and consulting on the bond financing process and related assessments.

8. Are any of these community development districts that you have worked with about the same size as the proposed District in the City of Cocoa, Florida (the "City")?

Yes.

9. What has been your role with respect to the proposed District establishment proceeding?

I serve as a financial, economic, and management consultant relating to the establishment of the proposed District. Specifically, my firm prepared Exhibit 8, the Statement of Estimated Regulatory Costs ("SERC"), of the Petition to Establish the Proposed District ("Petition").

DISTRICT MANAGEMENT

10. At this point, I will ask you to address certain matters that are related to community development district management. Please describe the general manner in which a community development district actually operates.

Community development districts are governed by a five-member board of supervisors. These board members are initially appointed by the establishment entity in its ordinance. Within 90 days of the establishment of the district, a new board is elected by the landowners in the district. The Board is the governing body of the district. The Board employs a district manager, who supervises the district's services, facilities, and administrative functions. The Board annually considers and, after public notice and hearing, adopts a budget. The district submits a copy of the proposed budget to the applicable local general-purpose government for review and for optional comment prior to its adoption each year.

11. Are there requirements, such as the open meetings and public records laws, imposed upon community development districts in order to safeguard the public that are similar to those imposed upon other general-purpose local governments?

Yes, there are.

12. Please describe these requirements and safeguards.

First, it is important to note that the establishment of a CDD does not change any requirements for local general-purpose governmental approval of construction within the district. Any land development requirements and all state and local development regulations still apply.

Second, members of a CDD Board of Supervisors must be residents of Florida and citizens of the United States. After the Board shifts to being elected by the resident electors of the CDD, the Supervisors must also be residents and electors of the CDD. Supervisors must annually file the same financial disclosure forms required by other local officials. All meetings of the CDD Board of Supervisors are open to the public and are subject to the government in the sunshine requirements of Chapter 286, Florida Statutes. Furthermore, a CDD's records must be open for public inspection in accordance with the Florida law governing public records.

Next, the District must provide financial reports to the state in the same form and manner as is required of all other political subdivisions. The District is annually audited by an independent certified public accountant. As I said before, the District budget is adopted annually by the board after a public hearing. All rates, fees, and charges imposed by the District must be adopted pursuant to Chapter 120, Florida Statutes.

Finally, to impose special or non-ad valorem assessments under Chapter 170, 190 and 197, Florida Statutes, a CDD must provide published and mailed notice to those who are assessed providing them opportunity to appear before the Board of Supervisors and have an opportunity to comment on the advisability of the assessments. That assessment process entails preparation of an assessment methodology that fairly and equitably allocates the cost of the CDD's projects.

13. Please describe in general terms how a CDD operates financially, both on a day-to-day and a long-term basis.

In the early stages, particularly when a CDD is first formed, the CDD's operating funds may be funded by a "Funding Agreement" between the CDD and the landowner/developer in lieu of assessments that the CDD might have imposed on property within the CDD.

In order to provide long term financing of capital projects, CDDs often issue bonds. All bonds issued by CDDs must be secured by a trust agreement, and any bond maturing over a period of more than five years must be validated and confirmed by court decree pursuant to Chapter 75, Florida Statutes. A CDD may borrow funds on a long or short-term basis.

Debt may be retired by the District through non ad valorem or special assessments imposed on benefited properties, or rates, fees, and charges imposed on users of district facilities and services. By law, debt of the District cannot become debt of any other government (city, county or state), without that government's consent.

14. What alternatives, other than community development districts, are you familiar with that might be available to provide community infrastructure for the lands within the proposed District?

In my opinion there are two alternatives that might provide community infrastructure such as the roads, utilities, drainage, recreation and other improvements contemplated for the proposed district. First, the general-purpose local government could finance the improvements utilizing special assessments and/or general funds. Alternatively, the developer could provide infrastructure through private means, including private financing if available. As discussed later in my testimony, neither of these alternatives is preferable to use of the CDD concept.

15. Do you have an opinion, as someone experienced in district management and operations, as to whether the proposed District is the best available alternative for delivering community services and facilities to the areas that will be served by the District?

Yes. For this project, the proposed District is the best alternative available for delivering the proposed services and facilities to the area that will be served. These improvements include, but are not limited to, sanitary sewer collection, water distribution, reuse water, stormwater management system, landscaping, roadways, and other public improvements.

16. What is the basis for your opinion?

Looking at the alternatives, the City could finance and manage the improvements utilizing special assessments or general funds. The developer and/or a property owner's association ("POA") could provide these facilities as well through private financing.

In evaluating the alternatives, it is important to consider whether the alternative can provide the best focus, can effectively and efficiently manage and maintain the facilities, and whether the alternative can secure low cost, long term public financing. The City clearly provides the long-term perspective and is a stable and relatively low-cost source of financing and provider of services at sustained levels. However, the City has substantial demands over a broad geographical area that places a heavy management delivery load on its staff. In addition, if dependent district financing were used, the City would be responsible for all administrative aspects of the dependent district. The City would have to make time and meetings available for the monthly matters pertaining to the dependent district. By using a dependent district mechanism, the City would be increasing its responsibility and hence liability for the variety of actions that will take place in the development. The City, through the dependent district, would also be the contracting party

for all construction contracts, would have to deal with bid issues, enforce performance bonds, and participate in construction arbitration or litigation if necessary. They would deal with delay claims and budget management and all the other challenges that come with being the owner in a public construction project. A CDD can be created to provide focused attention to a specific area in a cost-effective manner. It also allows the City to focus staff time, finances, and other resources elsewhere and does not burden the general body of taxpayers in the City with the debt associated with this growth.

The other alternative is the use of private means, either through a POA or through the developer, or both in combination. This combination can clearly satisfy the high demand for focused service and facilities and managed delivery. However, only a public entity can assure a long-term perspective, act as a stable provider of services and facilities, qualify as a lower cost source of financing, and pay for services at sustained levels. POAs lack the ability to effectively finance the improvements. Their ability to assure adequate funds for sustained high levels of maintenance is less than with a CDD.

Furthermore, neither the developer nor a POA would be required to conduct all actions relating to the provision of these improvements in the "sunshine" as a CDD must or abide by other public access requirements that are incumbent upon a CDD and its Board of Supervisors. Also, provision and long-term operation and maintenance of these improvements, particularly the drainage activities, by a CDD ensures that residents have guaranteed access to the body or entity making decisions about these facilities, and in fact will one day sit as the five-member board making the decisions that impact their community directly.

A CDD is an independent special purpose unit of local government designed to focus its attention on providing the best long-term service to its specifically benefited properties and residents. It has limited power and a limited area of jurisdiction. The District will be governed by its own board and managed by those whose sole purpose is to provide the district long term planning, management, and financing of these services and facilities. This long-term management capability extends to the operation and maintenance of the facilities owned by the District. Further, the sources for funding and manner of collection of funds will assure that the District facilities will be managed at the sustained levels of quality desired by residents well into the future.

17. Do you have an opinion, as someone experienced in district management and operations, as to whether the area of land to be included within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community?

Yes.

18. What is your opinion?

The proposed District has sufficient land area, and is sufficiently compact and contiguous to be developed, with the roadway, drainage, water and sewer, and other infrastructure

systems, facilities and services contemplated. The District will operate as one functionally interrelated community.

19. What is the basis for your opinion?

The size of the proposed District is approximately 246.43 acres. Based on my previous experience, the proposed District is of sufficient size, compactness, and contiguity to be developed as a functional interrelated community.

The qualities of compactness, contiguity, and size relate directly to whether an area can become one functional interrelated community. From the standpoint of the provision, management and operation of the community infrastructure expected to be provided by the District, the acres contemplated for inclusion within the District is sufficiently compact, contiguous and of sufficient size to maximize the successful delivery of these infrastructure improvements to these lands. The delivery of services and facilities to the lands within the District will not be hampered by insurmountable barriers or spatial problems. The area within the District is suitably configured to maximize the benefits available from the District services and facilities to be provided.

20. Do you have an opinion, as someone experienced in district management and operations, as to whether the area that will be served by the proposed District is amenable to separate special district government?

Yes.

21. What is your opinion?

The District is of sufficient size, compactness, and contiguity. Therefore, the area to be served by the proposed District is clearly amenable to separate special district governance. The configuration of the District is not unlike other CDDs with which I have worked over time.

22. What is the basis for your opinion?

Two criteria are needed to evaluate if a land area is amenable to separate special district government. One, does the land area have need for the facilities and services and will its owners and residents benefit from facilities that the special district could provide? Two, is the land area of sufficient size, sufficient compactness, and sufficiently contiguous to be the basis for a functional interrelated community?

Under both criteria, the proposed District is a planned community of sufficient size with a need for the facilities and improvements that are presently expected to be provided by the proposed District. As described in the petition, the proposed District will construct and maintain certain identified needed facilities and services. Other facilities and improvements will be constructed by the proposed District and ultimately owned and maintained by the City. Based on my experience, CDDs of this size are large enough to effectively provide

and manage services. From a management and operations perspective, the land area is well suited to the provision of the proposed services and facilities.

23. Do you have an opinion, as someone experienced in district management and operations, as to whether the community development services and facilities of the proposed District will be incompatible with the capacity and use of existing local and regional community development services and facilities?

Yes.

24. What is your opinion?

The proposed services and facilities of the proposed District are not incompatible with the capacity and uses of existing local or regional community development services and facilities.

25. What is the basis for your opinion?

Petitioner presently expects the proposed District to finance and construct certain sanitary sewer collection systems, water distribution systems, reuse water systems, stormwater management systems, and roadway improvements. None of the facilities expected to be provided by the District presently exist. Ultimately, a district may own and maintain certain of those improvements and the City, or other governmental entities, may own and maintain others. There will be no overlap or incompatibility because the facilities and improvements expected to be provided by the proposed District do not exist today.

ECONOMICS AND FINANCING

26. You stated earlier that you are you familiar with the Petition, and its Exhibits, filed by the Petitioner, to establish the proposed District. Are you particularly familiar with Exhibit 8 to the Petition?

Yes, Exhibit 8 is the SERC, a requirement of Chapter 190, Florida Statutes.

27. What exactly is a "SERC"?

The Statement of Estimated Regulatory Costs is actually a requirement under Section 120.541(2), *Florida Statutes*, which has been incorporated into the law on establishment of community development districts.

28. In general terms, please summarize the economic analyses presented in the SERC.

An understanding of the SERC requires the recognition of the scope of review and evaluation for the establishment of a community development district as set out in Chapter

190. Section 190.002(2)(d), *Florida Statutes*, states "[t]hat the process of establishing such a district pursuant to uniform general law [must] be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant." Thus, the scope of the economic analysis included in the SERC addresses only the establishment of the proposed District, and not the planning or development of the property itself.

The economic analysis sets out the assumptions about the development within the proposed district and the anticipated infrastructure to be provided by it. The analysis addresses each of the potentially affected parties defined in Chapter 120, Florida Statutes, and evaluates the impact of the proposed district on each such group.

The proposed District is a specialized unit of local government. It is a special purpose unit of local government with a single objective: the provision of infrastructure and services for a planned new community. Its economic benefits exceed its economic cost to the Petitioner, the City, and to all subsequent purchasers and landowners of the community - in short, to all affected parties.

Once the proposed District is established, there are no direct costs to the City. While the proposed District will provide certain reports and budgets to the City for its discretionary review, there are no requirements that either incur any obligations or expense associated with its review. In addition, to the extent the proposed District utilizes the services of the Property Appraiser or Tax Collector under the provisions of Chapter 197, Florida Statutes, to collect its assessments, the proposed District must pay the costs associated with those services.

It is important to note that under Chapter 190, Florida Statutes, the debt of the proposed District cannot become the debt of the City or the State of Florida. Since the proposed District will be an independent unit of government and issue its own bonds, the proposed District will not have any effect on the bonding capacity of the City or the State of Florida.

29. Please describe briefly the data and methodology used in preparing the SERC and related analyses.

The data for the analysis came from the landowner, other experts working on the Petition, and from the Petition itself. The methodology utilized is the standard economic impact assessment.

30. From an economic and financial perspective, do you have an opinion regarding the financial viability and feasibility of the proposed District?

Yes, I do.

31. What is that opinion?

In my opinion, based on my experience with other districts, the proposed District is

expected to be financially viable and feasible.

32. Are you familiar with the State Comprehensive Plan found in Chapter 187, Florida Statutes?

Yes.

33. From an economic and financial perspective, do you have an opinion as to whether the proposed District is inconsistent with the State Comprehensive Plan from an economic perspective?

Yes.

34. What is that opinion?

It is my opinion the proposed District is not inconsistent with any applicable element or portion of the state comprehensive plan.

35. What is the basis for your opinion?

I have reviewed, from an economic and financial perspective, the State Comprehensive Plan, particularly those portions that relate to community development districts. The State of Florida Comprehensive Plan (Chapter 187, Florida Statutes) "provides long-range policy guidance for the orderly social, economic, and physical growth of the state." From an economic and financial perspective, four subjects, subjects 15, 17, 20, and 25 of the State Comprehensive Plan are relevant to the establishment of a CDD.

Subject 15, titled Land Use, recognizes the importance of locating development in areas that have the fiscal abilities and service capacity to accommodate growth. It is relevant because CDDs are designed to provide infrastructure services and facilities in a fiscally responsible manner to the areas that can accommodate development. The establishment of the District will not be inconsistent with this goal because the District will have the fiscal capability to provide the specified services and facilities within its boundaries.

Subject 17, titled Public Facilities, relates to (i) protecting investments in existing public facilities; (ii) providing financing for new facilities, (iii) allocating the costs of new public facilities on the basis of the benefits received by future residents; (iv) implementing innovative but fiscally sound techniques for financing public facilities; and (v) identifying and using stable revenue sources for financing public facilities. The establishment of the District will further these State Comprehensive Plan Goals and Policies.

Subject 20, titled Governmental Efficiency, provides that governments shall economically and efficiently provide the amount and quality of services required by the public. The proposed District will be consistent with this element because the proposed District will continue to:

(i) cooperate with other levels of Florida government;

(ii) be established under uniform general law standards as specified in Chapter 190, Florida Statutes;

(iii) be professionally managed, financed, and governed by those whose property directly receives the benefits;

(iv) not burden the general taxpayer with costs for services or facilities inside the proposed District; and

(v) plan and implement cost efficient solutions for the required public infrastructure and assure delivery of selected services to residents.

Subject 25, titled Plan Implementation, calls for systematic planning capabilities to be integrated into all levels of government throughout the state, with particular emphasis on improving intergovernmental coordination and maximizing citizen involvement. The proposed District is consistent with this element of the State Comprehensive Plan.

36. Based on your work with districts and from an economic and financial perspective, do you have an opinion as to whether the area of land that is proposed to be included within the proposed District is of sufficient size, sufficient compactness, and sufficient contiguity to be developable as one functional interrelated community?

Yes.

37. What is your opinion?

Based on my previous experience, the proposed District is of sufficient size, compactness, and contiguity to be developed as a functional interrelated community.

38. What is the basis for your opinion?

The project is compact with land use typical of a planned community. The development of the land has been planned to be a functional interrelated community making the most efficient use of public funds available.

39. From a financial perspective, do you have an opinion as to whether the proposed District is the best alternative available for providing the proposed community development services and facilities to the area to be served?

Yes.

40. What is your opinion?

The proposed District is the best alternative to provide community development facilities to the area to be served. This is true for the landowners and the governmental entities for the following reasons.

From the perspective of current and future property owners within the District, the District is the best alternative for providing community facilities, infrastructure, and services. The land development envisioned for the area within the District boundaries will require substantial provision of infrastructure, facilities and services. The CDD is an alternative method to provide these necessary services. The CDD can access the tax-exempt public capital markets and thereby fund these facilities and services at a lower cost than the alternative of developer funding. Furthermore, unlike a POA, the CDD has the power to assess property and collect those assessments along with other property taxes. Therefore, a CDD can fund large capital improvement programs that a POA cannot.

With regard to the operations and maintenance of community facilities and services the CDD is also the best alternative. The CDD is preferable to a POA to future landowners for the following reasons. First, unlike a POA, the CDD collects funds for operations and maintenance directly from assessments collected along with all other property taxes, which is a more assured income stream. Unlike a POA, a CDD is a unit of local government, and it must hold its meetings in the sunshine and bid out its contracts where required by law. A CDD provides control to the landowners much sooner in time than a POA. A CDD is focused on providing the community with services, facilities, and their maintenance in a way the general-purpose government, with its competing interests and broad responsibilities, is not. This level of local control serves the best interests of property owners in the CDD.

From the perspective of the State of Florida, the City, and the water management districts, a CDD is the best alternative for providing community facilities and their operations and maintenance for a variety of reasons. First, as noted above, compared to a POA the CDD is a more powerful and more responsive organization for providing and maintaining infrastructure and services. Second, without a CDD the City may have to assume greater responsibility for construction, operations, and maintenance of community facilities and services. Even if the City formed a dependent district to provide community facilities and services to the area to be served by the CDD, and charged appropriately for these services, the City would be enmeshed in the responsibilities and in the management of those facilities. Furthermore, without a CDD the City cannot be assured that only residents of the area to be served by the CDD would bear the full costs of the needed facilities and services.

41. From an economic and financial perspective, do you have an opinion as to whether the services and facilities to be provided by the proposed District will be incompatible with the uses and existing local and regional facilities and services?

Yes.

42. What is your opinion?

The proposed District covers approximately 246.43 acres of land. The configuration of the land is sufficiently compact and contiguous. As such, it will not create any economic disincentives to the provision of the infrastructure facilities contemplated in this case.

Given the scope and expected cost of facilities to be provided, 246.43 acres for a residential development provides a sufficient economic base to absorb the debt costs and annual operating costs for district administration and to efficiently apportion the cost of improvements.

43. From an economic and financial perspective, do you have an opinion as to whether the area that will be served by the proposed District is amenable to separate special district government?

Yes.

44. What is your opinion and its basis?

It is my opinion that the area within the boundaries of the proposed District is amendable to a separate special district government. The lands within the proposed District's boundaries have the need for basic infrastructure.

The land is of sufficient size, compactness, and contiguity and meets those tests. Therefore, from an economic and financial perspective, the area to be served by the proposed District is clearly amendable to separate special district governance.

45. Does this conclude your testimony?

Yes, it does.

BEFORE THE CITY COUNCIL OF THE
CITY OF COCOA, FLORIDA

IN RE:	PETITION TO ESTABLISH LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT	)))

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Brevard

I, Hassan Kamal, P.E., being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Hassan Kamal, P.E., and I am employed by BSE Consultants, Inc, as a Civil Engineer.

3. The prepared written pre-filed testimony consisting of five (5) pages, submitted under my name to the City Council of the City of Cocoa, Florida relating to the Petition to Establish Lakes at Cocoa Grove Community Development District and attached hereto, is true and correct.

4. If I were asked the questions contained in the pre-filed testimony orally at the Lakes at Cocoa Grove Community Development District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.

5. My credentials, experience, and qualifications concerning land development and the construction of public infrastructure as a professional engineer and related matters are accurately set forth in my pre-filed testimony.

6. My pre-filed testimony generally addresses the nature of the proposed development plan of public infrastructure of the Lakes at Cocoa Grove Community Development District.

7. No corrections or amendments to my pre-filed testimony or the Petition and its exhibits are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 13th day of November, 2023.

Hassan Kamal, P.E.

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th of NOVEMBER, 2023, by Hassan Kamal, P.E., who is personally known to me or who has produced _____ as identification.

(Official Notary Signature & Seal)

Notary Public State of Florida
Alicia L. Mateo
My Commission
HH 205251
Exp. 2/14/2026

Name: ALICIA L. MATEO
Personally Known ✓
OR Produced Identification _____
Type of Identification _____

TESTIMONY OF HASSAN KAMAL, P.E., FOR ESTABLISHMENT OF LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

1. Please state your name and business address.

My name is Hassan Kamal, P.E., and my business address is 312 S. Harbor City Boulevard, Melbourne, Florida 32901.

2. By whom are you employed and in what capacity?

I am a Professional Engineer employed by BSE Consultants, Inc.

3. Please describe your duties with your employer.

I am responsible for management and completion of various Civil Engineering projects for public sector and private clients.

4. Prior to your current employment, by whom were you employed and what were your duties and responsibilities in those positions?

I was previously employed by Hole Montes & Associates, a Civil Engineering Consulting firm in Naples, Florida as a Project Engineer. Prior to that, I worked for the US Forest Service as an Engineer I.

5. Please give your educational background, with degrees earned, major areas of study and institutions attended.

I received a Bachelor of Science degree in Civil Engineering from The University of Tennessee in 1983.

6. Do you have any professional licenses, registrations, or certifications?

I hold a license as a Professional Engineer in the State of Florida (#41951).

7. Please summarize your previous experience as it relates to public facility design and construction and land development and planning.

I have over 39 years of experience in civil engineering design work. My experience includes completion of civil engineering projects including site plans, residential subdivisions, public infrastructure projects, roadway improvements projects and parks projects.

My permitting experience includes project permitting through local, state and federal agencies for hundreds of local projects.

8. Are you familiar with the Petition ("Petition") filed by Mountain Cove Homes at

Lakes at Cocoa Grove, LLC ("Petitioner") on June 14, 2023, seeking the establishment of the proposed District?

Yes. I assisted the Petitioner with the preparation of some of the exhibits filed with the Petition and reviewed others.

9. **Have you reviewed the Petition and approved its contents?**

Yes, I have.

10. What has been your role with respect to the proposed District's establishment proceeding?

I reviewed the overall cost estimates prepared by our firm under my direction and the various engineering exhibits that were required for submittal.

11. Did you prepare, or have others prepare under your supervision prepare, any of the exhibits attached to the Petition?

Yes, Exhibit 7 were prepared by BSE Consultants. I reviewed Exhibits 1, 2, 4, 5, 6.

12. Do any of those exhibits require any change or correction?

No changes or corrections are required.

13. To the best of your knowledge, are Exhibits 1, 2, 4, 5, 6, and 7 to the Petition true and correct?

Yes, to the best of my knowledge.

14. In general, what do Exhibits 1, 2, 4, 5, 6, and 7 to the Petition demonstrate?

Exhibit 1 is the map showing the general location of the proposed District.

Exhibit 2 is the metes and bounds description of the external boundary of the proposed District.

Exhibit 4 contains a map depicting the future general distribution, location and extent of the public and private land uses within the proposed District by the land use plan element.

Exhibit 5 contains maps identifying existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

Exhibit 6 contains a list of the facilities and services the proposed District is expected to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for the ownership and maintenance thereof.

Exhibit 7 contains the estimated costs of construction of the infrastructure serving the land within the proposed District.

15. Would you generally describe the services and facilities that the proposed District is expected to provide?

The Petitioner presently intends for the proposed District to participate in the acquisition or construction of a stormwater management system, roadway improvements, water and sewer systems, and landscaping improvements, along with other public improvements.

16. Are the construction cost estimates for the proposed facilities, as identified in Exhibit 7 for the Proposed District reasonable?

Yes, I have reviewed the construction cost estimates and, to the best of my knowledge, information and belief and based on the information available, the construction cost estimates for the proposed District improvements are reasonable based on my experience and knowledge of the local construction industry.

17. Based upon your training and experience as a professional engineer, do you have an opinion as to whether the proposed District is of sufficient size, sufficient compactness, and sufficient contiguity to be developed as a functional interrelated community?

Yes, I do have an opinion.

18. What is your opinion?

My opinion is that it meets the indicated requirements to be a functional interrelated community because it has sufficient size, sufficient compactness and sufficient contiguity.

19. What is the basis for your opinion?

For many reasons, the proposed District facilities can be provided in an efficient, functional and integrated manner. First, the lands to be included within the proposed District have sufficient significant infrastructure needs to be developable as a functionally interrelated community. Second, this necessary infrastructure can be provided by the proposed District in a cost effective manner based upon the specific design of the community. Furthermore, the use of one development plan whose infrastructure is implemented by a community development district ("CDD") to provide the community services and facilities will ensure that the proposed improvements are provided and maintained in an efficient, functional and integrated manner.

20. As a professional engineer, do you have an opinion as to whether the services and facilities to be provided by the proposed District will be incompatible with the

capacities and uses of existing local and regional community development facilities and services?

My opinion is that the proposed District will not be incompatible with the capacities and uses of existing local and regional community facilities and services.

21. What is the basis for your opinion?

There is no duplication or overlap of facilities or services because no other entity or unit of government is presently funding or providing the improvements proposed by the proposed District. Therefore, the proposed District will be an efficient entity to participate in the construction and maintenance of the necessary infrastructure improvements.

22. As a professional engineer, do you have an opinion as to whether the area to be included within the proposed District is amenable to being served by separate special district government?

Yes. The proposed District encompasses approximately 246.43 acres. First, a project of this size is large enough to support its own community with individual facility and service needs. Second, although maintenance of improvements is also a concern, the proposed District can be utilized as an efficient long-term mechanism to ensure that the residents of the proposed District pay for and receive proper and required maintenance. Therefore, my opinion is that the area within the proposed District is amenable to separate special district government.

23. As a professional engineer, do you have an opinion as to whether the proposed District is the best alternative to provide the proposed community development services and facilities to the area that will be served?

Yes.

24. What is your opinion?

It is my opinion that the proposed District is the best alternative to provide the proposed services and facilities within the proposed District.

25. What is the basis of your opinion?

The proposed District is a long-term, stable, perpetual entity capable of funding, constructing and, in some cases, maintaining the facilities over the lifetime of the facilities because the proposed District has the advantage of being a unit of local government, which has access to the tax exempt bond market. Neither a property owners' nor homeowners' association (POA/HOA) has the ability to finance infrastructure of the nature and scope contemplated here, or manage the construction, acquisition or maintenance of the public infrastructure. Neither is authorized to place a first lien on property if the owner does not pay its maintenance assessments. Overall, the proposed District would be a more timely,

reliable and cost-efficient mechanism to deliver and maintain the needed community improvements.

26. Can you provide an example of a service or facility and explain why a CDD is a preferred alternative for long-term operation and maintenance?

Yes. An example would be a stormwater management system. By statute, CDDs and property owners' associations are permitted to operate and maintain these systems. However, homeowners' associations are generally required by typical water management district rules to provide significantly more information and documentation before they are authorized to operate and maintain a stormwater management system. Such documentation generally must (i) indicate that the association has the required financial capabilities, (ii) mandate that the association will operate and maintain such systems and (iii) provide that the association cannot be dissolved until another entity is found to maintain the system.

A CDD, which is generally considered to be a more secure financial, legal and administrative entity, generally must simply provide a letter to the water management district committing that the district will accept operation and maintenance responsibility. All things being equal, a CDD is preferred over a homeowners' or property owners' association for operation and maintenance of a stormwater management system.

27. Does this conclude your testimony?

Yes, it does.

BEFORE THE CITY COUNCIL OF THE
CITY OF COCOA, FLORIDA

IN RE: PETITION TO ESTABLISH)
LAKES AT COCOA GROVE COMMUNITY)
DEVELOPMENT DISTRICT)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Miami-Dade

I, Victor F. Solorzano, of Mountain Cove Homes, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Victor F. Solorzano, and I am a representative for the Petitioner, Mountain Cove Homes.

3. The prepared written, pre-filed testimony consisting of seven (7) pages, submitted under my name to the City Council of the City of Cocoa, Florida relating to the Petition to Establish Lakes at Cocoa Grove Community Development District and attached hereto, is true and correct.

4. If I were asked the questions contained in the pre-filed testimony orally at the Lakes at Cocoa Grove Community Development District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.

5. My credentials, experience and qualifications concerning the Petition to Establish Lakes at Cocoa Grove Community Development District, its exhibits and the reasons for establishing the District are accurately set forth in my pre-filed testimony.

6. My pre-filed testimony addresses the various statutory requirements and an overview of the proposed development within the proposed Lakes at Cocoa Grove Community Development District.

7. No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 14 day of November, 2023.

Victor F. Solorzano

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14 of November, 2023, by Victor F. Solorzano, who is personally known to me or who has produced _____ as identification.

ANELIS LEON LOPEZ
Notary Public
State of Florida
Comm# HH388594
Expires 7/28/2027

(Official Notary Signature & Seal)

Name: Anelis Leon Lopez
Personally Known _____
OR Produced Identification _____
Type of Identification _____

TESTIMONY OF VICTOR F. SOLORZANO FOR ESTABLISHMENT OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

1. Please state your name and business address.

My name is Victor F. Solorzano and my business address is 4878 SW 74th Ct., Miami, Florida 33155.

2. By whom are you employed and in what capacity?

I am employed by Mountain Cove Homes and I am a Managing Member.

3. Briefly summarize your duties and responsibilities.

I am responsible for management and investment related decisions for Mountain Cove Homes.

4. Who is the Petitioner in this proceeding?

The petitioner is Mountain Cove Homes at Lakes at Cocoa Grove, LLC ("Petitioner").

5. Are you familiar with the Petition filed by the Petitioner seeking the establishment of a community development district?

Yes. I assisted in the preparation of the petition filed on June 14, 2023, with the City of Cocoa, Florida (the "City") and accompanying exhibits (the "Petition") and worked with members of the consultant team we hired to prepare the filing. I reviewed the Petition and exhibits prior to its filing.

6. What is the proposed name of the District?

The proposed name is the Lakes at Cocoa Grove Community Development District ("District").

7. Have you reviewed the contents of the Petition and approved its findings?

Yes, I have.

8. Are there any changes or corrections to the Petition at this time?

No.

9. Are there any changes or corrections to any of the exhibits submitted to the City at this time?

No.

10. Please generally describe each of the exhibits attached to the Petition.

Exhibit 1 is the map showing the general location of the proposed District.

Exhibit 2 is the metes and bounds description of the external boundary of the proposed District.

Exhibit 3 is the Consent of Landowner to CDD Establishment, executed by Mountain Cove Homes at Lakes at Cocoa Grove, LLC, which represents the consent of one hundred percent (100%) of the owners of the lands to be included within the District.

Exhibit 4 contains a map depicting the future general distribution, location and extent of the public and private land uses within the proposed District by the land use plan element.

Exhibit 5 contains maps identifying existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

Exhibit 6 contains a list of the facilities and services the proposed District is expected to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for the ownership and maintenance thereof.

Exhibit 7 contains the estimated costs of construction the infrastructure serving the land within the proposed District.

Exhibit 8 is the Statement of Estimated Regulatory Costs ("SERC"), required by statute.

Exhibit 9 is the authorization of agent form, which authorizes Jennifer L. Kilinski to act as agent for the Petitioner.

11. Were these exhibits prepared by you or under your supervision?

Yes, the Petitioner engaged a consultant team and directed the preparation of the exhibits to the Petition. I reviewed the Petition and exhibits prior to its filing.

12. To the best of your knowledge, is the general location map identified as Exhibit 1 a true and accurate depiction of the general location of the proposed District?

Yes, it is.

13. To the best of your knowledge, is the metes and bounds description of the external boundary of the District included in Exhibit 2, a true and accurate recitation of the land area to be included within the proposed District?

Yes, it is.

14. **To the best of your knowledge, is Exhibit 3 a true and accurate copy of the consent obtained from the owner of one hundred percent (100%) of the lands to be included within the proposed District?**

Yes, it is.

15. **To the best of your knowledge, is the map included in Exhibit 4 a true and accurate depiction of the future general distribution, location and extent of public and private land uses within the proposed District?**

Yes, it is.

16. **To the best of your knowledge, is Exhibit 5 a true and accurate depiction of the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District?**

Yes, it is.

17. **To the best of your knowledge, does Exhibit 6 truly and accurately list the facilities and services that the proposed District is expected to finance, fund, construct, acquire and/or install, as well as the anticipated owner and entity responsible for operation and maintenance thereof?**

Yes, it does.

18. **To the best of your knowledge, does Exhibit 7 truly and accurately list the estimated costs of constructing the infrastructure serving land within the proposed District?**

Yes, it does.

18. **To the best of your knowledge, is Exhibit 8 a true and accurate copy of the Statement of Estimated Regulatory Costs?**

Yes, it is.

19. **To the best of your knowledge, is Exhibit 9 a true and accurate copy of the Authorization of Agent form?**

Yes, it is.

20. **Are the contents of the Petition and the exhibits attached to it, as described herein, true and correct to the best of your knowledge?**

Yes, it is.

21. **Are you familiar with the area that is proposed to be included within the District?**

Yes, I am familiar with the general area and the site specifically.

22. Approximately how large is the proposed District in acres?

The proposed District is located entirely within the City of Cocoa, Florida, which is situated within Brevard County. The proposed District covers approximately 246.43 acres of land.

23. What steps were taken with respect to filing the Petition with the City?

On August 19, 2021, the Petitioner filed the original Petition with the City.

24. Has notice of the hearing been provided in accordance with Section 190.005, Florida Statutes?

Yes. A notice of hearing is being published in _____, a newspaper of general circulation in Brevard County and of general interest and readership in the community, as a display ad for four (4) consecutive weeks immediately preceding the hearing. Proof of publication has been requested and will be available by the time of the establishment hearing.

25. Who are the five persons designated in the Petition to serve as the initial Board of Supervisors?

The five persons include Ana Laura Robayna, Omar Mesa, Rafael Nunez, Brian Dominguez, and Alicia Quinones.

26. Do you know each of these persons personally?

Yes, I do.

27. Are each of the persons designated to serve as the initial Board of Supervisors residents of the State of Florida and citizens of the United States?

Yes, they are.

28. Are there residential units planned for development within the proposed District?

Yes. There are approximately 350 residential units planned for development within the proposed District, which are anticipated to be constructed between 2021-2023.

29. Are there residents currently living within the areas to be included within the District, and, if so, have they been notified about the creation of the District?

No, there are no residents currently living within the areas to be included within the District.

30. What steps will be taken to ensure that prospective purchasers of the District receive notice of the existence of the District and its assessments?

There are certain state law disclosure requirements that all community development districts ("CDDs") must meet.

First, within thirty (30) days of the establishment of the District, a Notice of Establishment is required to be recorded in the property records. The notice contains a legal description of the boundaries of the District and discloses, as required by Section 190.0485, *Florida Statutes*, through inclusion of the bold-faced language set forth in the paragraph immediately below, that the District may levy assessments. The document also provides contact information for members of the public to obtain more information about the District. This document should appear on a title search typically prepared when someone intends to purchase a home after a District has been established.

Second, Section 190.048, *Florida Statutes*, requires certain contractual language to appear in bold-faced and conspicuous type immediately prior to the signature line on every initial purchase contract. The following language will be required: **The Lakes at Cocoa Grove Community Development District may impose and levy taxes or assessments, or both taxes and assessments, on this property. These taxes and assessments pay the construction, operation, and maintenance costs of certain public facilities and services of the District and are set annually by the governing board of the District. These taxes and assessments are in addition to county and other local governmental taxes and assessments and all other taxes and assessments provided for by law.**

Third, when assessments are levied for the first time or when previously levied assessments are raised, notice of a public hearing is required to be given by publication in a local newspaper and by mail to all property owners within the District. The assessments are then considered at a public hearing.

Fourth, the District will be required to adopt and record in the Brevard County Public Records a Disclosure of Public Financing and Maintenance of Public Improvements. This Disclosure summarizes the financing plan the District has undertaken, the existence, if any, of capital and operation and maintenance assessments, and the facilities and services that the District provides and maintains. This Disclosure is then provided by the District to the developer to satisfy the requirements of Section 190.009, *Florida Statutes*, and is also available for inspection by residents and prospective residents.

31. Would you please describe the proposed timetable for development of land within the proposed District?

It is anticipated that the District improvements will be made, acquired, constructed and/or installed from 2023 to 2024.

32. Has all of the developable land within the proposed District been planned as a single community?

Yes, the developable land, along with the master infrastructure to be maintained by the proposed District that will service the developable land, although anticipated to be constructed in multiple phases, is planned as a single community.

33. Would you generally describe the services and facilities you currently expect the proposed District to provide?

The Petitioner presently intends for the District to be involved in providing the following services and facilities: stormwater management system, roadway improvements, water and sewer improvements, landscape, streetlights, and related improvements. The facilities are outlined in Exhibit 6 of the Petition.

34. Did you cause the cost estimates identified in Exhibit 7 to be prepared?

Yes, the cost estimates were prepared under my supervision and direction.

35. What methods were used to estimate these costs?

The estimates are based on research regarding historical costs of constructing similar infrastructure and current market conditions.

36. In your opinion, are the cost estimates for the facilities for the proposed District reasonable?

Yes, to the best of my knowledge and based on the information available.

37. In general, what financing methods does the Petitioner propose the District may use to pay for the anticipated facilities and services?

Petitioner presently expects that the District will finance facilities and services through the issuance of tax-exempt bonds, special assessments and through other available financing mechanisms. The debt issued by the proposed District is expected to be retired by non-ad valorem assessments (also known as "special assessments") on benefitted property within the proposed District. Ongoing maintenance and operation of the District and its facilities and services are expected to be funded by non-ad valorem special assessments. Any facilities not financed with a bond issue may be funded by the developer using conventional financing options.

38. Who will be responsible for paying the proposed District's assessments?

Only current property owners and those who choose to acquire property within the proposed District will be responsible for paying District assessments.

39. Will these proposed District debts be an obligation of the City, County, or the State of Florida?

No. The debts will be solely the District's obligation and secured by non-ad valorem assessments levied against property owners. Florida law provides that CDD debt cannot become the obligation of a county, a city, or the state without the consent of that government.

40. Why is the Petitioner seeking to have a CDD established for this area?

There are hundreds of CDDs throughout the State of Florida. CDDs are an efficient, effective way to provide infrastructure and have become accepted in the marketplace to homebuyers. CDDs have the ability to assist in the streamlined and efficient maintenance and operation of infrastructure and services to developing communities.

From our perspective, the establishment of a CDD is logical for this project. It provides a long-term, stable, financially secure entity. The proposed District is a structured, formal entity with the legal ability to respond to future changes in the circumstances and desires of its residents. Under Florida law, the proposed District has access to Brevard County's tax collection mechanisms, which helps ensure that the facilities will be maintained. In that sense, it is preferable over control by a property owners association.

Additionally, a CDD has the ability to enter into interlocal agreements with other government entities. These allow a CDD to work with other government entities to complete projects that benefit residents within the CDD boundaries while also assisting local governments in completing infrastructure necessary to serve growth.

A CDD has the financial capability to assist in the provision of necessary capital improvements sooner than may otherwise be the case. The City, developers, builders and residents will all benefit from these improvements in terms of access, traffic flow, safety and general property enhancement. Additionally, a CDD is the entity preferred by many regulatory agencies, including many water management districts, to operate and maintain the stormwater management and other similar systems. This is because the CDD is a perpetual entity, operating in open meetings, with the financial ability to ensure that the maintenance of these important environmental facilities and amenities is accomplished. Given the nature of this project, in my opinion, a CDD is a logical, prudent, and desirable way to ensure this needed infrastructure is maintained.

41. Does this conclude your testimony?

Yes.

Nations gather for plastic treaty talks

Kenya summit is 3rd of 5, with year-end deal a goal

Jennifer McDermott and Carlos Mureithi
ASSOCIATED PRESS



Plastic waste covers the Badhwar Park beach on the Arabian Sea coast in Mumbai, India, in June. The global effort to agree on a plastic pollution treaty has experienced delays. RAJANISH KAKADE/AP FILE

NAIROBI, Kenya – Efforts to create a landmark treaty to end global plastic pollution were advancing Monday in Nairobi as most of the world's nations, plus petrochemical companies, environmentalists and others affected by the pollution, gathered to discuss draft language for the first time.

It's the third gathering in a compressed five-meeting schedule intended to complete negotiations by the end of next year.

"The urgency of addressing plastic pollution cannot be overstated," said Gustavo Adolfo Meza-Cuadra Velasquez, chair of the negotiating committee, at the headquarters of the United Nations Environment Program in Nairobi. "To bring a difference at the scale required, we must work collectively."

Kenya's president, William Ruto, called the treaty "the first domino" in a shift away from plastic pollution.

But the negotiations have been strained by concerns over delays in discussing the plastics issue at hand. In the last round of talks in Paris, talks stalled for about two days as some countries hampered discussions.

The power dynamics and positions of different delegations became clear in the first two rounds of talks in Paris and Punta del Este, Uruguay. They echo some of the same positions as in international climate talks, and with good reason – many of the players are the same. Plastic is largely made from crude oil and natural gas, giving oil-producing countries and companies a large stake in any treaty.

Global negotiators last met in Paris in June and agreed to produce initial treaty text before reconvening in Nairobi. The draft was published in early September. The U.N. Intergovernmental Negotiating Committee on Plastic Pollution is charged with developing the first international, legally binding treaty on plastic pollution on land and at sea.

Kenya is a global leader in fighting plastic pollution, and in 2017, the country banned the manufacture, sale and use of single-use plastic bags. In what is one of the strictest bans on the products, lawbreakers face fines and up to four years in jail.

Two years later, Kenya banned single-use plastic like cutlery, straws and PET bottles from parks, forests, beaches and other protected areas. Kenya is also an important player in environmental matters as home to UNEP's headquarters. The country generates more than 70% of its electricity from renewable sources.

Norway and Rwanda are leading a "high ambition coalition" of governments that want to end plastic pollution by 2040 by cutting production and limiting some chemicals used in making plastics.

The two countries issued a ministerial joint statement this month calling for an ambitious and effective treaty to protect human health and the environment from plastic pollution by addressing the full life cycle of plastics. They expressed "deep concern" about significant increases in plastic production, plastic litter and greenhouse gas emissions. Plastic production is forecast to triple by 2060, according to UNEP.

Saudi Arabia, on the other hand, is leading a group of countries that have large petroleum industries and prefer to focus on recycling and waste management.

On Saturday, Iran announced a coalition with Saudi Arabia, China, Russia and other countries with large petrochemical industries to advocate for the treaty to the focus on waste control, rather than the entire life cycle of plastics as agreed last year, raising concerns from environmentalists.

"It is unfortunate that a handful of governments are putting the short-term interests of petrochemical companies ahead of the health of the planet and their own citizens," Graham Forbes, global campaign lead for Greenpeace, said. "World leaders have committed to develop a binding treaty that addresses the full life cycle of plastics, and we expect them to honor that."

Eirik Lindebjerg, global plastics policy lead at the World Wildlife Fund, said those countries are trying "to make this more of a kind of loose voluntary agreement rather than the strong treaty that the clear majority of countries here are pushing for."

The United States' delegation suggests the treaty include some meaningful universal obligations the high-ambition coalition wants, while also recognizing some national discretion, both because of the differences between countries and because some won't agree to it otherwise.

The draft represents the range of viewpoints shared at the first two meetings. Björn Beeler, international coordinator for the International Pollutants Elimination Network, said it is evident that negotiations have moved beyond plastic waste and into addressing plastic production and toxic chemicals used to make plastic.

Beeler expects the draft to grow more before it shrinks and becomes final, as delegates add in ideas in Nairobi and countries develop their positions. IPEN wants a treaty that addresses the environmental and health issues posed by chemicals in plastics as the products are used, recycled, discarded or burned as waste.

Leaders of the global plastics industry are advocating for a process called chemical or advanced recycling and said they were disappointed the draft doesn't have a strong focus on that.

Environmental groups call it a marketing tactic to distract from real solutions like producing and using less plastic. Beyond Plastics and IPEN issued a report in October that says the process threatens the environment, the climate, human health and environmental justice.

Chemical recycling typically uses heat or chemical solvents to break down plastics into liquid and gas to produce an oil-like mixture or basic chemicals. Industry leaders say that mixture can be made back into plastic pellets to make new products.

Chris Jahn, a spokesperson for the International Council of Chemical Associations, said the draft was a missed opportunity to focus on circularity, rather than on caps and bans that don't address the issue of plastic becoming litter and pollution. He said the groups are working to get chemical recycling added.

"The focus is on ending plastic pollution, not plastic production," he said.

The negotiations, which have attracted more than 2,000 participants, will end Sunday.

NOTICE OF PUBLIC HEARING
City Council of the City of Cocoa, Florida

Petition to Establish the Lakes at Cocoa Grove Community Development District

DATE: December 12, 2023
TIME: 6:00 p.m., or as soon thereafter as may be heard
LOCATION: Council Chambers
65 Stone Street Cocoa, Florida 32922

In compliance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the City Council of the City of Cocoa, Florida on the 12th day of December, 2023, at 6:00 p.m., or as soon thereafter as may be heard, at the Council Chambers, 65 Stone Street, Cocoa, Florida 32922, to consider an ordinance to grant a petition to establish the Lakes at Cocoa Grove Community Development District. The title of the proposed ordinance is as follows:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ESTABLISHING THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT, AT APPROXIMATELY 246.43 ACRES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The proposed Community Development District is comprised of 246.43 acres, generally located at the northeast corner of the State Road 528 and I-95 Interchange. The petitioner has proposed to establish the Lakes at Cocoa Grove Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such District under Florida law, including but not limited to: stormwater management system, roadway improvements, water and sewer systems, recreation improvements, landscaping and signage, and other infrastructure.

Copies of the petition and proposed ordinance are open to public inspection at the Community Services Department, 65 Stone Street, Cocoa, Florida 32922. All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, *Florida Statutes*, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk at 65 Stone Street, Cocoa, Florida 32922, or by phone at (321) 433-8480 not less than seventy-two (72) hours before a hearing or meeting in order to make arrangements. Hearing impaired persons, please call the Florida Relay Service (1-800-955-8770), no later than five (5) days prior to the meeting.

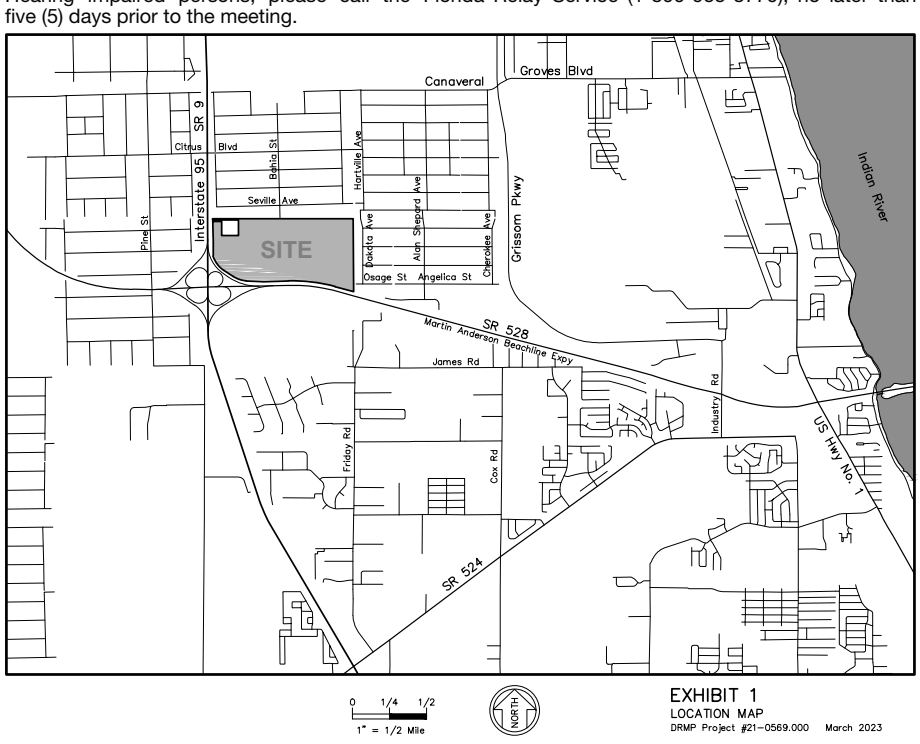


EXHIBIT 1
LOCATION MAP
DRMP Project #21-0569.000 March 2023

Published on 11/14/23, 11/21/23, 11/28/23 and 12/5/23

FT-37896647

Army mourns 5 US troops killed in helicopter crash

Tara Copp
ASSOCIATED PRESS

WASHINGTON – The U.S. Army Special Operations Command on Monday identified the five Army aviation special operations forces killed when their helicopter crashed in the eastern Mediterranean over the weekend, calling each a "national treasure" whose loss cut deeply.

The military's European Command said the UH-60 helicopter went down during an air refueling mission as part of military training.

The five service members who died were Chief Warrant Officer 3 Stephen R. Dwyer, 38, of Clarksville, Tennessee; Chief Warrant Officer 2 Shane M. Barnes, 34, of Sacramento, California; Staff Sgt. Tanner W. Grone, 26, of Gorham, New Hampshire; Sgt. Andrew P. Southard, 27, of Apache Junction, Arizona; and Sgt. Cade M. Wolfe, 24, of Mankato, Minnesota. They were all part of the Army's 160th Special Operations Aviation Regiment based at Fort Campbell, Kentucky.

The commander of the Army Special Operations Command, Lt. Gen. Jonathan Braga, said the fallen soldiers "hail from rare patriotic families with deep military service ties that span multiple generations and formations."

"This is devastating news that reverberates across the entire Special Operations community," Braga said in a statement Monday. "Every loss is tough, but in this case, service to the Nation is truly a family business and it's hard to express the amount of sorrow that we all feel right now."

The fallen soldiers were highly decorated, with multiple combat deployments in addition to responding to deployments with no notice, sent overseas to respond quickly to various national security needs.

Dwyer received his commission in 2009 from the U.S. Military Academy in West Point, New York. He served as an MH-60M pilot, mission planner and instructor pilot and deployed to Iraq and Afghanistan. He was called up multiple times on no-notice deployments to support national security objectives, the Army Special Operations Command said. His awards and decorations include the Bronze Star Medal, the Meritorious Service Medal and the Air Medal with Combat device among many others.

Barnes, also an MH-60M pilot, graduated from Gonzaga University in Spokane, Washington, in 2011. He was assigned to Korea and completed deployments to Afghanistan and Iraq. He was awarded the Distinguished Flying Cross with Valor device and the Air Medal with Combat device among other campaign awards.

Grone enlisted in the Army in 2017 as a UH-60 repairer. He served as a flight instructor and and MH-60M crew chief for the 160th. He deployed to Afghanistan and multiple times to Iraq, and he was awarded the Air Medal with Combat device, the Army Commendation Medal and the Army Achievement Medal with combat device among many other awards.

Grone's parents, Steve and Erica Grone, in a Facebook post verified by The Associated Press, said of their son that they were "beyond proud of what you became and believed in. Thank you for all these amazing years. Please watch over us. Love you and can't express how much you will be missed."

Southard enlisted in the Army in 2015 as a UH-60 repairer and served as an MH-60M crew chief. He was first assigned to Fort Bliss, Texas, upon completing advanced individual training, and he completed a 13-month rotation to Task Force Sinai in support of ongoing peacekeeping operations. He deployed to Afghanistan and was awarded two Army Commendation medals and an Army Achievement medal among other citations.

Wolfe enlisted in the Army in 2018 as a UH-60 repairer and served as an MH-60M crew chief. His awards and decorations include two Army Commendation medals and an Army Achievement medal.

The U.S. has built up its force presence in the Eastern Mediterranean and the Middle East in response to Hamas' Oct. 7 attack on Israel. There are two carrier strike groups operating in the region, U.S. Air Force squadrons have received additional crews and warplanes, and U.S. special operations forces have been added to help Israel in efforts to rescue hostages taken into Gaza.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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Tallahassee FL 32301-2528

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 Main Legal CLEGL, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

11/14/2023, 11/21/2023, 11/28/2023, 12/05/2023

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 12/05/2023

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commision expires

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NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
City Council of the City of Cocoa, Florida

Petition to Establish the Lakes at Cocoa Grove Community Development District

DATE:	**December 12, 2023**
TIME:	**6:00 p.m., or as soon thereafter as may be heard**
LOCATION:	**Council Chambers 65 Stone Street Cocoa, Florida 32922**

In compliance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the City Council of the City of Cocoa, Florida on the 12th day of December, 2023, at 6:00 p.m., or as soon thereafter as may be heard, at the Council Chambers, 65 Stone Street, Cocoa, Florida 32922, to consider an ordinance to grant a petition to establish the Lakes at Cocoa Grove Community Development District. The title of the proposed ordinance is as follows:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ESTABLISHING THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT, AT APPROXIMATELY 246.43 ACRES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The proposed Community Development District is comprised of 246.43 acres, generally located at the northeast corner of the State Road 528 and I-95 Interchange. The petitioner has proposed to establish the Lakes at Cocoa Grove Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such District under Florida law, including but not limited to: stormwater management system, roadway improvements, water and sewer systems, recreation improvements, landscaping and signage, and other infrastructure.

Copies of the petition and proposed ordinance are open to public inspection at the Community Services Department, 65 Stone Street, Cocoa, Florida 32922. All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general-purpose local government who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, *Florida Statutes*, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk at 65 Stone Street, Cocoa, Florida 32922, or by phone at (321) 433-8480 not less than seventy-two (72) hours before a hearing or meeting in order to make arrangements. Hearing impaired persons, please call the Florida Relay Service (1-800-955-8770), no later than five (5) days prior to the meeting.

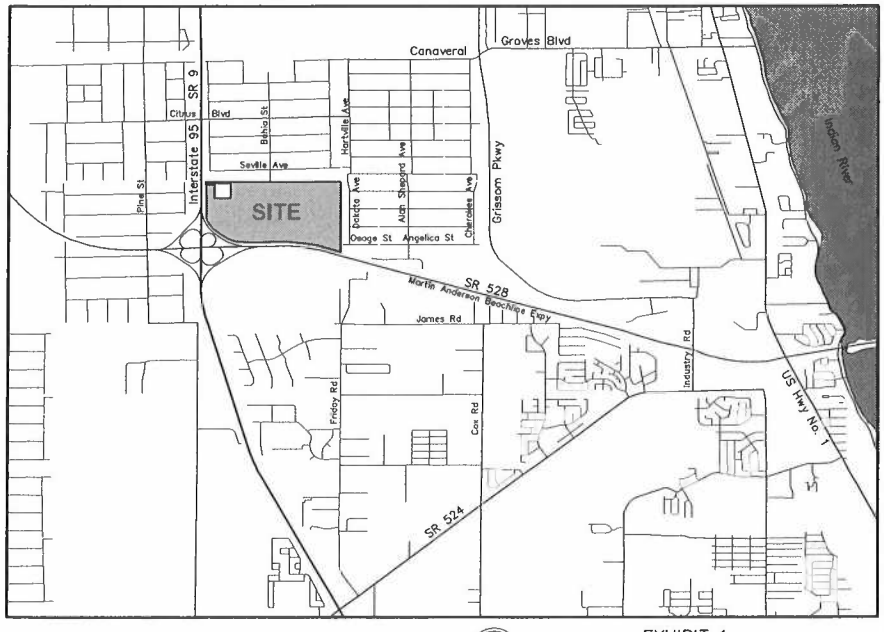
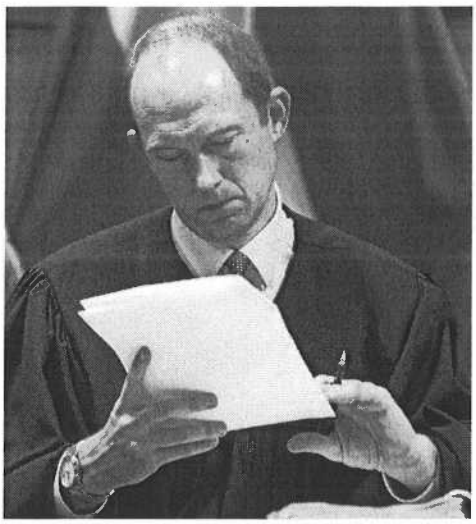


EXHIBIT 1
LOCATION MAP
DRMP Project #21-0569.000 March 2023

Published on 11/14/23, 11/21/23, 11/28/23 and 12/5/23

FT-37896647



Judge Scott McAfee on Friday questioned whether 15 defendants could be tried at once in the election interference case.
JOHN DAVID MERCER/USA TODAY

Prosecutors, Trump lawyer wrangle over Georgia trial date

Bart Jansen USA TODAY

In a freewheeling discussion Friday over picking a date for Donald Trump's Georgia election racketeering trial, his lawyer argued there is little time to try the former president before the 2024 election – and contended the Republican front-runner couldn't be tried after then if he wins.

But prosecutors seeking an August start to the trial, which could anchor Trump behind the defense table on Election Day, Nov. 5, 2024, denied the case would interfere with his ability to campaign.

Fulton County Superior Judge Scott McAfee made no decision but raised prickly questions about how to schedule a trial as Trump campaigns again for the White House.

"I think that's obviously something we're going to be taking up in greater detail in the new year," McAfee said.

Trump and 14 remaining co-defendants are charged with conspiring to overturn the results of the 2020 election. Four co-defendants have pleaded guilty, but Trump and the rest have pleaded not guilty. Meanwhile, polls show Trump as the front-runner for the Republican nomination to challenge President Joe Biden.

Trump's lawyer, Steven Sadow, said he faces a federal election conspiracy trial in March, a federal trial about national security documents in May and a New York trial over falsifying business records to make hush-money payments after that. Georgia prosecutors asked McAfee to start their trial, which could run five months, on Aug. 5.

"Can you imagine the notion of the Republican nominee for president not being able to campaign for the presidency because he is in some form or fashion in a courtroom defending himself?" Sadow asked.

Fulton County District Attorney Fani Willis is focused on trying the case, not interfering in the election, according to prosecutor Nathan Wade.

"This trial does not constitute election interference," Wade said. "This is moving forward with the business of Fulton County. I don't think it in any way impedes defendant Trump's ability to campaign or do whatever he needs to do to seek office."

McAfee asked Sadow whether Trump would have a problem with an August trial if he wasn't the GOP nominee and wasn't on trial in New York. Sadow said if "by some strange occurrence" he wasn't the nominee, "it changes perspective across the board."

McAfee asked Sadow if Trump could be tried in Georgia if he wins the presidency. But Sadow argued the supremacy clause of the Constitution would prevent a trial while he was in office.

McAfee also questioned whether 15 defendants could be tried at once, given the crowd of lawyers at the hearing Friday. He suggested the possibility he could create an "A" team of eight defendants and "B" team of seven defendants to be tried separately. But Wade said 12 defendants have been tried at one time and 15 was possible.

Scheduling the trial is tricky because other defendants want a faster decision. John Eastman, a private lawyer for Trump charged with helping develop the strategy for recruiting fake presidential electors, wants a verdict sooner than 2025.

"There are a number of defendants who are not running for president of the United States," said Buddy Parker, Eastman's lawyer.

Melbourne child, 3, fatally struck by car; mother injured

J.D. Gallop
Florida Today
USA TODAY NETWORK – FLORIDA

A 3-year-old was struck and killed and their 31-year-old mother injured by an oncoming car after the woman attempted to stop the child from running into the street near their Melbourne home late Sunday.

The deadly crash happened about 8:23 p.m. in the area of Dairy Road and Hall Street. The two were hit just moments after the mother, the child's other parent and the child were getting out of a parked car, which had a trailer attached, to return home, Melbourne police reported.

The child ran from the mother — identified as Cassandra Lyn Becher — and bolted from behind the trailer into the darkened, northbound lanes of Dairy Road. The mother was attempting to stop the child from running further into the roadway when they were both struck by a 2009 Honda Pilot, police reported.

Melbourne police were called to the site to investigate reports of a crash involving injuries. Officers arrived within moments and found the mother and child, both badly injured, police reported. Both were transported to Holmes Regional Medical Center in Melbourne.

The 56-year-old driver of the Honda, identified as Stephanos Maminakis, was not injured. Police said drugs and alcohol were not involved in the crash.

An investigation is ongoing.

J.D. Gallop is a criminal justice/breaking news reporter at FLORIDA TODAY. Contact Gallop at 321-917-4641 or jgallop@floridatoday.com. Twitter: @JDGallop.

Gas prices spiked last week, only to fall again

Elena Barrera
USA TODAY Network – Florida

Florida gasoline prices are falling again after a sudden spike in the middle of last week.

Gas hit a new low of $3.01 per gallon last Monday, but jumped to $3.17 by Thursday.

AAA-The Auto Club Group spokesperson Mark Jenkins said there isn't a "clear explanation" for the increase last week, but drivers are going to find prices near where they were at the beginning of last week.

"Florida gas prices seem to be moving down again almost as quickly as they shot up," Jenkins said in a news release.

Florida gas at a glance

- **Most expensive metro markets** – West Palm Beach-Boca Raton ($3.32), Naples ($3.20), Homosassa Springs ($3.20)
- **Least expensive metro markets** – Panama City ($2.93), Crestview-Fort Walton Beach ($2.94), Pensacola ($2.98)
- Daily gas price averages can be found at Gasprices.aaa.com

Elena Barrera can be reached at ebarrera@tallahassee.com. Follow her on X: @elenabarreraaa.



NOTICE OF PUBLIC HEARING
City Council of the City of Cocoa, Florida

Petition to Establish the Lakes at Cocoa Grove Community Development District

DATE:	December 12, 2023
TIME:	6:00 p.m., or as soon thereafter as may be heard
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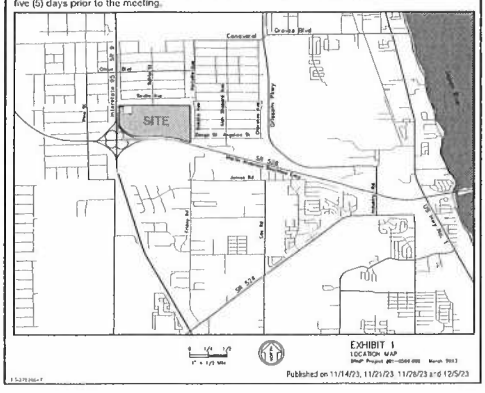


Published on 11/14/23, 11/21/23, 11/28/23 and 12/5/23

Legislation Details (With Text)

File #:	23-395	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	6/21/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Conduct Public Hearing and approve granting easements to Pivotal Utility Holdings, Inc. (a.k.a. Florida City Gas) for the purposes of constructing, operating and maintaining a pipeline located in Lee Wenner Park for the transportation of gas through the pipeline. (Community Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EA-City of Cocoa-FCG-v10 10-12-23_clean TCE (FCG)-City of Cocoa-v5 10-12-23_clean FCG_Offer Letter_City of Cocoa_10.19.23 FGT Proposed Easement Lee Wenner - TMV Sketch 12-6-21 Consent_apprd - Brevard County BOCC November 14.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: November 20, 2023
Agenda Date: December 12, 2023
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Conduct Public Hearing and approve granting easements to Pivotal Utility Holdings, Inc. (a.k.a. Florida City Gas) for the purposes of constructing, operating and maintaining a pipeline located in Lee Wenner Park for the transportation of gas through the pipeline.

BACKGROUND:

Pursuant to Appendix A, Zoning, Article IV, Section 2, the City Council shall be required to authorize all uses of land and development projects on any and all lands owned, leased, or controlled by the City of Cocoa within and outside the boundaries of the City. Further, the Planning and Zoning Board is required to provide a recommendation to the City Council regarding such proposed uses of land and development projects on City-owned land.

Pivotal Utility Holdings, Inc. (Florida City Gas) desires to construct, operate and maintain a pipeline through Lee Wenner Park for the purposes of transporting natural gas through a line that connects the mainland with Merritt Island. As part of their request, an easement agreement is required to grant an easement for their construction and installation of the gas pipeline through Lee Wenner Park.

Staff worked with Florida City Gas to place the gas line in an area that is least likely to impact future construction/renovations of Lee Wenner Park. Florida City Gas will be required to carry the necessary insurance as required by this agreement and agrees to assume all responsibility for costs associated with improvements made to the easement. The agreement notes the legal description, and a map is attached showing the location of the approved easement. Additional important easement terms are as follows:

- The proposed easement is 10' wide and will be through the southern parking lot at Lee Wenner Park and exiting into the Indian River Lagoon near the southern end of Lee Wenner Park.
- Florida City Gas must repair any damage to the City property and restore it to the same or substantially similar condition prior to performance of any activities contemplated by the easement.
- Initial construction of the pipeline will be coordinated with the City Manager to minimize interference with the City's planned Lee Wenner Park parking lot improvements.
- Thirty (30) days' written notice must be provided to the City prior to performing any work that (1) involves heavy equipment or machinery; (2) disturbance or excavation of the surface of the Property; or (3) materially interferes with the City's use of the property, except in emergencies.
- Florida City Gas is required to provide at least ten (10) days' written notice to the City prior to closing any parking spaces while conducting work or inspections on the property.
- Florida City Gas is required to relocate the pipeline to another location upon the City's request for any reason, which must be accomplished at Florida City Gas's sole cost and expense and must commence within 30 days of the City's notice to relocate. In the event of relocation, the City must cooperate in good faith with Florida City Gas regarding an alternate location, footprint, and design for the new easement area.
- Florida City Gas agrees to indemnify, defend and hold the City harmless against any and all claims, liabilities, fines, etc., related to the presence of, release of, or exposure to any Hazardous Substances on the Property caused by Florida City Gas or its contractors/agents.

Florida City Gas has also requested a temporary construction easement through Lee Wenner Park in order to perform construction related to the initial installation of the pipeline, which is 20' in width.

Florida City Gas has prepared an offer letter to the City Council, which includes compensation for the easement based on an appraisal.

The Planning and Zoning Board made a unanimous recommendation to grant the easement at its June 7th meeting. Furthermore, the Brevard County Board of County Commissioners approved the easement at their November 14, 2023 Commission meeting. Their approval provides written consent to Easements in connection with the City's granting of a utility easement and temporary construction easement for the construction of a pipeline in Lee Wenner Park.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Budgeted N/A

PREVIOUS ACTION:

June 7, 2023 - Planning and Zoning approval

RECOMMENDED MOTION:

Conduct Public Hearing and approve granting easements to Pivotal Utility Holdings, Inc. (a.k.a. Florida City Gas) for the purposes of constructing, operating and maintaining a pipeline located in Lee Wenner Park for the transportation of gas through the pipeline.

This instrument was prepared by
and upon recording return to:
Mary Prather, SinglePoint Acquisitions Group
On behalf of
Florida City Gas
700 Universe Boulevard
Juno Beach, Florida 33408
Attn: Corporate Real Estate Department

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "**Agreement**") is made and entered into as of the _____ day of _____, 2023 by and between the **CITY OF COCOA**, a Florida municipal corporation ("**Grantor**"), having a post office address of 65 Stone Street, Cocoa, Florida 32922, and **PIVOTAL UTILITY HOLDINGS, INC.**, a public utility corporation of the State of New Jersey (f/k/a NUI Utilities, Inc.) d/b/a FLORIDA CITY GAS ("**Grantee**"), having a post office address of 700 Universe Boulevard, Juno Beach, Florida 33408.

W I T N E S S E T H:

WHEREAS, Grantor is the owner of that certain tract of land located in Brevard County, Florida which is more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference (the "**Property**"); and

WHEREAS, Grantee desires to construct, operate and maintain pipelines and related facilities for the transportation of gases, liquids, substances or other materials on the portion of the Property described in Exhibit "B" attached hereto and made a part hereof by this reference (the "**Easement Area**"); and

WHEREAS, Grantee acknowledges that the Property is subject to that certain non-exclusive easement ("**Existing Easement**") reserved by Brevard County, Florida, a political subdivision of the State of Florida, in that certain County Deed recorded in Official Records Book 8063, Page 1885 of the Public Records of Brevard County, Florida ("**Deed**"), which Existing Easement allows for the County to access, install, maintain, and/or repair the pier, and that the Grantee's use of the Easement Area under this Agreement shall not restrict or interfere with the County's ability to exercise its rights under the Existing Easement; and

WHEREAS, the parties acknowledge that the Deed contains a right of reversion for the Property in favor of Brevard County; and

WHEREAS, Grantor agrees to permit such activities on the Easement Area upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, for and in consideration of the premises, the mutual covenants and agreements hereinafter set forth, Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, Grantor and Grantee hereby agree as follows:

1. **Recitals.** Grantor and Grantee hereby mutually acknowledge and agree that the foregoing recitals are true and correct and hereby incorporated into this Agreement by this reference.

2. **Grant of Easement.** Grantor hereby grants and conveys to Grantee the following irrevocable, perpetual easements, rights and interest in gross:

(i) A non-exclusive easement in, under, over, across and through the Easement Area for the purpose of constructing, reconstructing, improving, expanding, reducing, installing, operating, maintaining, repairing, replacing and inspecting above ground and below ground appurtenances, pipelines and any related facilities (collectively, the "**Facilities**") now or hereafter located thereon and/or thereunder for the transportation of gas or any liquids, gases, substances or other materials that can be transported by or conducted through the Facilities;

(ii) The right to keep the Easement Area free from (a) trees, undergrowth and/or other obstructions, whether natural or artificial, upon prior notice to and approval by the Grantor's City Manager or his or her designee, which shall not be unreasonably withheld, conditioned or delayed, except in the case of an emergency where no such approval is required; (b) anything which may constitute a hazard or endanger persons attempting to construct, reconstruct, improve, expand, reduce, install, operate, maintain, repair, replace or inspect any of the Facilities; (c) anything which may increase the cost of constructing, reconstructing, improving, expanding, reducing, installing, operating, maintaining, repairing, replacing or inspecting any of the Facilities, except that the existing parking lot surface and supporting structures, which may be maintained, repaired, and resurfaced, shall not be considered to increase such cost and may remain on the Easement Area; and (d) anything which may unreasonably interfere with the Facilities and/or any of Grantee's easements, rights and interest under this Agreement, and

(iii) A non-exclusive right-of-way easement of ingress, egress and access across the entirety of the Property as may be reasonably necessary or convenient for the full use and enjoyment by Grantee of its easements, rights and interest under this Agreement including, without limitation, the right to bring equipment, persons and materials onto the Property and Easement Area, subject to the requirements of Section 4 below.

3. **Restoration of Property.** Grantee shall repair any damage to the Property or Easement Area to the extent that such damage is caused by Grantee or its contractors, employees or agents. Grantee shall restore, or cause to be restored, the surface and subsurface of the Property and Easement Area to the same or substantially similar condition as reasonably practical said Property or Easement Area was in prior to Grantee's performance of any activities contemplated by this Agreement for the Grantee's Facilities. Grantee shall use its best efforts in its use of the Easement Area to not unreasonably interfere with use by Grantor, its guests and invitees.

4. **Coordination of Work.** With regard to initial construction of the Grantee's Facilities, Grantee shall coordinate the timing of such construction with the City Manager and may not commence construction absent City Manager approval, which shall not be unreasonably withheld, conditioned, or delayed, and which shall be given to minimize interference with the City's planned Lee Wenner Park parking lot improvements. Grantee shall provide notice to Brevard County, Parks and Recreation Department, prior to commencing initial construction. Grantee agrees to provide at least thirty (30) days' written notice to Grantor and Brevard County, Parks and Recreation Department, prior to performing any inspection, alteration, construction, reconstruction, improvement, replacement, maintenance or repair of Grantee's Facilities which may either (1) involve heavy equipment or machinery; (2) disturbance or excavation of the surface of the Property; or (3) materially interfere with Grantor's use of Grantor's Property or temporarily interfere with Brevard County's use of its easement, except in an event of an emergency in which life or property is in imminent danger of destruction or injury. Except in the event of an emergency, Grantee further agrees to provide at least ten (10) days' written notice to Grantor and Brevard County Parks and Recreation Department prior to closing any parking spaces on the Property while conducting any inspection, alteration, construction, reconstruction, improvement, replacement, maintenance or repair of Grantee's Facilities that may affect park operations. Except in the case of such emergency, Grantee shall be required to coordinate the timing, staging and specific location of the work to be performed and materials and equipment to be placed on the Property with the City Manager's Office. Except in case of an emergency, Grantee shall coordinate the timing and closure of parking spaces with the City's Leisure Services Department.

5. **Relocation of Facilities.** Grantee agrees that should Grantor request Grantee to relocate the Grantee's Facilities to another location on the Property for any reason, Grantee shall be required to do so at its sole cost and expense and shall commence such relocation within thirty (30) days' notice from the Grantor. Grantee acknowledges and agrees that the Property is a premiere waterfront park in the City of Cocoa and located within the Cocoa Community Redevelopment Area and subject to a Waterfront Master Plan, which may be amended from time to time to include varying economic redevelopment projects and enhanced recreational and community opportunities. The Grantor shall use reasonable efforts to avoid requiring Grantee to relocate its Facilities, but this Agreement shall not under any circumstances be construed to preclude the Grantor or the Cocoa Community Redevelopment Area, in its sole discretion, from amending its vision for the Property or taking action to enhance the available recreational and

community opportunities on the Property in order to serve the best interests of the City's residents. In the event the Grantor requires the relocation of the Grantee's Facilities, Grantor and Grantee shall cooperate and work together in good faith to agree upon an alternate location, footprint, design and construction plan for the new easement area ("**New Easement Area**") which shall be similar to the Easement Area in area and appropriateness for the use of Grantee's purposes, in which event the New Easement Area shall be deemed to be the Easement Area for all purposes under this Agreement.

6. **Grantor's Use of Easement Area.** Subject to Grantor's rights described in Section 5 above, and subject to Brevard County's easement rights reflected above, Grantor hereby covenants and agrees that it shall not construct, or permit any person or entity other than Grantee to construct, any buildings, towers or other structures on the Easement Area, nor shall it cause or permit any person or entity other than Grantee to cause the grade of the Easement Area to be changed in any manner prior to obtaining the prior written consent of Grantee.

7. **Grantor's Non-Interference.** Subject to and conditioned upon the provisions of Sections 4 and 5 of this Agreement, Grantor hereby reserves for itself the right to use the Easement Area; provided, however, that Grantor's use may not (i) violate any provision of this Agreement, (ii) constitute, in Grantee's reasonable opinion, a hazard or endanger persons attempting to construct, reconstruct, improve, expand, reduce, install, operate, maintain, repair, replace or inspect any of the Facilities, or (iii) unreasonably interfere with any of the Facilities and/or Grantee's easements, rights or interest under this Agreement.

8. **Amendment; Easement Runs with the Land.** This Agreement may only be amended by a writing signed by all of the parties hereto, and no other purported amendment hereof shall be of any force or effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns, as applicable. All rights granted to Grantee hereunder are hereby also expressly granted to Grantee's servants, agents, employees, contractors and subcontractors.

9. **Release of Easement.** In the event of the Grantee's complete non-use and abandonment of the Grantee's Facilities within the Easement Area, at such time Grantor may request a release of this Agreement to record in the public records.

10. **Hazardous Substances.** Grantee hereby agrees to indemnify, defend and hold harmless Grantor (or the then owner of the Property, if Brevard County), and its directors, officers, employees, contractors, agents, successors and assigns, from and against all claims, causes of actions, liabilities, obligations, judgments, damages, penalties, fines, losses, costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements), whether foreseen or unforeseen, directly or indirectly arising from or related to the presence of, release of or exposure to any Hazardous Substance on, under or from the Property caused by Grantee, its agents, employees, contractors, or subcontractors in performing its activities hereunder or any non-compliance by Grantee, its agents, employees, contractors, or subcontractors with any present or future federal, state or local law, rule, regulation or order pertaining to the

environmental regulation, health, safety, contamination or clean-up (an "**Environmental Law**"), except to the extent caused by Grantor's (or the then owner of the Property, if Brevard County) negligence or misconduct. As used herein, "Hazardous Substance" means any hazardous, toxic or harmful substance, waste, pollutant or contaminant (including, without limitation, asbestos, polychlorinated biphenyls, petroleum products, flammable explosives, radioactive materials, infectious substances and raw materials which include hazardous constituents) and any other substance or material which is regulated by any Environmental Law.

11. **Indemnification.** Grantee further agrees to indemnify, defend, and hold Grantor (or the then owner of the Property, if Brevard County), and its officers, officials, employees, agents, authorized contractors and volunteers harmless from any and all claims, injuries, damages, losses or suits, including attorney's fees, resulting from the negligent, grossly negligent and/or intentional acts, errors or omissions of Grantee, its agents, employees, contractors, or subcontractors arising out of or in connection with the performance of this Agreement and use of the Property, except to the extent such injuries and/or damages are caused by the negligence or intentional acts of Grantor (or the then owner of the Property, if Brevard County), and its officers, officials, employees, agents, authorized contractors and volunteers; provided however, in no event shall Grantee be liable for special, consequential or punitive damages.

The indemnification provided in Sections 10 and 11 shall obligate Grantee to defend at its own reasonable expense or to provide for such defense, at the option of Grantor or Brevard County, as the case may be, of any and all claims of liability and all suits and actions of every name and description that are brought against Grantor or Brevard County as a direct result under this Agreement. In all events, Grantor shall be permitted to choose legal counsel of its sole but reasonable choice, the actual and reasonable fees for which shall be subject to and included with this indemnification provided herein, as long as said fees are not greater than a rate deemed reasonable in Brevard County, Florida. In the event any of the Grantee's employees bring an action against the Grantor, arising out of, or in any way connected with, the use of the Property, the Grantee agrees that it shall not assert immunity under Section 440.11, Florida Statutes, as a defense to an indemnity action or obligation asserted by the Grantor in such circumstances pursuant to this Agreement.

12. **Grantor's Representations.** Grantor for itself and its successors and assigns, does hereby warrant to Grantee and its successors and assigns, that Grantor holds fee title to the Easement Area, and warrants the title to the easements herein described and granted, and will defend the same and Grantee's right to use and quietly enjoy such easements and the Easement Area against the lawful claims of all persons whomsoever.

13. **Sovereign Immunity.** Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the Grantor's (or the then owner of the Property, if Brevard County) right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the Grantor's or Brevard County's, as the case may be, potential liability under state or federal law, if applicable. As such, the Grantor (or the then owner of the Property, if Brevard County) shall not be liable under this Agreement

for punitive damages or interest for the period before judgment. Further, the Grantor (or the then owner of the Property, if Brevard County) shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of three hundred thousand dollars ($300,000.00). This paragraph shall survive termination of this Agreement.

14. **Governing Law; Venue; Waiver of Jury Trial.** This Agreement shall be governed by the laws of the State of Florida. Venue for all disputes shall be properly placed in Brevard County, Florida for state court actions and Orlando, Florida for federal court actions. The parties agree that this Agreement was consummated in Brevard County, and the site of the easement is in Brevard County, Florida. **THE PARTIES HEREBY VOLUNTARILY, KNOWINGLY, AND INTENTIONALLY AGREE, TO THE EXTENT PERMITTED BY LAW, TO THE WAIVER OF A JURY TRIAL IN ANY LEGAL ACTION OR PROCEEDING ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT**.

15. **Notices.** All notices, demands, requests, consents, approvals or other communications (collectively, "**Notices**") required or permitted to be given hereunder or which are given with respect to this Agreement shall be effective only if in writing and delivered by personal service, or delivered to an overnight courier service with guaranteed next day delivery, or mailed by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

To Grantor: Attn: Stockton Whitten, City Manager
City of Cocoa, Florida
Stone Street
Cocoa, FL 32922

To Grantee: Florida City Gas
700 Universe Boulevard
Juno Beach, Florida 33408
Attn: Corporate Real Estate Department

With Copy To: Florida City Gas
700 Universe Boulevard
Juno Beach, Florida 33408
Attn: General Counsel

To Brevard County, Parks and Recreation:

Director, Parks and Recreation
2725 Judge Fran Jamieson Way,
Melbourne, Florida 32940

Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; if delivered to an overnight courier service, on the business day immediately following delivery to such service; and if mailed, on the third business day after mailing.

16. **Counterparts.** This Agreement may be executed in separate counterparts, each of which is an original, and all of which together constitute one and the same instrument.

17. **Injunctive Relief.** The parties agree that, in the event of default, there may not be an adequate remedy at law, and therefore, it is agreed the parties shall be entitled to seek injunctive relief, including a mandatory injunction.

18. **Entire Agreement.** This Agreement constitutes the full and entire agreement between the parties hereto and supersedes any oral or written prior communications between the parties related to the subject matter contained in this Agreement.

19. **Attorney's Fees.** In the event it shall be necessary for Grantor or Grantee to bring suit for specific performance or damages or to enforce any provision hereof, each party shall be responsible for its own attorney's fees, costs and expenses.

20. **Severability.** If any provision, or a portion thereof, of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid, inoperative or unenforceable, the remainder of this Agreement or the application of such provision, or portion thereof, to any persons or circumstances shall not be affected thereby and the remainder of this Agreement shall be given effect as if such invalid, inoperative or unenforceable portion has not been included; such invalid, inoperative or unenforceable provision, or portion thereof, or the application thereof to any person or circumstances, shall not be given effect.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor and Grantee has hereunto set their hands and affixed their seals as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

_____
Witness Signature

_____
Print Name

_____
Witness Signature

_____
Print Name

GRANTOR:

CITY OF COCOA,
a Florida municipal corporation

By:_____
Print Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2023, by _____, as _____ of the City of Cocoa, a Florida municipal corporation, on behalf of the City.

[NOTARIAL SEAL]

Notary: _____
Print Name:_____
Notary Public, State of Florida
My commission expires:_____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced_____

WITNESSES:

Signed, sealed and delivered
in the presence of:

GRANTEE:

PIVOTAL UTILITY HOLDINGS, INC.,
a public utility corporation of the State of New Jersey (f/k/a NUI Utilities, Inc.) d/b/a FLORIDA CITY GAS

_____
Witness Signature

_____
Print Name

_____
Witness Signature

_____
Print Name

By:_____
Print Name:_____
Title:_____

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2023, by _____, as _____ of **PIVOTAL UTILITY HOLDINGS, INC.**, a public utility corporation of the State of New Jersey, on behalf of the corporation.

[NOTARIAL SEAL]

Notary: _____
Print Name:_____
Notary Public, State of Florida
My commission expires:_____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced_____

Exhibit A

Legal Description of the Property

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more, particularly described as follows:
Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of River Edge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page. 75 of the Public Records of Brevard County, Florida and run N.00°56'32"W., along said Easterly right-of-way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right-of-way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910, of the Public Records of Brevard County, Florida; thence run N.89°18'48”E., along the North line of said release parcel for 120.15 feet; thence run N.79°08'43"E., along said North line for 244.45 feet; thence run N.86°55''19"E., along said North line for 347.14 feet; thence run N.03°04'41"W., along said North line for 32.00 feet; thence run N.86°55’19"E., along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S.31°33'01"E., for 28.55 feet; S.04°05’19"W., for 1.34 feet; S.04°05'19"W., for 17.13 feet; S.04°05'19"W., for 14.29 feet; S.04°16'18"W., for 2.84 feet; S.04°16'18"W., for 25.14 feet; S.42°11'59"W., for 31.14 feet; S.38°39'28"W., for 76.67 feet; S.39°43’35"W., for 83.66 feet; S.44°24'03W., for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S.86°55'19"W., along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04’00" for 430.25 feet to the Point of Tangency of said curve; thence run S.89°18'48"W., for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.
and
All of that portion of Lot 8 of the Cocoa River Development in the City of Cocoa, Brevard County, Florida, as shown by the Plat of and Subdivision recorded in Plat Book 11, Page 7, of the Public Records of Brevard County, Florida, lying East of and within 400 fee to River Edge Boulevard as shown on said Plat, together with the submerged lands in the Indian River and the riparian or littoral rights thereunto appurtenant to the East of said River Edge Boulevard.
Note: The specific legal description of all Land South of the above legal descriptions pertaining to Parcel I.D. 24-36-33-00-43 were not found within the Public Records. This said land was apparently described as follows:
All of Lot 9, Cocoa River Development, according to the Plat of said subdivision recorded in Plat Book 11, Page 75, Public Records of Brevard County, Florida, lying East of the centerline of River Edge Boulevard as shown on said Plat, and all submerged lands in the Indian River and all riparian or littoral rights which may appertain to said Lot 9, Cocoa River Development.
and
All of Lots 9 and 10, Cocoa River Development, according to the Plat of said Subdivision in Plat Book 11, Page 75, Public Records of Brevard County, Florida, lying East of the centerline of River

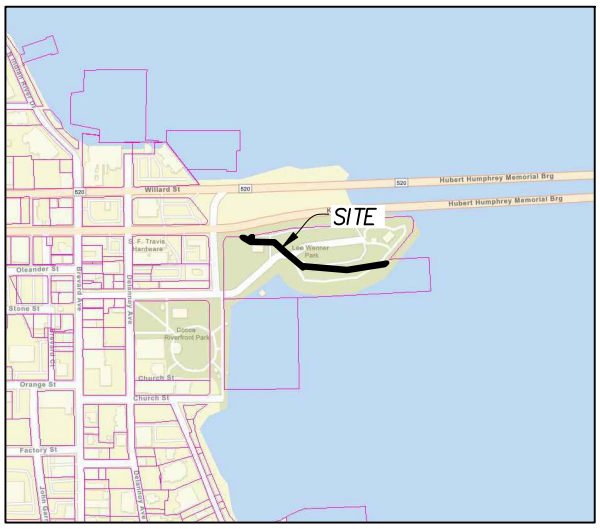
Edge Boulevard, as shown on said Plat, and all submerged lands in the Indian River and any and all riparian or littoral rights which may appertain to said Lot 9 and 10, Cocoa River Development.

EXHIBIT "B" LEGAL DESCRIPTION: PARCEL 801, EASEMENT

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8063, PAGE 1885, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 WEST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 520 ALSO KNOWN AS MERRITT ISLAND CAUSEWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70100-2517) BEING MARKED BY A FOUND IRON ROD; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°10'52"W FOR 27.36 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY RUN S49°56'33"E FOR 4.00 FEET; THENCE S59°57'21"E FOR 34.32 FEET; THENCE N00°01'31"E FOR 21.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 520; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N79°00'47"E FOR 10.19 FEET; THENCE S00°01'31"W FOR 24.14 FEET; THENCE S88°39'11"E FOR 120.77 FEET; THENCE S47°40'19"E FOR 78.51 FEET; THENCE S50°00'48"E FOR 118.45 FEET; THENCE S85°06'38"E FOR 245.15 FEET; THENCE N80°52'26"E FOR 219.72 FEET; THENCE S45°38'55"W FOR 14.18 FEET; THENCE S53°47'09"W FOR 4.00 FEET; THENCE S80°52'26"W FOR 205.81 FEET; THENCE N85°06'38"W FOR 236.67 FEET; THENCE S40°25'43"W FOR 7.51 FEET; THENCE N49°34'17"W FOR 70.34 FEET; THENCE N50°25'09"W FOR 61.93 FEET; THENCE N47°40'19"W FOR 75.01 FEET; THENCE N88°39'11"W FOR 128.21 FEET; THENCE N59°57'21"W FOR 39.35 FEET; THENCE N49°56'33"W FOR 16.42 FEET; THENCE N89°10'52"E FOR 15.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 8,584 SQUARE FEET (0.197 ACRES) MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)

JOHN BOLAND
License Number
7350
STATE OF FLORIDA
Professional Surveyor and Mapper

John Boland 08/03/23

JOHN M. BOLAND DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 7350
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET INDEX:

SHEET 1: LEGAL DESCRIPTION
SHEET 2: LEGEND, NOTES
SHEETS 3-5: SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION OF
PROPOSED EASEMENT ACROSS THE LANDS OF CITY OF COCOA (LEE WENNER PARK)
SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA
PREPARED FOR:
FLORIDA CITY GAS

SGC ENGINEERING, LLC
SURVEY AND MAPPING
1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FLORIDA 32708
PHONE: (800) 581-4031
WWW.SGCSURVEY.COM
LB 7979

DATE: 06/27/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB

PLOTTED: 8/18/2023 3:49:51 PM LOGIN: John Boland FILE: K:\PROJECTS\1877001-Kimley Horn - FL520 Replacement\DWG\WORKSHEETS\1877001_Plats_esmt_sas.dwg

SKETCH NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON, IF ANY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050 THROUGH 5J17.052, FLORIDA ADMINISTRATIVE CODE.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 88) [GEOID 12B].
4. IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC ENGINEERING, LLC BETWEEN APRIL 14, 2020 AND OCTOBER 19, 2020.
5. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
6. PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEMORANDUM TO BEN DESLAURIERS DATED OCTOBER 20, 2020 AN ORDINARY HIGH WATER LINE (OHWL) HAS NOT BEEN DETERMINED AT THIS SITE. AN ELEVATION OF −0.30 FEET, NORTH AMERICAN VERTICAL DATUM 1988, ALONG THE NATURAL SHORELINE IS SUFFICIENT FOR SAFE UPLAND LINE.

LEGEND:

———	SUBJECT EASEMENT
——— — — ———	EXISTING R/W
—— – – —— – – ——	PARCEL LINES
—— —— —— —— ——	TIE LINE
——— G ———	GAS LINE
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
RNG	RANGE
TWN	TOWNSHIP
●	FOUND IRON ROD

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SKETCH OF DESCRIPTION OF

PROPOSED EASEMENT ACROSS THE LANDS OF CITY OF COCOA (LEE WENNER PARK)

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
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SURVEY AND MAPPING

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PROPOSED PERM. EASEMENT / EXISTING GAS MAIN IN PLACE	±0.092 ACRES	±3,992 SQUARE FEET
PROPOSED NEW LAY AREA	±0.105 ACRES	±4,592 SQUARE FEET
PARCEL 801 (COMBINED AREA)	±0.197 ACRES	±8,584 SQUARE FEET

N

SGC

0 20 40

1 INCH = 40 FEET

STATE ROAD 520 (MERRITT ISLAND CAUSEWAY)
(A VARIABLE WIDTH PUBLIC R/W PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70100-2517)

SOUTH R/W LINE OF STATE ROAD 520

POINT OF BEGINNING
NORTHING: 1462153.23'
EASTING: 745127.77'

POINT OF COMMENCEMENT
NORTHING: 1462153.63'
EASTING: 745155.12'
FOUND IRON ROD

PARCEL 801
PROPOSED PERMANENT EASEMENT
(±0.197 AC OR ±8,584 SF)

L1 L2 L3 L4 L5 L6 L7 L10 L11

S88°39'11"E 120.77'

N88°39'11"W 128.21'

N59°57'21"W 39.35'

S47°40'19"E 78.51'

N47°40'19"W 75.01'

N50°25'09"W 61.93'

MATCHLINE "A"

PID
24-36-33-00-43
CITY OF COCOA
ORB 8063, PG 1885

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°10'52"W	27.36'
L2	S49°56'33"E	4.00'
L3	S59°57'21"E	34.32'
L4	N0°01'31"E	21.20'
L5	N79°00'47"E	10.19'
L6	S0°01'31"W	24.14'
L7	S50°00'48"E	118.45'
L10	N49°56'33"W	16.42'
L11	N89°10'52"E	15.28'

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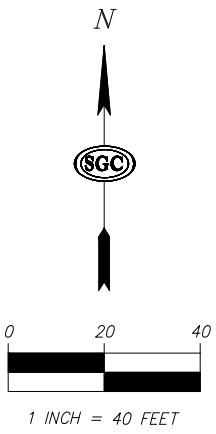
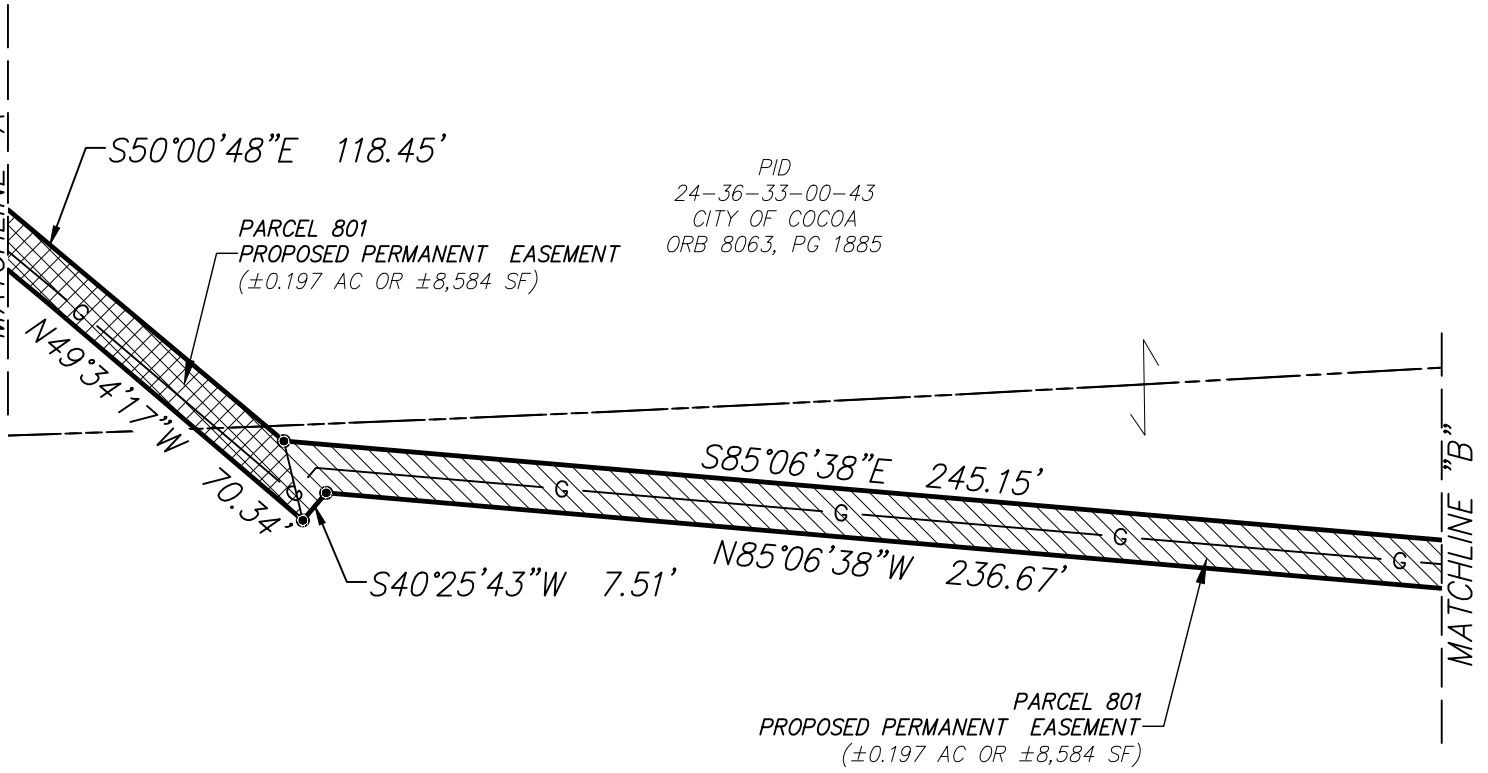
PROPOSED PERM. EASEMENT / EXISTING GAS MAIN IN PLACE	±0.092 ACRES	±3,992 SQUARE FEET
PROPOSED NEW LAY AREA	±0.105 ACRES	±4,592 SQUARE FEET
PARCEL 801 (COMBINED AREA)	±0.197 ACRES	±8,584 SQUARE FEET





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PROPOSED PERM. EASEMENT / EXISTING GAS MAIN IN PLACE	±0.092 ACRES	±3,992 SQUARE FEET
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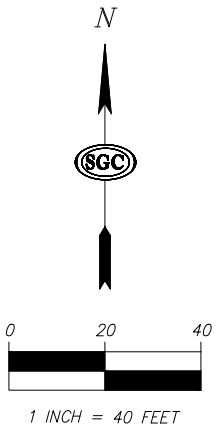

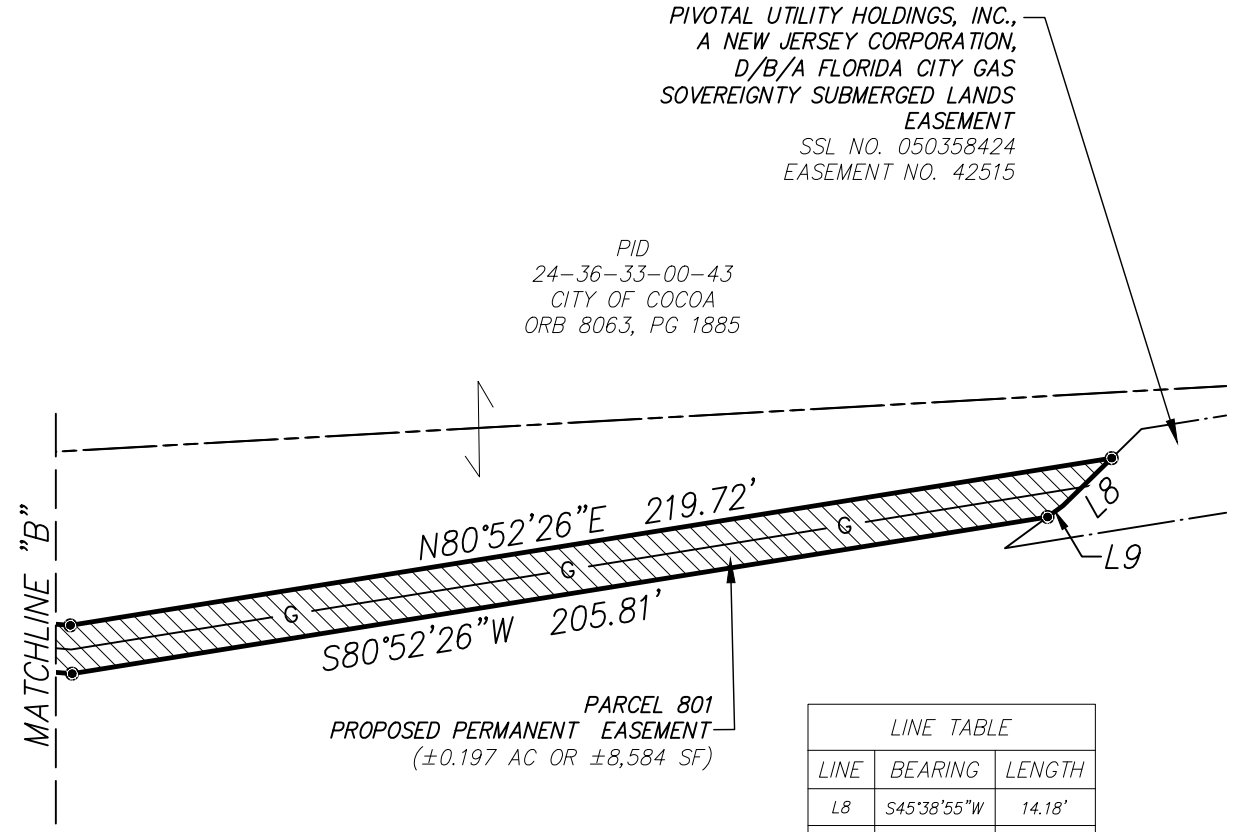

LINE TABLE		
LINE	BEARING	LENGTH
L8	S45°38'55"W	14.18'
L9	S53°47'09"W	4.00'

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 5 OF 5

SKETCH OF DESCRIPTION OF

PROPOSED EASEMENT ACROSS THE LANDS OF CITY OF COCOA (LEE WENNER PARK)

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PREPARED FOR:
FLORIDA CITY GAS

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Prepared by and after recording return to:
Florida City Gas
700 Universe Boulevard
Juno Beach, Florida 33408

FLORIDA CITY GAS

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ("**Agreement**") is made and executed this _____ day of _____, 2023 by and between the **CITY OF COCOA,** a Florida municipal corporation, located at 65 Stone Street, Cocoa, Florida, 32922 ("**Property Owner**" or "**Grantor**"), and PIVOTAL UTILITY HOLDINGS, INC. d/b/a FLORIDA CITY GAS, a public utility corporation of the State of New Jersey, having a post office address of 700 Universe Boulevard, Juno Beach, Florida 33408 (**"Grantee"**).

W I T N E S S E T H:

WHEREAS, Property Owner is the owner of certain real property more particularly described on **Exhibit "A,"** which is attached to this Agreement and which is incorporated herein by reference (the "**Property**"); and

WHEREAS, Grantee requires temporary easements over a portion of the Property as approximately depicted on **Exhibit "B"** attached to this Agreement and made a part hereof by reference (the "**Temporary Easement Area**") in order to conduct construction activities in connection with certain property Grantee has rights to use as provided by that certain Easement Agreement executed by the Grantor and the Grantee on the Property ("**Easement Agreement**") (the **"Grantee Property"**) (and which Grantee Property may be a part of the Property); and

WHEREAS, Grantee acknowledges that the Property is subject to that certain non-exclusive easement ("**Existing Easement**") reserved by Brevard County, Florida, a political subdivision of the State of Florida, in that certain County Deed recorded in Official Records Book 8063, Page 1885 of the Public Records of Brevard County, Florida ("**Deed**"), which Existing Easement allows for the County to access, install, maintain, and/or repair the pier and that the Grantee's use of the Temporary Easement Area under this Agreement shall not restrict or interfere with the County's ability to exercise its rights under the Existing Easement, and which Deed contains a right of reversion for the Property in favor of Brevard County; and

WHEREAS, Property Owner is willing to grant to Grantee temporary easements as provided in this Agreement.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by Grantee to Property Owner, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant and agree as follows:

1. **Grant of Easements**. Property Owner hereby grants and conveys to Grantee the following temporary easements, rights and privileges (collectively called the "**Temporary Easements**"):

(A) an exclusive easement in, upon, under and through the Temporary Easement Area to move, stage and store construction and other machinery, apparatus, equipment, vehicles and personnel and to do such other activities as Grantee shall deem necessary in connection with certain activities on, in, under or above the Grantee Property, such activities on the Grantee Property including, without limitation, the construction, installation, laying, inspection, testing, operation, of pipes, mains, equipment, cables, lines, conduits, valves, regulators, heaters, meters, anodes, ground beds, fittings, markers, cathodic protection facilities, regulator stations, and data and voice transmission lines, of every nature and description (collectively called the "**Facilities**");

(B) a non-exclusive easement of unrestricted and free access, ingress and egress to and from the Temporary Easement Area on, over and through the Property;

(C) a non-exclusive easement to go on, over and through Property and the Temporary Easement Area to inspect and survey the Property and Temporary Easement Area and Easement Area as defined in the Easement Agreement;

(D) a non-exclusive easement to cut, clear, remove, and dispose of trees, undergrowth, , and other obstructions located in the Temporary Easement Area that would hinder the exercise of the rights and privileges of the Temporary Easement granted in this Agreement upon prior notice to and approval by the Grantor's City Manager or his or her designee, which shall not be unreasonably withheld;

(E) all other rights, privileges, and easements necessary for the full enjoyment and use of the Temporary Easement Area, the Easements and the rights and privileges of the Grantee in this Agreement; and

(F) the right to erect a construction security fence around the Temporary Easement Area and Easement Area as defined in the Easement Agreement during construction for safety purposes.

2. **Commencement of Construction, Expiration of Agreement, and Restoration of Property**. Pursuant to the Easement Agreement, with regard to initial construction of the Grantee's Facilities, Grantee shall coordinate the timing of such construction with the City Manager and may not commence construction absent City Manager approval, which shall not be unreasonably withheld, conditioned, or delayed, and which shall be given to minimize interference with the City's planned Lee Wenner Park parking lot improvements. Grantee shall provide notice to Brevard County, Parks and Recreation Department, prior to commencing initial construction. This Agreement shall expire automatically upon Grantee's completion of construction of the Facilities on the Grantee Property. Grantee assumes sole and full responsibility for any loss or damage to equipment and material stored on the Temporary Easement Area during the term of this Agreement unless such damage or loss is caused by the sole negligence of the Property Owner; in which case Property Owner shall be responsible for the loss or damage caused by its own acts and omissions. Upon completion of the Facilities, Grantee shall provide

written notice of completion to the Property Owner. Further, Grantee shall leave the Property, including but not limited to the Easement Area and Temporary Easement Area, in as near as the same or substantially similar condition it was in prior to the commencement of construction as practical, subject to those improvements made pursuant to the project plans, if any. The Grantee shall, at its sole cost and expense, restore any improvements on the Property that are damaged by Grantee or its contractors, employees, or agents, incident to its construction of the project to a condition which approximates as closely as is reasonably practicable the condition of said improvements prior to being damaged. Grantee agrees to fill any holes Grantee created, level the ground of the Easement Area and Temporary Easement Area to approximately the same contour as existed just prior to the commencement of construction, to spread grass seed over the Temporary Easement Area or replace asphalt removed which were removed by Grantee in the course of Grantee's use of the Temporary Easement Area.

3. **Maintenance of the Property.** During the term of this Agreement, Grantee shall perform its activities upon the Property in a reasonably safe manner and perform or have performed the work required by the project in a workman like manner that minimizes, to the extent practicable, the amount of dust, debris, noise and/or other construction impacts on the Property. In addition, Grantee shall not unreasonably obstruct traffic or eliminate access to the Property (especially during peak times of the day), except as necessary to complete construction of the Facilities pursuant to the project plans.

4. **Enforcement; Strict Compliance**. Grantee shall have the right to take any action, at law and in equity, to enforce or prevent the interference with the easements, rights and privileges granted in this Agreement. Failure of any party to exercise any power or right given hereunder or to insist upon strict compliance with the terms hereof shall not be, or be deemed to be, a waiver of such party's right to demand strict compliance with the terms of this Agreement.

5. **Transferability**. Grantee shall not have the right to assign or subcontract this Agreement or any rights hereunder, without the prior written consent of Property Owner. Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to any party other than Grantee and Property Owner, and all duties and responsibilities under this Agreement will be for the sole and exclusive benefit of Grantee and Property Owner and not for the benefit of any other party.

6. **Authority**. The parties warrant and represent one to the other that they have full power and authority to enter into this Agreement.

7. **Integrated Agreement; Modification**. This Agreement constitutes the entire and complete agreement between the parties with respect to the transaction contemplated hereby, and conversations, representations, promises, inducements, warranties, or statements not reduced to writing and expressly set forth in this Agreement shall be of no force or effect whatsoever. No conduct or course of action undertaken or performed by the parties shall have the effect of, or be deemed to have the effect of, modifying, altering or amending the terms, covenants and conditions of this Agreement. This Agreement may not be modified, altered or amended except by a written instrument executed by the party to be bound and signed by both parties to the Agreement.

8. **Severability**. If any of the provisions of this Agreement are hereinafter expressly declared by a court of competent jurisdiction to be invalid or unenforceable, then any such provision shall be canceled and severed from this Agreement and the other provisions of this Agreement shall continue in full force and effect.

9. **Headings**. The headings of this Agreement are for convenience only, shall in no way define or limit the scope or content this Agreement, and shall not be considered in any construction or interpretation of the provisions of this Agreement or any part of this Agreement.

10. **Construction**. No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party by any court or other governmental or judicial authority by reason of such party's having or being deemed to have prepared or imposed such provision.

11. **Exhibits**. Each exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and shall be construed to be a part of this Agreement by such reference or other mention at each point in which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time such terms are used.

12. **Counterparts**. This Agreement may be signed in counterparts and shall be considered a complete instrument when all parties have affixed their signatures.

13. **Governing Law**. This Agreement shall be construed, enforced, and interpreted in accordance with the laws of the State of Florida and those laws shall control in the event of any conflict of laws.

14. **Venue**. The venue for any action brought or arising out of this Agreement shall be Brevard County, Florida for state court actions and Orlando, Florida for federal court actions.

15. **General Contractor Requirements**. Grantee may retain the services of a construction contractor to construct the improvements required by the project plans at its sole cost and expense. If retained, Grantee shall require the general contractor to construct the improvements in a workmanlike manner and in compliance with the applicable statutes, ordinances, rules and regulations of all governing public authorities as those statutes, ordinances, rules and regulations are amended from time to time.

Grantee agrees to also require the general contractor to maintain a minimum of one million dollars ($1,000,000.00) of general liability insurance coverage for purposes of covering any and all potential claims, actions, causes of action, loss, damage, injury, liability, cost or expense caused by or arising out of the contractor's performance to construct the improvements required by the project. Grantee shall require that said general contractor's insurance company list the Property Owner and Grantee as additional named insureds on the general contractor's insurance policy. Further, the general contractor shall provide proof of said insurance to Property Owner and Grantee. In addition, the construction contractor shall be required to provide the City and its officials and employees with a written indemnification and hold harmless agreement in accordance with Florida Statutes for public construction contracts. The form of said indemnification shall be subject to approval of the City Attorney.

16. **Improvements to Property**. Grantee agrees that all costs, expenses and/or obligations for labor, materials and/or services for or in connection with all improvements constructed on the Easement Area pursuant to the project plans shall be paid for by Grantee, and that Grantee shall protect the Property from the filing of mechanics' liens relating to said improvements. In the event that any such mechanics' liens are filed against the Property, Grantee shall promptly take such steps, at its expense, to cause a release of the mechanics' lien or liens to be filed with the Official Records of Brevard County.

17. **Notices**. Any notices required by this Agreement shall be in writing and delivered by personal service, or delivered to an overnight courier service with guaranteed next day delivery, or mailed by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

For Grantee:
Florida City Gas
700 Universe Boulevard
Juno Beach, Florida 33408

For Grantor:
City of Cocoa
Attention: City Manager
65 Stone Street
Cocoa, Florida 32922
(321) 433-8686

To Brevard County, Parks and Recreation:

Director, Parks and Recreation
2725 Judge Fran Jamieson Way,
Melbourne, Florida 32940

Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; if delivered to an overnight courier service, on the business day immediately following delivery to such service; and if mailed, on the third business day after mailing. The Grantor and Grantee may freely modify the notice address at any time by providing written notice to the other party.

18. **Attorney's Fees**. Should either party bring an action to enforce any of the terms of this Agreement, each party shall bear their own attorney's fees, costs and expenses of any such action.

19. **Indemnification.** Grantee further agrees to indemnify, defend, and hold Grantor (or the then owner of the Property, if Brevard County), its officers, officials, employees, agents, authorized contractors and volunteers harmless from any and all claims, injuries, damages, losses or suits, including attorney's fees, resulting from the negligent, grossly negligent and/or intentional acts, errors or omissions of Grantee, its agents, employees, contractors, or subcontractors arising out of or in

connection with the performance of its activities under this Agreement, except to the extent such injuries and/or damages are caused by the negligence or intentional acts of Grantor (or the then owner of the Property, if Brevard County), or its officers, officials, employees, agents, authorized contractors and volunteers; provided however, in no event shall Grantee be liable for special, consequential or punitive damages.

The indemnification provided in this section shall obligate Grantee to defend at its own reasonable expense or to provide for such defense, at the option of Grantor (or the then owner of the Property, if Brevard County), as the case may be, of any and all claims of liability and all suits and actions of every name and description that are brought against Grantor as a direct result under this Agreement. In all events, Grantor (or the then owner of the Property, if Brevard County) shall be permitted to choose legal counsel of its sole but reasonable choice, the actual and reasonable fees for which shall be subject to and included with this indemnification provided herein, as long as said fees are not greater than a rate deemed reasonable in Brevard County, Florida. In the event any of the Grantee's employees bring an action against the Grantor, arising out of, or in any way connected with, the use of the Property, the Grantee agrees that it shall not assert immunity under Section 440.11, Florida Statutes, as a defense to an indemnity action or obligation asserted by the Grantor in such circumstances pursuant to this Agreement.

20. **Sovereign Immunity.** Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the Grantor's (or the then owner of the Property, if Brevard County) right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the Grantor's or Brevard County's, as the case may be, potential liability under state or federal law, if applicable. As such, the Grantor (or the then owner of the Property, if Brevard County) shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the Grantor (or the then owner of the Property, if Brevard County) shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of three hundred thousand dollars ($300,000.00). This paragraph shall survive termination of this Agreement.

(Signatures Appear on following page)

IN WITNESS WHEREOF, the parties hereto have subscribed their names and have caused this Temporary Construction Easement Agreement to be executed as of the day and year first above written.

GRANTOR: CITY OF COCOA,
a Florida municipal corporation

_____
(Witness signature)

By: _____
(Grantor's signature)

Print Name:_____
(Witness)

Print Name: _____

Title: _____

_____
(Witness signature)

By: _____
(Grantor's signature)

Print Name:_____
(Witness)

Print Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2023, by _____, as _____ of the City of Cocoa, a Florida municipal corporation, on behalf of the City.

[NOTARIAL SEAL]

Notary: _____
Print Name:_____
Notary Public, State of Florida
My commission expires:_____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced_____

Signed, sealed and delivered in the presence of:

GRANTEE:
PIVOTAL UTILITY HOLDINGS, INC.,
a public utility corporation of the State of New Jersey (f/k/a NUI Utilities, Inc.) d/b/a FLORIDA CITY GAS

_____
(Witness signature)

Print Name:_____
(Witness)

By: _____
(Grantor's signature)

Print Name: _____

Title: _____

_____
(Witness signature)

Print Name:_____
(Witness)

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2023, by _____, as _____ of **PIVOTAL UTILITY HOLDINGS, INC.**, a public utility corporation of the State of New Jersey (f/k/a NUI Utilities, Inc.) d/b/a FLORIDA CITY GAS, on behalf of the corporation.

[NOTARIAL SEAL]

Notary: _____
Print Name:_____
Notary Public, State of Florida
My commission expires:_____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced_____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more, particularly described as follows:

Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of River Edge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page. 75 of the Public Records of Brevard County, Florida and run N.00°56'32"W., along said Easterly right-of-way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right-of-way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910, of the Public Records of Brevard County, Florida; thence run N.89°18'48"E., along the North line of said release parcel for 120.15 feet; thence run N.79°08'43"E., along said North line for 244.45 feet; thence run N.86°55''19"E., along said North line for 347.14 feet; thence run N.03°04'41"W., along said North line for 32.00 feet; thence run N.86°55'19"E., along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S.31°33'01"E., for 28.55 feet; S.04°05'19"W., for 1.34 feet; S.04°05'19"W., for 17.13 feet; S.04°05'19"W., for 14.29 feet; S.04°16'18"W., for 2.84 feet; S.04°16'18"W., for 25.14 feet; S.42°11'59"W., for 31.14 feet; S.38°39'28"W., for 76.67 feet; S.39°43'35"W., for 83.66 feet; S.44°24'03W., for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S.86°55'19"W., along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S.89°18'48"W., for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

and

All of that portion of Lot 8 of the Cocoa River Development in the City of Cocoa, Brevard County, Florida, as shown by the Plat of and Subdivision recorded in Plat Book 11, Page 7, of the Public Records of Brevard County, Florida, lying East of and within 400 fee to River Edge Boulevard as shown on said Plat, together with the submerged lands in the Indian River and the riparian or littoral rights thereunto appurtenant to the East of said River Edge Boulevard.

Note: The specific legal description of all Land South of the above legal descriptions pertaining to Parcel I.D. 24-36-33-00-43 were not found within the Public Records. This said land was apparently described as follows:

All of Lot 9, Cocoa River Development, according to the Plat of said subdivision recorded in Plat Book 11, Page 75, Public Records of Brevard County, Florida, lying East of the centerline of River Edge Boulevard as shown on said Plat, and all submerged lands in the Indian River and all riparian or littoral rights which may appertain to said Lot 9, Cocoa River Development.

and

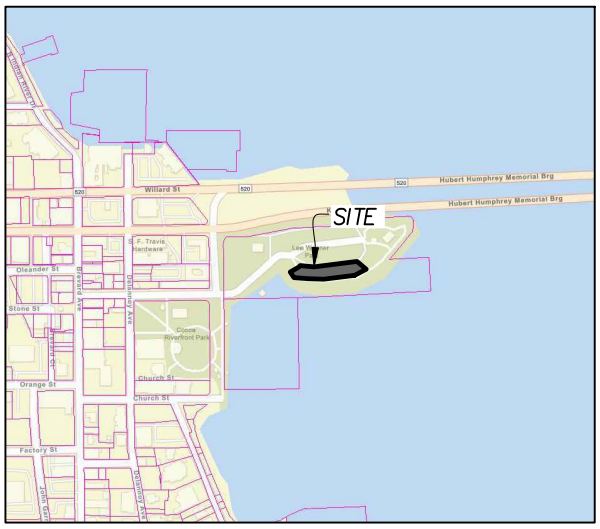
All of Lots 9 and 10, Cocoa River Development, according to the Plat of said Subdivision in Plat Book 11, Page 75, Public Records of Brevard County, Florida, lying East of the centerline of River Edge Boulevard, as shown on said Plat, and all submerged lands in the Indian River and any and all riparian or littoral rights which may appertain to said Lot 9 and 10, Cocoa River Development.

EXHIBIT "B" LEGAL DESCRIPTION: PARCEL 701, TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8063, PAGE 1885, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 WEST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 520 ALSO KNOWN AS MERRITT ISLAND CAUSEWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 70100-2517) BEING MARKED BY A FOUND IRON ROD; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN S50°44'19"E FOR 297.91 FEET TO THE POINT OF BEGINNING; THENCE N59°42'24"E FOR 55.38 FEET; THENCE N40°25'43"E FOR 10.00 FEET; THENCE S85°06'38"E FOR 77.25 FEET; THENCE N82°32'56"E FOR 237.58 FEET; THENCE S50°00'53"E FOR 67.13 FEET; THENCE S62°33'26"W FOR 72.61 FEET; THENCE S82°32'56"W FOR 170.32 FEET; THENCE N88°11'31"W FOR 84.09 FEET; THENCE N85°41'50"W FOR 80.42 FEET; THENCE N34°25'28"W FOR 36.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 26,624 SQUARE FEET (0.611 ACRES) MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)

JOHN BOLAND
License Number
7350
STATE OF
FLORIDA
Professional Surveyor and Mapper

08/03/23
JOHN M. BOLAND — DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 7350
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET INDEX:
SHEET 1: LEGAL DESCRIPTION
SHEET 2: LEGEND, NOTES
SHEETS 3-5: SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 1 OF 4

SKETCH OF DESCRIPTION OF
PROPOSED EASEMENT ACROSS THE LANDS OF CITY OF COCOA (LEE WENNER PARK)
SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA
PREPARED FOR:
FLORIDA CITY GAS

SGC ENGINEERING, LLC
SURVEY AND MAPPING
1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FLORIDA 32708
PHONE: (800) 581-4031
WWW.SGCSURVEY.COM
LB 7979

DATE: 06/23/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB

PLOTTED: 8/18/2023 3:47:24 PM LOGIN: John Boland FILE: K:\PROJECTS\1877001-Kimley Horn - FL520 Replacement\DWG\WORKSHEETS\1877001_Plats_esmt_TCE.dwg

SKETCH NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON, IF ANY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050 THROUGH 5J17.052, FLORIDA ADMINISTRATIVE CODE.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD 88) [GEOID 12B].
4. IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC ENGINEERING, LLC BETWEEN APRIL 14, 2020 AND OCTOBER 19, 2020.
5. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
6. PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEMORANDUM TO BEN DESLAURIERS DATED OCTOBER 20, 2020 AN ORDINARY HIGH WATER LINE (OHWL) HAS NOT BEEN DETERMINED AT THIS SITE. AN ELEVATION OF −0.30 FEET, NORTH AMERICAN VERTICAL DATUM 1988, ALONG THE NATURAL SHORELINE IS SUFFICIENT FOR SAFE UPLAND LINE.

LEGEND:

———	SUBJECT EASEMENT
——— — — ———	EXISTING R/W
—— – – —— – – ——	PARCEL LINES
—— —— —— —— ——	TIE LINE
——— G ———	GAS LINE
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
RNG	RANGE
TWN	TOWNSHIP
●	FOUND IRON ROD

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY. SHEET 2 OF 4

SKETCH OF DESCRIPTION OF

PROPOSED EASEMENT ACROSS THE LANDS OF CITY OF COCOA (LEE WENNER PARK)

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PREPARED FOR:

FLORIDA CITY GAS

SGC ENGINEERING, LLC

SURVEY AND MAPPING

1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FLORIDA 32708
PHONE: (800) 581-4031
WWW.SGCSURVEY.COM
LB 7979

DATE: 06/23/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB

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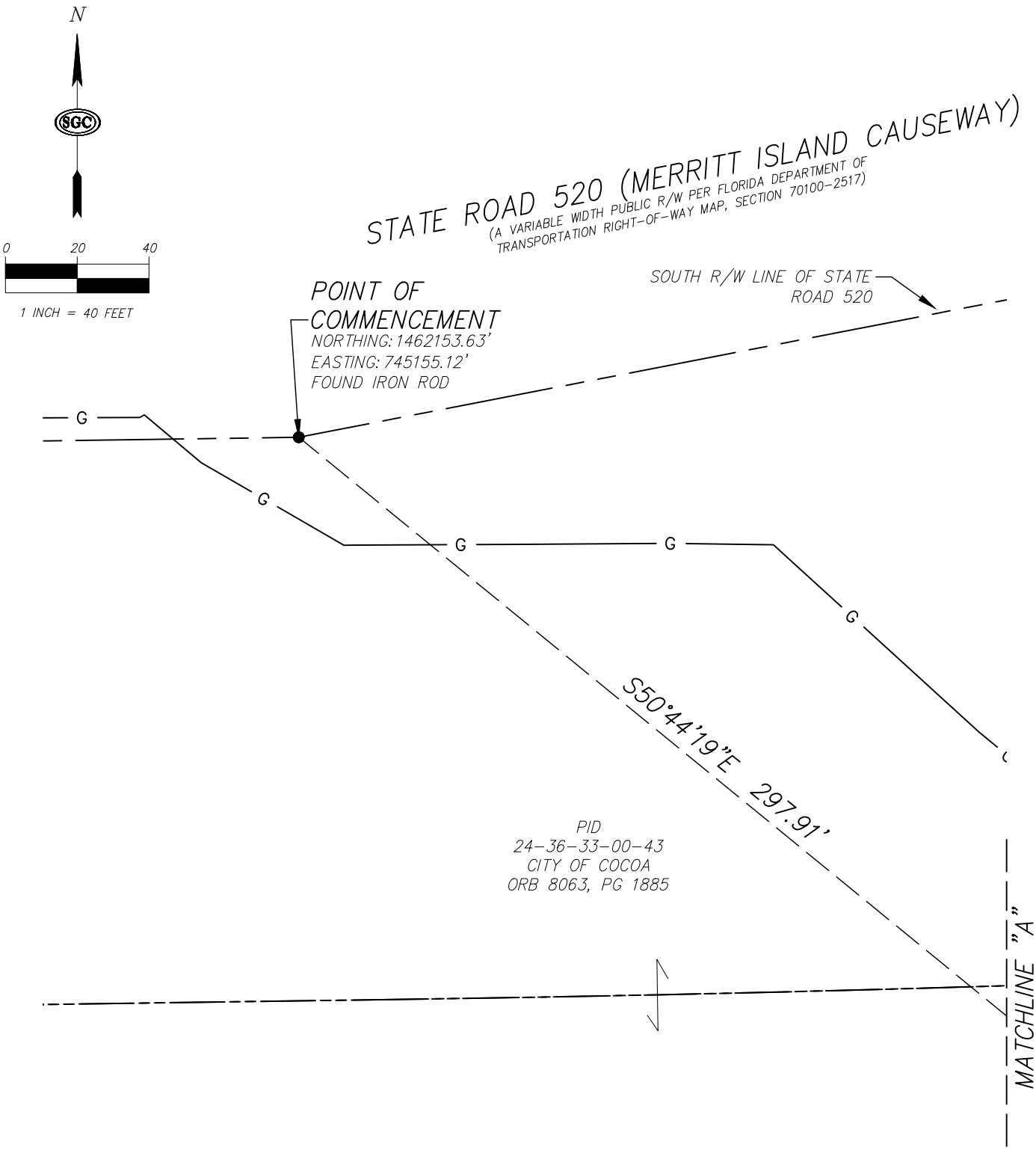

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION OF

PROPOSED EASEMENT ACROSS THE LANDS OF CITY OF COCOA (LEE WENNER PARK)

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PREPARED FOR:

FLORIDA CITY GAS

SGC ENGINEERING, LLC

SURVEY AND MAPPING

1001 TOWN PLAZA COURT, SUITE 1032
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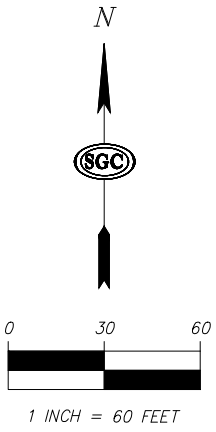
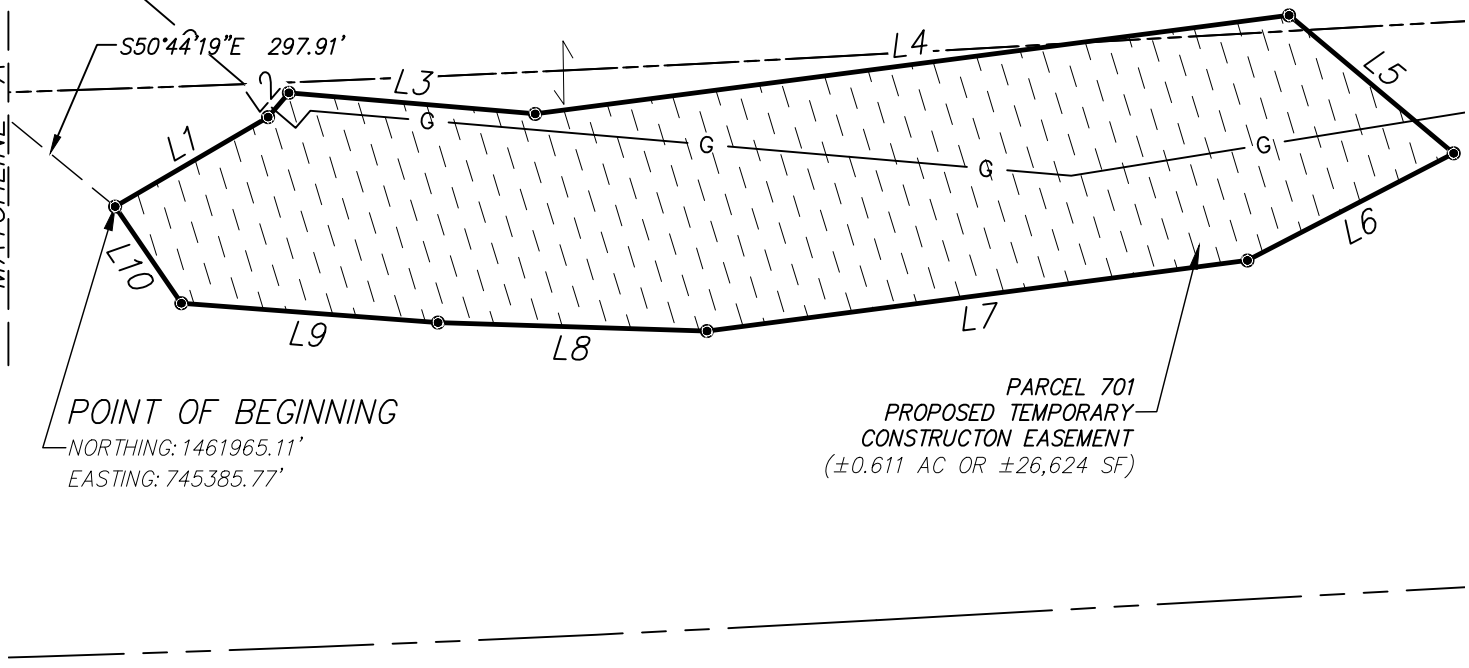


LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°42'24"E	55.38'
L2	N40°25'43"E	10.00'
L3	S85°06'38"E	77.25'
L4	N82°32'56"E	237.58'
L5	S50°00'53"E	67.13'
L6	S62°33'26"W	72.61'
L7	S82°32'56"W	170.32'
L8	N88°11'31"W	84.09'
L9	N85°41'50"W	80.42'
L10	N34°25'28"W	36.64'

PID
24-36-33-00-43
CITY OF COCOA
ORB 8063, PG 1885



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION OF

PROPOSED EASEMENT ACROSS THE LANDS OF CITY OF COCOA (LEE WENNER PARK)

SECTION 33 & 34, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

PREPARED FOR:

FLORIDA CITY GAS

SGC ENGINEERING, LLC

SURVEY AND MAPPING

1001 TOWN PLAZA COURT, SUITE 1032
WINTER SPRINGS, FLORIDA 32708
PHONE: (800) 581-4031
WWW.SGCSURVEY.COM
LB 7979

DATE: 06/23/23 SCALE: 1" = 40' DRAWN: SAS CHECK: JMB

PLOTTED: 8/18/2023 3:47:38 PM LOGIN: John Boland FILE: K:\PROJECTS\1877001-Kimley Horn - FL520 Replacement\DWG\WORKSHEETS\1877001_Plats_esmt_TCE.dwg

October 19, 2023

Stockton Whitten
City Manager
City of Cocoa
65 Stone Street
Cocoa, FL 32922

Dear Mr. Whitten:

Florida City Gas (FCG) is proposing to relocate and install gas main through city property located at Lee Wenner Park off State Road 520, Cocoa, Florida, Brevard County Parcel ID/Folio number 24-36-33-00-43.

FCG is in the process of acquiring and perfecting existing easement rights to improve the natural gas pipeline project known as SR 520 Gas Main Relocation. In order to make this project possible, **0.197-acre** of Permanent Easement and **0.611-acre** of Temporary Construction Easement are required. FCG is offering **$112,400.00** for the aforementioned easements.

SinglePoint Acquisitions Group has engaged with FCG to acquire the necessary easements and easement rights. As Project Manager, I represent FCG and am authorized to explain this and discuss the full effect of the purchase, the easement(s) and your rights, as provided by law. I may be reached by email at email at hgardner@singlepointag.com or by phone at 770-519-5861.

If you agree to the terms expressed herein, please sign on page two where indicated. This document will be forwarded to FCG to process the check request. Upon my receipt, I will make arrangements with you to sign the easement agreement and deliver the check.

Very truly yours,

Heidi Gardner
Project Manager
SinglePoint Acquisitions Group
Contractor for Florida City Gas

*Disclaimer: Florida City Gas reserves the right of final review and approval of said agreement prior to the acceptance and disbursement of funds.

Easement granted by Owner:

City of Cocoa

By: _____

Print Name: _____

Title: _____

Date: _____

Witness:

By: _____

Print Name: _____

Existing Gas Main

Leaves this area open for City Use

Drill Pit Area

Proposed Gas Main

Leaves this area open for City Use

STORM MH
N. RIM 2.71'
S.W. INV. 24" RCP -0.92'

GRAPHIC SCALE
0 40' 60' 80'
1" = 40'

SHEET #1

ABBREVIATION LEGEND

BLK	BLOCK	MAGD	MAG NAIL AND DISK
BM	BENCH MARK	MH	MANHOLE
BTTM	BOTTOM	N.	NORTH
BLK	BLOCK	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK		
CB	CATCH BASIN	S.	SOUTH
CONC	CONCRETE	BM	BENCH MARK
E.	EAST	SAN	SANITARY
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SSMH	SANITARY SEWER MANHOLE
		TEL	TELEPHONE
GRT	GRATE	INV	INVERT
INV	INVERT	W.	WEST

TREE LEGEND

PALM TREE
PINE TREE
OAK TREE
STUMP
SEAGRAPE/MISC TREE

HATCH LEGEND

CONCRETE

SHEET #2

LEGEND

CLEAN OUT
PUMPSTATION MANHOLE
SANITARY MANHOLE
SEWER VALVE
FORCEMAIN
SANITARY SEWER
STORM SEWER
TELEPHONE POLE
TELEPHONE MANHOLE
UNDERGROUND TELEPHONE
PILING
POST (ROUND)
POST (SQUARE)
POWER POLE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC

BACKFLOW PREVENTER
FIRE HYDRANT
METER
VALVE
DOMESTIC WATER
RECLAIM WATER
BUILDING
GUARDRAIL
PROPERTY LINE
RIGHT OF WAY
TOP OF BANK
WOOD FENCE
SHUTOFF VALVE
GAS
IRON (FOUND)
BENCH MARK
LAMP POLE
UTILITY POLE

NO.	DATE:	DESCRIPTION
		REVISIONS

INFRASTRUCTURE SOLUTION SERVICES
7185 Murrell Road, Suite 101
Melbourne, Florida 32940
Phone: (321) 622-4646
www.infrastructureSS.com

DRAWING TITLE: EXISTING SITE CONDITIONS
LEE WENNER PARK

CLIENT: CITY OF COCOA

PROJECT NO.:	PROJ. MGR.:
COC015	TMV
DATE:	DRWN. BY:
8/22/19	CMS
SCALE:	CHKD. BY:
1" = 40'	MBH
DRAWING NO:	
1	
SHEET NO.	
KEY MAP	

12/6/2021 8:39:13 AM

Z:\PROJECTS\Cocoa\COC015 Waterfront Civic-Conf Center Concept\Drawings\0 Survey\COC015-SURV-SHEETS.dwg

BREVARD County
BOARD OF COUNTY COMMISSIONERS

FLORIDA'S SPACE COAST

Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

November 15, 2023

M E M O R A N D U M

TO: Marc Bernath, Public Works Director

RE: Item F.9., Approval of Board's Written Consent to Easements in Connection with the City of Cocoa's Granting of a Utility Easement and a Temporary Construction Easement to Pivotal Utility Holdings, Inc., doing Business as Florida City Gas, for the Construction of a Pipeline Over Lee Wenner Park

The Board of County Commissioners, in regular session on November 14, 2023, approved and authorized the Chair to execute the Written Consent to Easements in connection with the City of Cocoa's granting of a utility easement and temporary construction easement to Pivotal Utility Holdings, Inc., dba Florida City Gas, for the contruction of a pipeline over Lee Wenner Park. Enclosed is the fully executed Consent to Easement.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: Kimberly Powell, Clerk to the Board

Encl. (1)

cc: Parks and Recreation
Land Acquisition

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS
WRITTEN CONSENT TO EASEMENTS

WHEREAS, on July 25, 2017, the Board of County Commissioners of Brevard County, Florida, the "County", conveyed by County Deed to the City of Cocoa, the "City", that certain property identified in Official Records Book 8063, Page 1885, Public Records of Brevard County, Florida, the "Property"; and

WHEREAS, said County Deed, which is attached hereto as Attachment "A" and incorporated herein by this reference, references a number of exhibits, including, but not limited to, a description of the land to be transferred and a description of the land that the County reserved a perpetual, non-exclusive access and maintenance easement on, over and through for the purposes of accessing, installing, maintaining, and/or repairing the pier at Lee Wenner Park and all necessary appurtenances thereto; and

WHEREAS, as part of the County Deed, the County and City entered into an Interlocal Agreement, which is incorporated herein by this reference, that, among other things, contained a restrictive covenant running with the land prohibiting the City from using the Property for uses other than for municipal and recreational purposes; and

WHEREAS, the Interlocal Agreement provides that the County can permit other non-recreational uses upon written consent; and

WHEREAS, the City desires to convey a temporary construction easement and a permanent easement to Pivotal Utility Holdings, Inc., doing business as Florida City Gas, to construct, operate, and maintain pipelines and related facilities for the transportation of gases, liquids, substances, or other materials over the Property (the "Proposed Project"); and

WHEREAS, the County finds that the Proposed Project does not violate the Interlocal Agreement; and

WHEREAS, the Brevard County Parks and Recreation Department does not object to the City granting the requested easements subject to the below conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA that:

1. The recitals are true and correct and incorporated herein by this reference.
2. The County does not object to the granting of the requested easements, provided that any easement agreements between the City and Florida City Gas (i) implement a notification process in which the County receives notice prior to

work being conducted on the Property, and (ii) extend certain indemnification and sovereign immunity protections to the County.

3. This Consent to Easements shall take effect upon approval by the Board of County Commissioners of Brevard County, Florida.

DONE AND ORDERED in Regular Session this 14 day of November 2023.

ATTEST:

Rachel Sadoff, Clerk of Court

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

Rita Pritchett, Chair
As Approved by the Board on 11/14/23

CFN 2018002912, OR BK 8063 Page 1885, Recorded 01/04/2018 at 04:43 PM, Scott Ellis, Clerk of Courts, Brevard County Doc. D: $0.70

Attachment "A"

Prepared by:
Office of the County Attorney
2725 Judge Fran Jamieson Way
Building C- Suite 308
Viera, Florida 32940

COUNTY DEED

THIS INDENTURE, made this 25 day of July, 2017 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and CITY OF COCOA, a Florida Municipal Corporation, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $10.00 to it in hand paid by the party to the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the land described in Exhibit "A", (the "Property"), said Exhibit is attached hereto and made a part of this Deed, said land lying and being in Brevard County, Florida, and commonly referred to as Lee Wenner Park.

However, the party of the first part reserves a perpetual nonexclusive access and maintenance easement on, over and through the entirety of the Property as depicted in Exhibit "B1", for the purpose of accessing, installing, maintaining and/or repairing the pier as depicted in Exhibit "B2", and all necessary appurtenances thereto.

The Property is to be used solely for providing municipal, recreational, and related activities. Any user fees required by the City must be applied uniformly with no differential in amount charged to the public. In the event this Property is not used or ceases to be used for the stated purpose and under the stated conditions, or in the event the party of the second part fails to comply with the Interlocal Agreement between the County and City dated 7/25/17 attached hereto as Exhibit "C" and made a part hereof, then all right title and interest in the Property shall revert to the party of the first part which shall thereafter have the right to reenter and repossess the Property conveyed herein. The foregoing shall be deemed to be a restrictive covenant which shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:

Scott Ellis, Clerk of Court

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

By:

Curt Smith, Chairman
As approved by the Board 7/25/17.

"EXHIBIT A"

LEE WENNER PARK

Official Records Book 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

"EXHIBIT B1"

LEE WENNER PARK

ORB 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

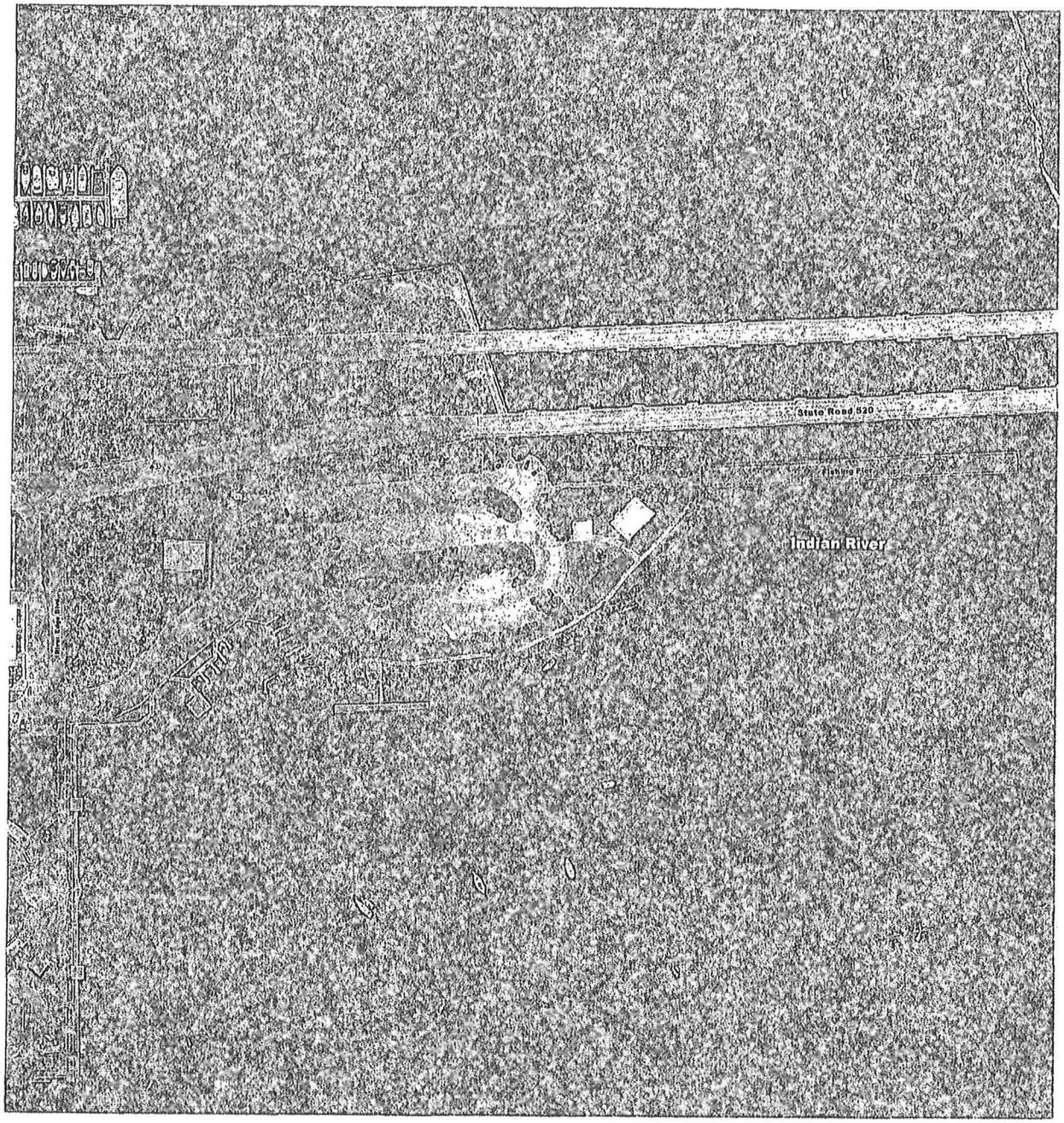
And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

"EXHIBIT B2"

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



Brevard County Parks and Recreation

2725 Judge Fran Jamieson Way
Viera, FL 32940

0 50 100 200

DISCLAIMER: This map is intended for display purposes only and is not intented for any legal representation.

Exhibit C to County Deed

Prepared by and Return to:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss & D'Agresta, P.A.
P.O. Box 2873
Orlando, FL 32802-2873
(407) 423-9566

INTERLOCAL AGREEMENT
BETWEEN
BREVARD COUNTY AND THE CITY OF COCOA

(Transfer of Lee Wenner Park)

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this 25th day of July, 2017, by and between **BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, (hereafter referred to as the "County") and the **CITY OF COCOA**, a Florida municipal corporation, whose address is 65 Stone Street, Cocoa, Florida 33922, (hereafter referred to as the "City").

W I T N E S S E T H:

WHEREAS, the County and the City desire to continue to cooperate and coordinate the provision of recreational services and facilities within the jurisdictional limits of the city of Cocoa in an efficient and economical manner; and

WHEREAS, the County and the City have common power to provide recreational services and facilities for the benefit of the public; and

WHEREAS, the County currently owns a portion of and maintains all of Lee Wenner Park (inclusive of the boat launch facility); and

WHEREAS, the City currently owns and maintains the Cocoa Riverfront Park (inclusive of the riverfront boardwalk facilities), which has been designated by the citizens of Cocoa as a special scenic and recreational landmark of the City of Cocoa by City Charter, and

WHEREAS, Lee Wenner Park and the Cocoa Riverfront Park are located within the City of Cocoa Downtown Village Area ("Cocoa Village") which is an important area for tourism, redevelopment and special events; and

WHEREAS, Lee Wenner Park and the Cocoa Riverfront Park are also generally connected by the aforesaid riverfront boardwalk and therefore share common attributes and characteristics that are recognized by the public; and

WHEREAS, because of the close proximity of Lee Wenner Park and Cocoa Riverfront Park and their common attributes and characteristics, the County and the City recognize that it may be more efficient and economical for the City to own, manage and improve Lee Wenner Park, especially when it comes to managing the many special events that occur in the Cocoa Village area and the demands of local tourism and recreational needs; and

WHEREAS, the City and the County also recognize that Lee Wenner Park and Cocoa Riverfront Park are located within the redevelopment area of the Cocoa Community Development Agency ("Agency") and that the Agency has adopted a "Cocoa Waterfront Master Plan" under which the City and the Agency have developed a strategic vision for the Cocoa waterfront (including Lee Wenner Park and Cocoa Riverfront Park) and have committed to improving the waterfront in phases through public capital improvements and public/private partnerships to the extent feasible; and

WHEREAS, in furtherance of this recognition, the County and the City are agreeable to transferring ownership, maintenance and functional responsibility of Lee Wenner Park and the

buildings, structures, and facilities thereon to the City under the terms and conditions of this Agreement; and

WHEREAS, the County shall continue to own, maintain, and be responsible for the pier located at Lee Wenner Park; and

WHEREAS, this Agreement is authorized pursuant to the provisions of Chapters 125, 163, and 166, Florida Statutes and other applicable law; and

WHEREAS, the parties hereto have determined that this Agreement is in furtherance of the community health, safety and welfare and the public interest;

NOW THEREFORE, in consideration of the premises herein, the parties hereby agree as follows:

Section 1. Recitals. The above recitals are deemed true and correct and are hereby incorporated herein by this reference.

Section 2. Purpose. The purpose of this Agreement is for the County to assign and transfer to the City ownership over and full functional responsibility for a portion of Lee Wenner Park owned by the County, more particularly and legally described in "EXHIBIT A." ("Lee Wenner Park").

Section 3. Transfer of Responsibility. Within thirty (30) days of the date this Agreement is approved and fully executed by both parties ("effective date"), the County shall deliver a deed in accordance with Section 125.411, Florida Statutes, conveying its interest in Lee Wenner Park and all buildings, structures, and facilities thereon to the City. The County deed conveying Lee Wenner Park to the City shall contain a restrictive covenant running with the land prohibiting any use other than for municipal and recreational purposes, as defined herein, and associated uses directly related thereto, including the requirement of uniform user fees. The City is

expected to provide the same, or a better, level of service at Lee Wenner Park. Said County deed is attached herein as "EXHIBIT B." The County will continue to own, maintain, and be responsible for the pier, more particularly described in "EXHIBIT C." ("Pier"). The County shall retain an access and maintenance easement over a portion of Lee Wenner Park for accessing and maintaining the Pier. Said easement is more particularly and legally described in "EXHIBIT D."

If at any point the County desires to convey the Pier, the County shall notify the City in writing of the County's intent to convey the Pier. The City shall provide written notification to the County of its intent to exercise its right of first refusal within thirty (30) days of receipt of the County's notice. In the event the City fails to exercise the right of first refusal, this provision shall expire and the right of first refusal shall not bind the other purchaser. Nothing herein shall require that the County maintain, reconstruct, or repair the Pier.

The City shall be responsible for the cost to record the deeds and this Agreement in the public records of Brevard County, Florida. Upon conveyance, the City shall have ownership of, plenary authority over and full responsibility for the functional operation and maintenance of Lee Wenner Park. All of the COUNTY's rights, responsibilities, liabilities, duties and obligations as to Lee Wenner Park shall be transferred to and assumed by the CITY and said park shall be deemed City property, with the exception that the County shall be responsible for providing the City with an annual financial contribution for the future maintenance of Lee Wenner Park pursuant to Section 6 of this Agreement.

Section 4. **Covenant to Maintain For Municipal and Recreational Purposes.** Upon conveyance of Lee Wenner Park to the City, the City agrees to maintain the subject property for municipal and recreational purposes. Both parties agree that the definition of municipal purpose shall include the development of small commercial use to support waterfront or marine-related

activities but does not include the development of hotels and/or full service restaurants. Other non-recreational uses not permitted herein may be permitted upon the written consent of the Brevard County Board of County Commissioners. In event Lee Wenner Park is not used or ceases to be used for the stated purposes herein, then all right, title and interest Lee Wenner Park shall revert to the County which shall thereafter have the right to reenter and repossess Lee Wenner Park. In the event Lee Wenner Park reverts to the County, the City shall ensure that Lee Wenner Park is returned to the County in same condition or better, normal wear and tear excepted. The City agrees to make the use of Lee Wenner Park available to all County residents and visitors with no differential in fees.

Section 5. Additional Terms.

(a) The parties agree there shall be no metered parking at Lee Wenner Park and that, during normal hours of operation, parking shall be provided to the public free of charge.

(b) The parties agree that the name of the park shall remain Lee Wenner Park. The City shall not change the name of the park without the prior written consent of the Brevard County Board of County Commissioners.

Section 6. County's Annual Maintenance Contribution. The County agrees to provide, for a period of five years, an annual financial contribution to the City to be used exclusively by the City for the future maintenance and operation of Lee Wenner Park. Said contribution shall be made each fiscal year commencing on October 1, 2017 and each anniversary thereafter. The annual payment shall be due no later than November 1 of each fiscal year. The annual payment amount shall be as follows:

(a) For a period of five (5) years commencing on October 1, 2017, the payment amount shall be $60,000.00. The total amount of financial contribution to be provided to the City for the

maintenance and operation of Lee Wenner Park is $300,000.00. At the end of the referenced period of five (5) years the County shall have no further obligation of providing financial contributions to the City for the maintenance and operation of Lee Wenner Park.

Section 7. Implementation and Other Documents. To the extent that the County Attorney and City Attorney determine that additional documents are required to be prepared and executed in order to effectuate the conveyance of Lee Wenner Park, the County Manager and City Manager are authorized to prepare or have prepared said documents and execute the same. Further, the parties agree to cooperate and execute such other instruments and documents as may be required to effectuate this Agreement.

Section 8. Employee Status. Persons employed by the CITY in the performance of services and functions pursuant to this Agreement shall not be deemed to be the employees or agents of the County, nor shall they have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to the County's officers and employees either by operation of law or by the County. Persons employed by the County in the performance of services and functions pursuant to this Agreement shall not be deemed to be the employees or agents of the City, nor shall they have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to the City's officers and employees either by operation of law or by the City.

Section 9. Indemnification. Neither party to this Agreement, its officers, employees or agents shall be deemed to assume any liability for the acts, omissions or negligence of the other party, its officers, employee or agents, except as provided by this Agreement.

Section 10. Notices.

(a) Whenever either party desires to give notice to the other party, notice shall be sent

to:

For the COUNTY:

County Manager
2725 Judge Fran Jamieson Way
Viera, Florida 32940
Telephone: (321) 633-2001

For the CITY:

City Manager
65 Stone Street
Cocoa, Florida 32922
Telephone: (321) 433-8660

(b) Either of parties may change, by written notice as provided herein, the addresses or persons for receipt of notices. Each such notice shall be deemed delivered on the date delivered if by personal delivery or on the date of transmission if by facsimile, or on the date upon which the return receipt is signed or delivery is refused or notice is designated by the postal authorities as not deliverable, as the case may be, if mailed or date of delivery by overnight delivery services as evidenced by a service receipt.

Section 11. Counterparts. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

Section 12. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and neither this Agreement nor any portion of it may be altered, modified, waived, deleted or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter of this Agreement.

Section 13. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors in interest, transferees and assigns of the parties.

Section 14. Public Records. The parties shall allow public access to all documents, papers, letters or other materials subject to the provisions of Chapter 119, Florida Statutes, which have been made or received in conjunction with this Agreement.

Section 15. Conflict of Interest. Both parties agree that they will not commit any act in the performance of its obligations pursuant to this Agreement that would create a conflict of interest, as defined by Chapter 112, Florida Statutes.

Section 16. Attorney's Fees. In the event of any legal action to enforce the terms of this Agreement, each party shall bear its own attorney's fee and cost.

Section 17. Governing Law. This Agreement shall be deemed to have been executed and entered into within the State of Florida and this Agreement, and any dispute arising hereunder, shall be governed, interpreted and construed according to the laws of the State of Florida.

Section 18. Venue. Venue for any legal action brought by any party to this Agreement to interpret, construe or enforce this Agreement shall be in a court of competent jurisdiction in and for Brevard County, Florida, and any trial shall be non-jury.

Section 19. Effective Date. This Agreement shall take effect on the date that it is executed by both parties hereto and recorded in the Official Records of Brevard County, Florida by either the City or County.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date first written.

ATTEST:

Carie Shealy, City Clerk

CITY:

CITY OF COCOA, FLORIDA:

By: _____
Henry U. Parrish, III, Mayor

As authorized for execution by the City of Cocoa City Council at its 11/14, 2017 regular meeting.

ATTEST:

SCOTT ELLIS, Clerk of Court

Reviewed for legal form and content:

(Assistant) County Attorney

COUNTY:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS:

By: _____
Curt Smith, Chairman

Date: July 25, 2017

As authorized by the Board of County Commissioners at its regular meeting on 7/25/17, 2017.

"EXHIBIT A"

LEE WENNER PARK

Official Records Book 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riversedge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 947.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'39"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1263, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

"EXHIBIT B"

Prepared by:
Office of the County Attorney
2725 Judge Fran Jamieson Way
Building C- Suite 308
Viera, Florida 32940

COUNTY DEED

THIS INDENTURE, made this 25 day of July, 2017 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and CITY OF COCOA, a Florida Municipal Corporation, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $10.00 to it in hand paid by the party to the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the land described in Exhibit "A", (the "Property"), said Exhibit is attached hereto and made a part of this Deed, said land lying and being in Brevard County, Florida, and commonly referred to as Lee Wenner Park.

However, the party of the first part reserves a perpetual nonexclusive access and maintenance easement on, over and through the entirety of the Property as depicted in Exhibit "B1", for the purpose of accessing, installing, maintaining and/or repairing the pier as depicted in Exhibit "B2", and all necessary appurtenances thereto.

The Property is to be used solely for providing municipal, recreational, and related activities. Any user fees required by the City must be applied uniformly with no differential in amount charged to the public. In the event this Property is not used or ceases to be used for the stated purpose and under the stated conditions, or in the event the party of the second part fails to comply with the Interlocal Agreement between the County and City dated 7/25/17 attached hereto as Exhibit "C" and made a part hereof, then all right title and interest in the Property shall revert to the party of the first part which shall thereafter have the right to reenter and repossess the Property conveyed herein. The foregoing shall be deemed to be a restrictive covenant which shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:

Scott Ellis, Clerk of Court

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

By:

Curt Smith, Chairman

As approved by the Board 7/25/17.

EXHIBIT "A" TO THE COUNTY DEED

LEE WENNER PARK

Official Records Book 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

EXHIBIT "B1" TO THE COUNTY DEED

LEE WENNER PARK

ORB 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

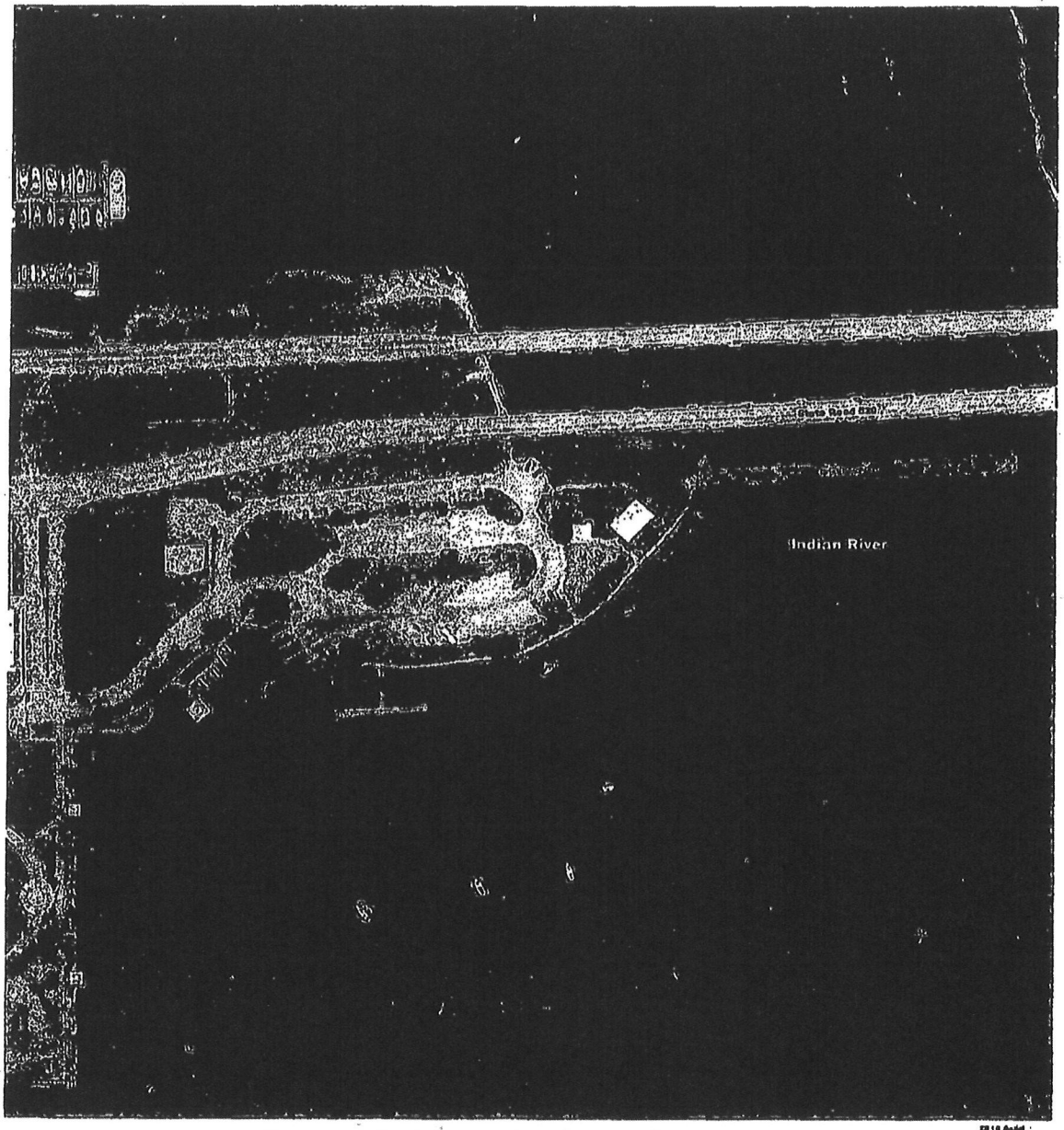
And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

EXHIBIT "B2" TO THE COUNTY DEED

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



Brevard County Parks and Recreation

2725 Judge Fran Jamieson Way
Viera, FL 32940

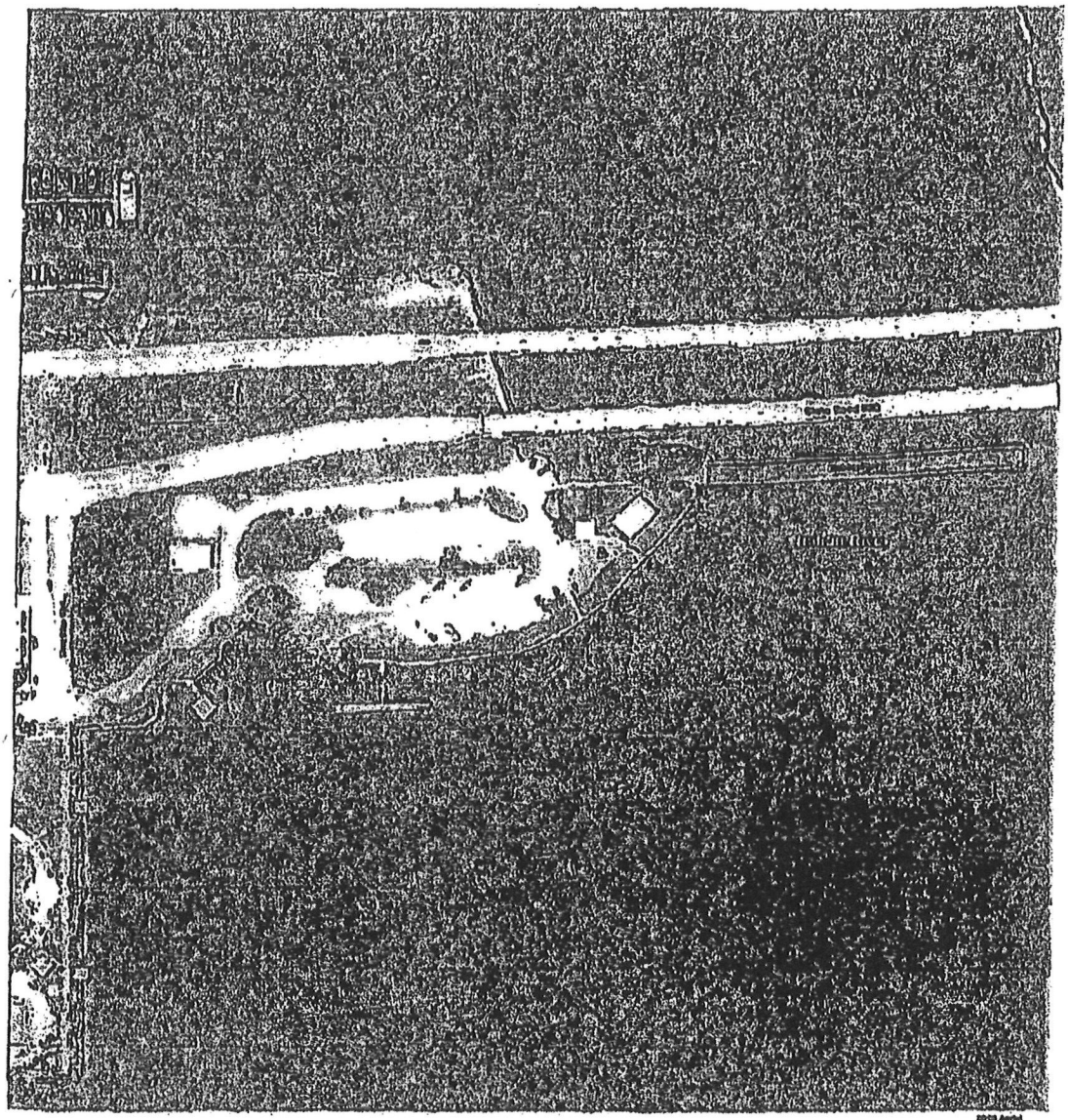
0 50 100 200 Feet

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representation.

"EXHIBIT C"

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



Brevard County Parks and Recreation
2725 Judge Fran Jamieson Way
Viera, FL 32940

"EXHIBIT D"

LEE WENNER PARK

ORB 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

Legislation Details (With Text)

File #:	23-779	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	

Title: Pass on First Reading approval of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve. (Planner)

Sponsors:

Indexes:

Code sections:

Attachments:
Ordinance No 22-2023 _ Rezoning Windward Preserve GU to PUD
Windward Preserve Location.pdf
Windward Preserve FLU.pdf
Windward Preserve Zoning.pdf
Appendix A - Prelim Plat Submittal 3 v2.pdf
Appendix B - PUD_Submittal 3 v2.pdf
Full Engineering Plans.pdf
Landscape Plans.pdf
Amenity Plan Set.pdf
Full Survey.pdf
Windward Preserve - Draft Plat.pdf
Windward Preserve School Concurrency Letter-SCADL-2023-25-Cocoa.pdf
Wetland SJRWMD - RAI Response Windward Preserve 5.17.23.pdf
Stormwater Report 6-REVISED.pdf
Revised Potable Water Report 3.pdf
Exhibit B-Beachline Prelim Site Plan 09-28-2021.pdf
Development Timeline.pdf
Recorded Beachline Partners Settlement Implementation Agreement.pdf
Cocoa vs Brevard - Stipulated Settlement Agreement - December 11, 2007.pdf
Cocoa Hagen-Nicholson Properties DA - March 8, 2005.pdf
Cocoa Barrera Shores LLC DA - November 7, 2006.pdf
Assessment Report Windward Preserve Environmental .pdf
5799.16 - Silvestri Property - Traffic Calming Study - Response to City Comments (2023.11.16).pdf
2023-11-20_Windward Preserve_Trail and Park exhibit.pdf
23-00300001 Traffic Study Windward Preserve (2023.04.03) S&S.pdf
23-00300001 Sand Key_Master_10.13.23.pdf
23-00300001 Sand Key Unit Landscape.pdf
23-00300001 Saint Thomas_Master.pdf
23-00300001 Saint Thomas Unit Landscape.pdf
23-00300001 Saint Croix_Master_08.14.23.pdf

23-00300001 Saint Croix Unit Landscape.pdf
23-00300001 Grenada_Master.pdf
23-00300001 Grenada (FKA Antigua) Master Landscape (Tampa-Orlando).pdf
23-00300001 Bonaire_Master.pdf
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23-00300001 Amelia Unit Landscape.pdf
Legal Ad.pdf

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Eric Raasch, AICP - Inspire Placemaking Collective, Inc.; Contract Planner to the City of Cocoa
Through: Stockton Whitten - City Manager
Requested Action:
Pass on First Reading approval of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve

BACKGROUND:

Project Information:

The proposed Windward Preserve PUD is located south of State Road 528 (Beachline) and east of Interstate 95. Windward Preserve includes one parcel of land identified by the Brevard County Property Appraiser as parcel identification number 24-35-10-00-502. The proposed project will be accessed through two access points off of James Road.

History:

This project dates back to 2004, at which time the City approved Ordinance 31-2004 to annex the subject property into the City of Cocoa. Later in 2004, Brevard County filed a Petition for Writ of Certiorari to challenge the annexation. In 2005, the City entered into the City of Cocoa / Hagen-Nicolson Properties, LLC Preceding Development Agreement, which contemplated the exchange of development rights and City services in exchange for the annexation. This agreement was amended in 2006 to replace Hagen-Nicolson Properties, LLC with a new development entity, Barrera Shores, LLC. In 2008, Brevard County and City of Cocoa entered into a Stipulated Settlement Agreement to resolve the outstanding litigation associated with the annexation. This agreement included certain provisions related to density, buffering, access, and traffic calming for the project. In 2022, the City

and Beachline Partners, LLC entered into a Settlement Implementation Agreement to further outline the responsibilities of the City and the developer as it relates to the development of the property.

Project Details:

The proposed Windward Preserve PUD contains 212.20 gross acres, of which 177.18 are proposed for development. The remaining 34.92 acres will be placed into a conservation easement as shown in the Preliminary Plat. This project is proposed to include 385 detached single-family dwelling units, which will be completed in two phases. The first phase will consist of 185 detached single-family dwelling units, the primary amenity center, and both entrances off James Road. The second phase will include 200 detached single-family dwelling units and the park area. The project will include a multi-use trail throughout the community. The project is consistent with the prior agreements between the current and previous owners and the City.

Future Land Use Designation: Very Low Density Residential / Conservation

Zoning District: Brevard County General Use (GU)

Existing Land Use: Vacant Land

Council District: District 3 - Councilmember Matthew Barringer

Legal Ad Date: November 21, 2023

Overview of Surrounding Area:

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

Preliminary Subdivision / Large Scale Site Plan Analysis
Consistency with Code of the City of Cocoa

The submitted application and plans have been reviewed by City staff for consistency with Chapter 18 - Subdivisions and Appendix A - Zoning of the City of Cocoa Code, and the development

agreements that were previously approved by the City of Cocoa. Staff has found the applications to be in substantial compliance, with the exception of the items found in Appendix A within this report.

PUD Analysis:

The decision of the Planning and Zoning Board of the City of Cocoa on the preliminary / final development plan application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the Planning and Zoning Board of the City of Cocoa shall consider the following facts:

1. Degree of departure of proposed planned unit development from surrounding areas in terms of character and density.

Staff Finding:
The proposed Windward Preserve PUD is bordered by I-95 to the west and stormwater ponds associated with the Brightline rail system to the north. The site is bordered to the south and the east by larger-lot single-family development and undeveloped land that that has a maximum density of one (1) dwelling unit per acre within unincorporated Brevard County. The subject property has a Future Land Use Map (FLUM) designation of Very Low Density Residential, which allows for consideration of densities of up to four (4) dwelling units per acre. The proposed gross density for the project is 1.82 dwelling units per acre and the proposed net density is 2.1 dwelling units per acre, consistent with the underlying FLUM designation. While the proposal is slightly more dense than the surrounding communities to the south and the east, the applicant is proposing compatibility measures to provide a transition from this project and the adjacent communities. First, wetlands have been preserved adjacent to the eastern property line and there is no proposed access from the east of the site on Friday Road. Second, the applicant has located stormwater ponds, open space tracts, and preserved wetlands adjacent to the southern property line as a transition to the community to the south.
Additionally, the property is subject to the Stipulated Settlement Agreement between Brevard County and the City of Cocoa that was recorded in Brevard County Records on January 9, 2008. That agreement restricts the gross density of the property to 2.3 dwelling units per acre or a maximum of 600 total residential units. The Settlement Implementation Agreement, recorded in Brevard County Records on July 28, 2022, further restricts the density of the subject property down to 418 single-family residential units. The proposed PUD has a gross density of 1.82 dwelling units per acre and 385 dwelling units, well under the maximum allowable under the prior development agreements.

2. Compatibility within the planned unit development and relationship with surrounding neighborhoods.

Staff Finding:
Both the Stipulated Settlement Agreement and the Settlement Implementation Agreement include provisions for compatibility with the surrounding area, specifically the existing residential communities located to the south and east of the property. These provisions include a cap on the number of units, minimum home sizes, the location of open spaces and preservation on the eastern and southern borders of the property, prohibition of access from Friday Road, the installation of traffic calming devices along James Road, the provision of various recreational amenities, and enhanced landscaping at the project's entrance. Additionally, the site is bordered by I-95 to the east and stormwater ponds associated with the Brightline system to the north. The applicant's proposal is in compliance with these compatibility measures, as previously approved by the City of Cocoa in the respective agreements.

3. Prevention of erosion and degrading of surrounding area.

Staff Finding:
The Final Development Plan has been subject to certified analysis from licensed professionals (to include engineered site drawings, as well as relevant environmental conditions, topographical data and development impacts) to ensure that all applicable local, regional, state, and federal laws, with regard to the prevention of land erosion and degradation, are met. Over half (28.4 out of 54.11 acres) of the on-site wetlands will be preserved, and these wetlands and their upland buffers will aid in controlling and minimizing potential environmental impacts to the surrounding areas. Moreover, the project will be required to accommodate stormwater runoff onsite, thereby reducing impacts to the surrounding area.

4. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

Staff Finding:
A review of the level of service for public facilities is provided below under the Concurrency Management section heading.

5. The nature, intent and compatibility of common space, including the proposed method for the maintenance and conservation of said common space.

Staff Finding:

Windward Preserve will have an amenity center, a park, and a multi-use trail system throughout the entirety of the development. The amenity center area (Tract F) will include a clubhouse, multi-purpose field, pool, and dog park and be part of Phase 1 of the development, which also includes a portion of the multi-use trail. The neighborhood park (Tract G) includes playground equipment, a trail, and a grilling area. The rest of the multi-use pathway and park area will be included with Phase 2 of the project. The amenity center and park areas are both consistent with the Settlement Implementation Agreement, which detail the minimum requirements for those facilities. The homeowner's association or Community Development District, as applicable, will own and maintain the recreational amenities within the project.

6. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.

Staff Finding:
Windward Preserve is proposed to be constructed in two phases. The first phase will include both access points from James Road, necessary infrastructure improvements, the amenity center, and 185 single-family dwelling units primarily located along the south and western portion of the development. Phase 2 will include the remaining infrastructure, the neighborhood park, and the remaining 200 single-family dwelling units along the north and eastern portions of the property. Each phase will be able to stand alone, with the access being provided in Phase 1.

7. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.

Staff Finding:
Per the Traffic Impact Study conducted by LTG Engineering & Planning dated April 2023, the project will generate an average of 3,488 daily trips at project build out. As part of LTG's analysis, segments of SR 524, Friday Road, James Road, Cox Road, and Westminster Drive were evaluated for peak-hour, two-way level of service at projected buildout. The analysis found that the segment of SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity at build out. However, Ordinance 14-2023 removed concurrency requirements for SR 524, and staff notes that the engineering and design for the widening of SR 524 is programmed in the Florida Department of Transportation (FDOT) tentative work program for fiscal year 2024 / 2025.

As stated further below, James Road is a Brevard County owned and maintained roadway. The road will be improved at the applicant's expense, and the applicant has been coordinating with the County regarding the road design and associated traffic calming measures.

8. The availability and adequacy of water and sewer service to support the proposed planned unit development.

Staff Finding:
As detailed in the Concurrency Management / Adequate Public Facilities section of this report, water, sewer and reclaimed water for the project will be serviced by City of Cocoa. Capacity is currently available to serve this project.

9. The benefits within the proposed development and to the general public to justify the requested departure from standard land use requirements inherent to a Planned Unit Development classification.

Staff Finding:
The PUD zoning classification is a concept that encourages and permits variations in development standards by allowing for the deviation in lot size, bulk or type of dwellings, density, lot coverage, and open space from that typically required under zoning district regulations. The purpose of a PUD is to encourage the development of planned residential neighborhoods that provide a range of uses designed to serve the residents of the community.

The PUD designation provides flexibility from conventional zoning standards to allow for conservation, wetland preservation, and efficient land use management; thus, securing open space for parks and recreational uses. Windward Preserve is proposed to include the preservation of over 34 ± acres of on-site wetlands and wetland buffers, which will be placed into conservation easements.

Further, the proposed development will have a favorable effect on the City's budget, and thus, a favorable effect upon its residents. There is an expected increase in ad valorem tax revenue from the build-out of the PUD, an increase in state and federal intergovernmental transfers based on population (e.g. sales and fuel surcharge taxes), and an increase in water and sewer revenues.

10. The conformity and compatibility of the planned unit development with any adopted development plan of the City of Cocoa.

Staff Finding:

The proposed PUD is consistent and compatible with the goals, objectives, and policies of the City of Cocoa's Comprehensive Plan.
Additionally, the proposed PUD meets the requirements set forth in the Stipulated Settlement Agreement and the Settlement Implementation Agreement, both of which have been approved by the City of Cocoa. The Settlement Implementation Agreement includes an exhibit showing the proposed community layout and the maximum number of dwelling units. The proposed PUD is generally consistent with that layout and represents a reduction of 33 lots from Preliminary Site Plan that was included as Exhibit A of the Settlement Implementation Agreement.
Additionally, the PUD code provides additional requirements for building setbacks, landscape buffers, minimum floor area per dwelling unit, maximum length of structures, off-street parking, lighting, trash enclosures, and preservation of trees/landscape requirements. These have been reviewed and found to be in compliance.

11. The conformity and compatibility of the proposed common space, primary residential and nonresidential uses within the proposed planned unit development.

Staff Finding:
Section 17(F)(3) of Article XI, Appendix A, Zoning, Code of the City of Cocoa, establishes the minimum common recreation and open space regulations for residential PUDs. The code defines common recreation and open space, related to a residential planned unit development, as improved usable area designed and intended for the use or enjoyment of residents of the PUD. Moreover, "such usable space may be in the form of active or passive recreational areas including but not limited to playgrounds…nature trails and lakes." The proposed PUD provides a trail system throughout the development that connects to the amenity center and to the park/ tot lot. This trail system connects to sidewalks and open spaces throughout the community. The common space and residential use within the proposed PUD have been designed to provide contiguous areas of open space throughout the community with the goal of preserving large wetlands throughout the development. Per code, the community is required to include 35.44 acres of open space and the applicant is proposing 35.52 acres of open space in addition to the preserved wetlands.

Site Plan Analysis:

The submitted application and plans have been reviewed by City staff for consistency with Chapter 18 - Subdivisions and Appendix A - Zoning of the City of Cocoa Code, and the development agreements that were previously approved by the City of Cocoa. Staff has found the applications to be in substantial compliance, with the exception of the items found in Appendix B within this report.

Consistency with Comprehensive Plan Policies and Objectives

Future Land Use Element

Policy 1.1.2.2: Very Low Density Residential (VLDR). Very low density residential areas consist of neighborhoods of single family detached housing. The following criteria shall be used for determining appropriate locations for very low density residential areas.

a. Very low density residential areas shall be buffered from the nuisance effects of agricultural uses, higher intensity uses and major traffic corridors.
b. Very low density residential developments should be located in areas where more intensive development would be unwarranted due to

environmental constraints.

Policy 1.1.10.3: Innovative land use development patterns, including PUDs and Cluster Zoning shall be permitted and encouraged in appropriate areas, as defined in the land development regulations.

Objective 1.2.1: Smart Growth Principles. New development in the City shall incorporate “Smart Growth” principles that will lead to compact development standards as opposed to conventional development standards that encourage urban sprawl.

Future Land Use Element

Policy 1.1.2.13: The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S.

B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development site.

Staff Response: A portion of the wetlands within the project area are being proposed to be impacted through this request. The applicant has submitted an Environmental Resource Permit (ERP) through the St. Johns Water Management District (SJRWMD) that states that the quality of the wetlands that are proposed to be impacted are either low or average quality, with no wetland being identified as having high ecological value. SJRWMD issued Uniform Mitigation Assessment Method (UMAM) scores for the impacted wetlands, which ranged from 0-6, on a scale of 0 to 10. Should these wetland impacts be approved by the SJRWMD, this request will be consistent with FLU Policy 1.1.2.13.

Recreation and Open Space Element

Policy 10.1.2.2: All new development of recreational facilities in the City shall be required to meet the Florida Accessibility Code.

Staff Response: The proposed trails will be constructed with ADA compliant materials and maintenance will fall under the CDD or HOA, as applicable. The appropriate entity will be required to maintain the trail in accordance with ADA standards.

Concurrency Management / Adequate Public Facilities

Wastewater
The Windward Preserve project is going to generate 115,500 gallons per day. The Sellers Plant is currently permitted to treat 3.5 mgd of wastewater. The maximum peak flow over the past three months was 3.83 mgd with typical daily average flows of 2.0 mgd. Thus, there is sufficient capacity for wastewater.

Stormwater Management
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.

The applicant has submitted a permit to the St. Johns River Water Management District and is not proposing any deviations from the City of Cocoa’s above requirements or Water Management District standards.

Potable Water

Per Comprehensive Plan Potable Water policy 7.1.1.1, the City’s level of service (LOS) standard for potable water is 122 gallons per capita per day (gpcpd) per Equivalent Residential Connection (ERC), or 340 gallons per day per ERC. The applicant’s potable water analysis is based on a rate of 350 gallons per day per ERC, which is estimated to generate 64,983 gallons per day on average, when including the recreational amenity.

The Dyal Plant provides potable for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum provision over the past twelve months is 34 mgd. Thus, there is sufficient capacity for potable water available to serve the project.

Solid Waste

The LOS standard for solid waste capacity within the City of Cocoa is 1.2 tons of solid waste disposal per capita per year. The residential collection LOS shall be two times per week per household with green waste and recyclables once per week. The City contracts with Waste Management for the provision of solid waste, and the projected solid waste generated will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

Access to the project will be provided through the extension of James Road. James Road is a Brevard County owned and maintained roadway. The road will be improved at the applicant’s expense, and the applicant has been coordinating with the County regarding the road design and associated traffic calming measures.

Per the Traffic Impact Study conducted by LTG Engineering & Planning dated April 2023, the project will generate an average of 3,488 daily trips at project build out. As part of LTG’s analysis, segments of SR 524, Friday Road, James Road, Cox Road, and Westminster Drive were evaluated for peak-hour, two-way level of service at projected buildout. The analysis found that the segment of SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity at build out. The design for the widening of SR 524 is programmed in the Florida Department of Transportation (FDOT) tentative work program for fiscal year 2024 / 2025.

Recreation

Per Comprehensive Plan Recreation Policy 10.1.1.3, the LOS standard for recreation facilities is 1.25 acres per 1,000 population.

Pursuant to the City of Cocoa Comprehensive Plan Evaluation and Appraisal Report (October 2010)

Data and Analysis, Cocoa has a surplus of 118.34 acres of parks, which was determined to be more than sufficient to meet the needs of the citizens through 2020. Per the U.S. Census, the City's estimated 2022 population was 19,559, which requires 24.45 acres of park and recreation facilities within the City. The EAR identified the City as having 323.58 acres (including the 165.09 acres Cocoa Conservation Area) available for residents. Per the U.S. Census, the City has an average of 2.4 persons per household, which would yield a population of 925 people at buildout. Based on the City's LOS, the project will require 0.925 acres of recreation to accommodate the proposed population. The applicant is proposing 35.52 acres of open space and recreation within the project. Thus, the City has sufficient recreation and parks to support the project and maintain the adopted LOS.

Schools

A School Capacity Determination was filed with Brevard Public Schools for this project. The applicant will be required to comply with all applicable standards in terms of capacity and concurrency.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Based on a 2.4 persons per dwelling unit multiplier, the project can be expected to add 925 persons to the City's population base. An increase in population will positively affect intergovernmental revenues received where the distribution formula is population based, such as gasoline and sales taxes.

In addition to the direct fiscal impact to the City's General Fund, the development project will increase the economic attractiveness of the City by increasing its market and trade area potential, an important factor to corporate site selectors as well as retail and dining establishments.

PREVIOUS ACTION:

The City of Cocoa has taken the following previous actions related to the subject property:

- **April 28, 2005**: City of Cocoa / Hagen - Nicholson Properties, LLC Preceding Development Agreement recorded in Brevard County Records
- **November 21, 2006**: City of Cocoa / Barrera Shores, LLC Preceding Development Agreement recorded in Brevard County Records
- **January 1, 2008:** Stipulated Settlement Agreement between Brevard County and the City of Cocoa recorded in Brevard County Records
- **July 28, 2022:** Settlement Implementation Agreement between City of Cocoa and Beachline Partners, LLC recorded in Brevard County Records
- **December 6, 2023** Planning and Zoning Board recommended approval to City Council.

RECOMMENDED MOTION:

Pass on First Reading the Final PUD and Preliminary Subdivision and Large-Scale Site Plan for Windward Preserve with the conditions set forth below:

powered by Legistar™

1. The project shall comply with the Planned Unit Development Plans for Windward Preserve.
2. The provided Development Schedule shall be binding upon the development of Windward Preserve. Amenities proposed for Phase One shall be completed prior to issuance of the 150th Certificate of Occupancy for Phase One. Amenities proposed for Phase Two shall be completed prior to the issuance of the 150th Certificate of Occupancy for Phase Two.
3. The Applicant shall satisfy all remaining review comments contained in Appendix A and B.
4. The clubhouse facility shall be an enclosed structure under heat and air.
5. Residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete.
6. All utilities constructed on the property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas, and other similar kinds of utilities to service the property constructed underground unless otherwise necessary to be above ground and approved by the City.
7. Each lot and all common landscaped areas shall be equipped with in-ground reclaimed water irrigation systems.
8. The project shall incorporate the use of energy efficient lighting systems, insulation, ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and the ability for roof top solar panels.
9. The applicant shall coordinate with Brevard County and surrounding property owners to determine the applicable traffic calming devices for James Road and shall construct the traffic calming devices as approved by Brevard County. All traffic calming devices along James Road shall be constructed and completed following land clearing of the property but prior to any further construction or site work being completed.
10. Single-family living area shall be a minimum of 1,500 square feet, with an average of 1,800 square feet, and a minimum building footprint of 2,400 square feet.
11. The same architectural elevation shall not be built on a lot that is adjacent to or directly across the street from, or diagonal to the lot.
12. The developer shall comply with tree protection and preservation requirements found within Sec. 22 of the City of Cocoa Code, and shall be permitted to further supplement the Final Development Plan with revisions to the landscaping plans, a tree preservation survey, and request for additional preservation or other credits in compliance with the Code prior to land clearing commencement.
13. The developer shall comply and address all comments by the City Surveyor prior to submittal of any application for final plat approval.
14. If a Community Development District is formed for this community, the applicant shall update and provide notice to the City regarding ownership and maintenance obligations for the common areas and infrastructure within the community.
15. The Applicant shall be required to produce approvals from St. John's River Water Management District permitting the proposed wetland mitigation plans such that the boundaries of the Conservation Area may be adjusted pursuant to Comprehensive Plan Policy 1.1.2.13.

ORDINANCE NO. 22-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 212.10 ACRES, MORE OR LESS, AND GENERALLY LOCATED NEAR THE SOUTHEAST CORNER OF INTERSTATE 95 AND STATE ROAD 528, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY GENERAL USE (GU) TO CITY OF COCOA PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City of Cocoa annexed the subject property via Ordinance 31-2004 on August 24, 2004; and

WHEREAS, the City of Cocoa approved Ordinance 10-2005 to rezone the subject property from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD) in May 2005, which expired on its own terms because a final development plan was never approved by the City Council as required by Appendix A, Zoning, Article XI, Section 17; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa have recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; 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 Council.

Section 2. **Zoning Map Amendment.** That the Official Zoning Map of the City of Cocoa, as described in City of Cocoa Code, Article VIII, Section 1, is hereby amended to include a change of classification from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD) for the real property depicted and legally described on **Exhibit A**, attached hereto and incorporated herein by this reference, in accordance with the final development plan as kept on file with the City of Cocoa in File No. _____ and the Settlement Implementation Agreement dated July 26, 2022, recorded in the Official Records of Brevard County at Book 9571, Page 2808. City Staff is hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

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. **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 5. **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 _____, 2023.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

EXHIBIT A

Legal Description of Real Property

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING ARADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Depiction of Real Property





COCOA
FLORIDA

N

Windward Preserve Location

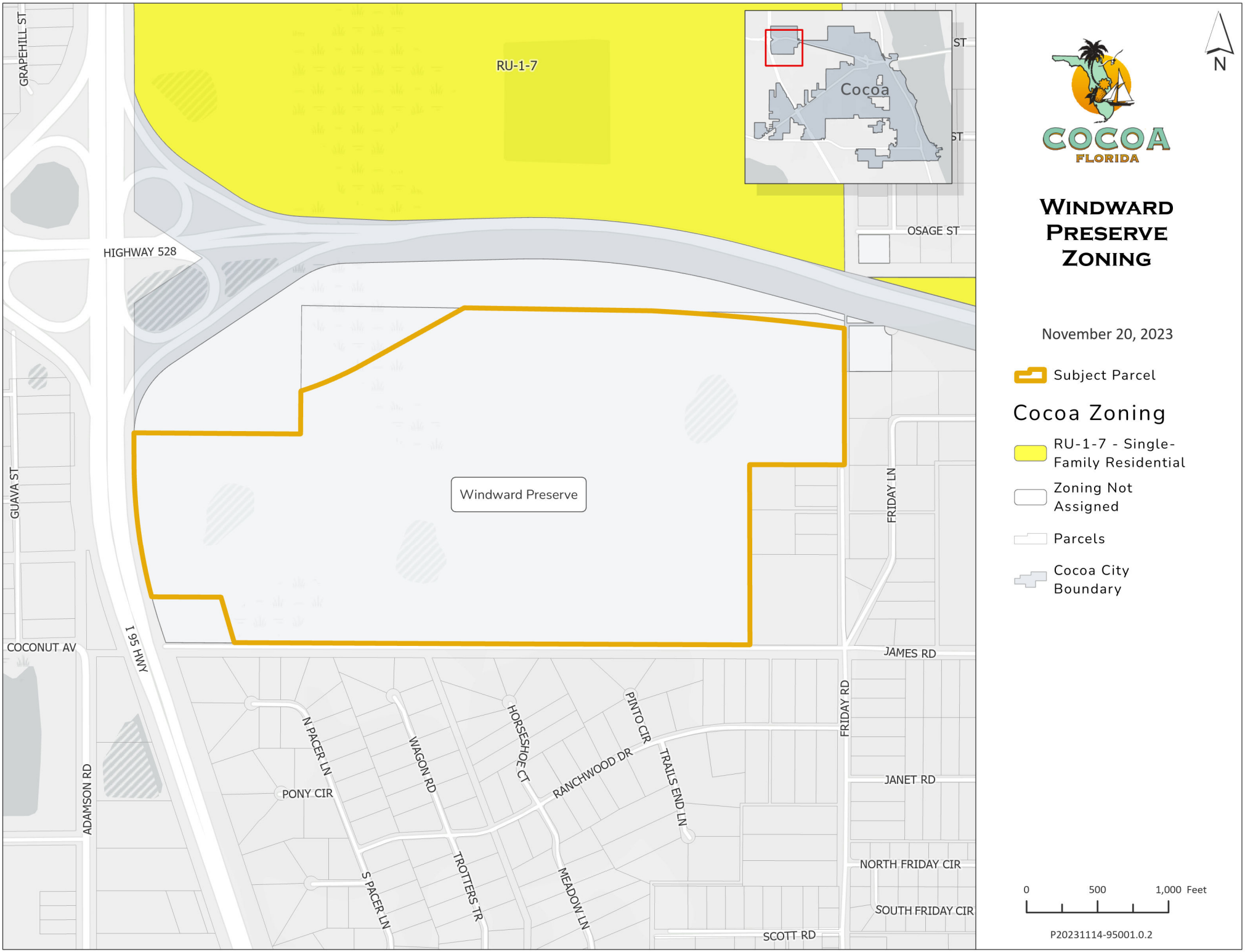
November 20, 2023

- Subject Parcel
- Parcels
- Cocoa City Boundary

0 500 1,000 Feet

P20231114-95001.0.1


GRAPEHILL ST
CONS
VLDR
Cocoa
ST
OSAGE ST
HIGHWAY 528
VLDR
CONS
VLDR
VLDR
Windward Preserve
CONS
CONS
GUAVA ST
FRIDAY LN
COCONUT AV
I 95 HWY
JAMES RD
ADAMSON RD
N PACER LN
WAGON RD
HORSESHOE CT
PINTO CIR
FRIDAY RD
PONY CIR
RANCHWOOD DR
TRAILS END LN
JANET RD
S PACER LN
TROTTERS TR
MEADOW LN
NORTH FRIDAY CIR
SOUTH FRIDAY CIR
SCOTT RD
N
COCOA
FLORIDA
WINDWARD PRESERVE FUTURE LAND USE
November 20, 2023
Subject Parcel
Future Land Use
Very Low Density Residential
Conservation
Parcels
Cocoa City Boundary
0
500
1,000 Feet
P20231114-95001.0.3


RU-1-7
Cocoa
GRAPEHILL ST
HIGHWAY 528
OSAGE ST
Windward Preserve
GUAVA ST
COCONUT AV
I 95 HWY
ADAMSON RD
FRIDAY LN
JAMES RD
FRIDAY RD
PINTO CIR
HORSESHOE CT
N PACER LN
WAGON RD
RANCHWOOD DR
TRAILS END LN
PONY CIR
JANET RD
NORTH FRIDAY CIR
S PACER LN
TROTTERS TR
MEADOW LN
SOUTH FRIDAY CIR
SCOTT RD
N
COCOA
FLORIDA
WINDWARD PRESERVE ZONING
November 20, 2023
Subject Parcel
Cocoa Zoning
RU-1-7 - Single-Family Residential
Zoning Not Assigned
Parcels
Cocoa City Boundary
0
500
1,000 Feet
P20231114-95001.0.2

Planning and Zoning Division
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535

November 28, 2023

Taylor Morrison of Florida, Inc.
c/o Heather Isaacs, Vice President
2600 Lucien Drive, Suite 350
Maitland, FL 32751

Re: PZ-23-00300001 – Windward Preserve Preliminary Plat

Dear Ms. Isaacs,

City staff has completed its review of your application. We have made the following comments based on the plans that were resubmitted for the above-referenced case. Please contact me before resubmitting to discuss the number of plans needed based on changes.

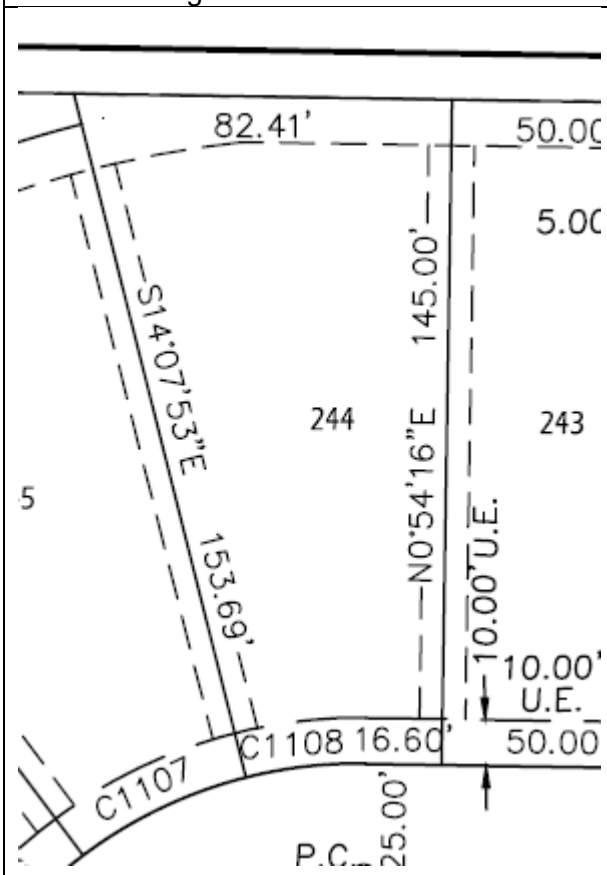
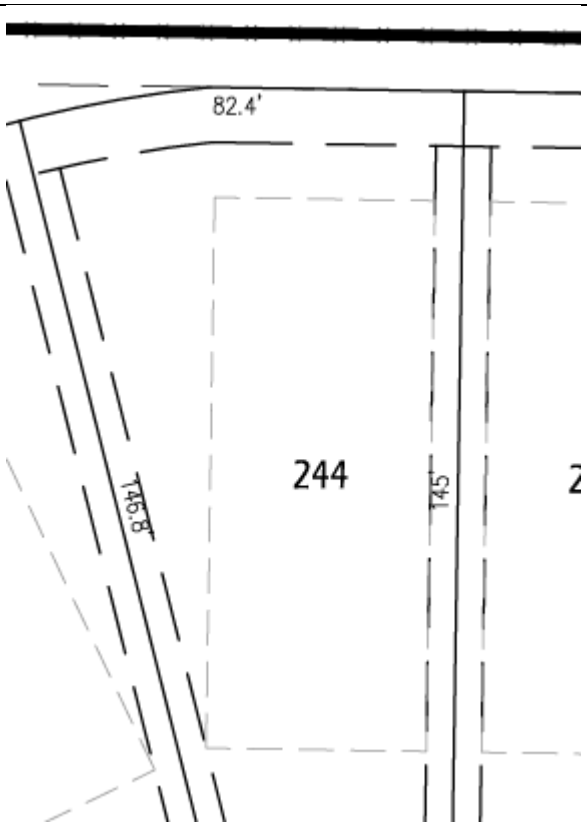
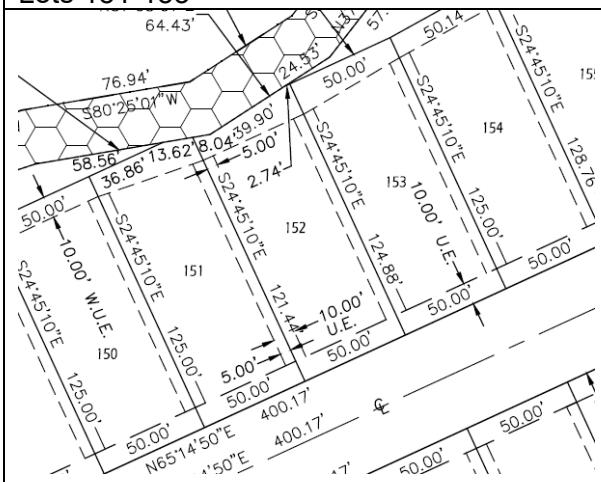
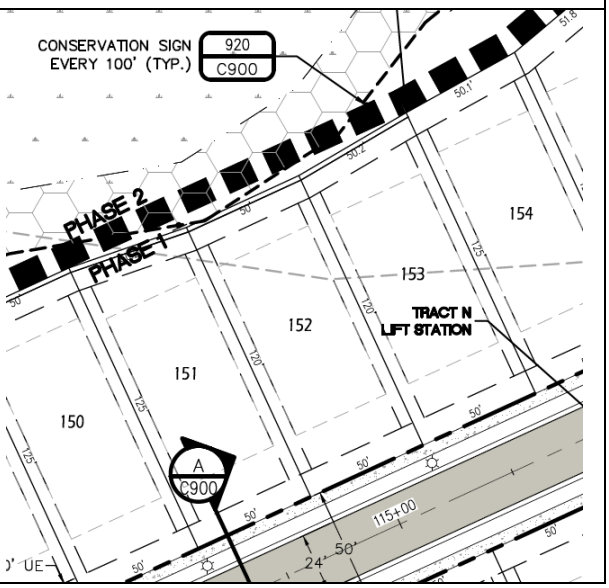
Planning Division, Eric Raasch (Inspire Placemaking Collective, Inc.) (407) 683-6939

General

1. On sheet 2, the plat is still showing encroachments into upland buffer tracts adjacent to wetland tracts W1, W3/W4, and W5. *Please revise sheet 2 to eliminate the landscape buffer encroachments from the upland buffer tracts.*
2. On sheet 2, Tract J shows a line south of lot 93 that has been removed from the plat. *Please remove the line and ensure sheet 2 matches the individual sheets.*
3. On the landscape plans and engineering plans, Tract LB1 extends to the middle of Tract G. *Please extend the landscape buffer on the plat to Tract G, consistent with the landscape plans and engineering plans.*
4. *Please remove tract lot names PD6 and PD1 from the preliminary plat, as those tracts are not included on the engineering plans.*
5. On sheet 5, the rear lot line was not shown for lots 129 and 130. *Please revise the plat to show the rear lot lines.*
6. The rear lot line dimensions of lots 6, 24,111,127-128, 203,210, 269-271, 310-312, 324-326 are either inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the rear lot line dimensions, consistent with the engineering plans.*
7. The lot length dimensions of lots 11, 111, and 127 are either inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the lot length dimensions, consistent with the engineering plans.*
8. The front lot line dimensions of lots 75, 163, 171, 203, 260, 287, and 375 are inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the front lot line dimensions, consistent with the engineering plans.*

9. *On sheet 10, C1033 was not listed on the curve table, however it is shown on the plat. Please revise the table to list the curve.*

10. The following is a list of discrepancies found between the plat and the engineering plans. *Please revise the plat for consistency with the engineering plans.*

Plat	**Engineering Plans**
Lot 244 configuration	
	
Lots 151-153	
	

Comprehensive Plan

11. **Policy 12.1.6.15.E.1** states that upland buffers shall not be developed, cleared, or landscaped and shall not include turfed, landscaped, or impervious surfaces. The proposed engineering plans, landscape plans, and plat show a landscape buffer through the required upland buffer around Wetland 5. Please remove the landscape buffer through the required upland buffer area. With the resubmittal, the landscape buffer is still shown going through the wetland buffer on the landscape plan (sheet 402) and on the cover sheet of the plat (sheet 2). *Please update the plat to remove the landscape buffer from the required upland buffer area.*

City Legal, Assistant City Attorney, Kristin Eick

Preliminary Plat

12. No further comments.

The City Surveyor will be provided the preliminary plat for review upon corrections being made as described above. Comments from the City's surveyor will be provided under separate cover.

Please contact the City of Cocoa Planning and Zoning Division at (321) 433-8535 if you have any questions.

Regards,



Eric Raasch, AICP, Inspire Placemaking Collective, Inc.

Planning and Zoning Division
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535

November 28, 2023

Taylor Morrison of Florida, Inc.
c/o Heather Isaacs, Vice President
2600 Lucien Drive, Suite 350
Maitland, FL 32751

Re: PZ-23-00300001 – Windward Preserve Planned Unit Development

Dear Ms. Isaacs,

City staff has completed its review of the resubmittal for the above-referenced project. We have made the following comments based on the plans that were submitted with your resubmittal. Please contact me before resubmitting to discuss the number of plans needed based on changes.

Planning Division, Eric Raasch (Inspire Placemaking Collective, Inc.) (407) 683-6939

General

1. Please note that the City has completed its portion of the Brevard County School Concurrency application. (Informational comment)

Land Development Code

Chapter 18 Subdivisions

2. **Section 18-84** states that block lengths shall not exceed 1,800 feet. The approved settlement implementation agreement shows a block that exceeds 1,800 feet within Phase 2 surrounding pond 7. Therefore, the layout is consistent with the concept plan that was approved under the settlement implementation agreement. (Informational comment)

Appendix A- Zoning

Article XII - Off-street Parking and Loading Regulations

3. **Section 3(l)** provides the dimensions of parking aisle widths. With the resubmittal, the amenity drive aisle were shown at 20'. Per the LDC, drive aisles shall have a minimum width of 24'. *Please revise the plans to show a 24' width drive aisle at the amenity.*

Article XI – Schedule of Districts / Section 17 – Planned Unit Development District

4. **Section 17-J(1)l** states that a floodplain development permit application may be applicable. The proposed development is within flood zone A. *Inspire defers to the floodplain reviewer to determine if a floodplain development permit will be required.*

STIPULATED SETTLEMENT AGREEMENT - OR BOOK 5837 / PAGE 226

5. **Section 3(7)** states that development will pay for traffic calming devices along James Road prior to construction or site work. *Please coordinate with the County regarding traffic calming devices to be installed along James Road.*

SETTLEMENT IMPLEMENTATION AGREEMENT - OR BOOK 9571 / PAGE 2808

6. **Exhibit B** appears to show 45.5 acres of preserved wetlands within the property. However, the Final Engineering Plans show 28.43 acres of preserved wetlands. *Inspire defers to the City regarding the proposed wetland impacts.*

Fire Department, Fire Plans Examiner, Timothy Robles (PDCS, LLC), (321) 297-5357

7. Single family Home Occupancy: The above Plans have been reviewed for fire code compliance under the Florida Fire Prevention Code 7th Edition:

   Here are the codes used by the City of Cocoa Florida
   Florida Fire Prevention Code (FFPC) 7th edition, Florida Administrative Code (FAC), Florida State Statute (FSS)

   The following are all the PBFR specific requirements that I am aware of.

   Civil Plans comments were also made on the plans and highlighted.

   Fire Flow
   Fire Flow Test must be within the last year of (2023) per NFPA #13 2016 Ed.
   If fire flow test is older than a year: please contact the Utility and Fire Dept. present, contact Utility Dept. for fire flow application.

.

   Fire flow—enough water per hydrant flow test report.

   Site Plans
   Roadways

   The attached fire truck turn radius specs found satisfactory.

Public Works Department, Streets/Stormwater/Grounds Director, Abigail Morgan (321) 433-8910

8. *Provide Brevard County approval of Traffic Calming Study and recommended traffic calming strategies on James Rd.*

9. Tree mitigation review is being conducted by staff and will be discussed at a future meeting.

Utilities Department, Utilities Director, Jack Walsh (321) 433-8710

10. Could you please include the Public/Private right of way in the utility pages as well.
11. Could you please call out all appurtenances related to City of Cocoa utilities. (i.e. 45 bends, 90 bends, gate valves, any conflicts with other appurtenances if any etc.)
12. Response 28 calls for a 1" meter for potable irrigation but on the plans it still calls out for a 2" meter. Please revise and clarify the correct size.
13. Please provide the meter sizing calculations for the 2" or 1" meter that will be used for the amenity center.
14. Could you please call out the lift station in the utility plans. As well as the meter that will be used for this lift station. Please call it out as private/public as well.
15. Plans call out 1" RWM Meter but response 29 states a 1.5" meter. Please revise and resubmit with correct meter sizes desired for project.
16. Please be advised that force main tie in pressures have been sent. Please send and update the sewer calculations for the project with this information.
17. Could you please call out and label the phases in the overall utility plan and the utility pages as well.
18. Could you please clarify how 42 psi under NFF+Max day was determined. This does not reflect the pump curve that is developed using the hydrant flow test. Please revise accordingly.
19. Could you please clarify the use of 65 psi as the static head for the pump curve. Number does not reflect the test results that were provided by the City of Cocoa.

Utilities Department, Environmental Control Coordinator, Wendell W. Ripoll (321) 433-8749

20. No further comments.

Transportation Consultant, Myra Monreal, PE, AICP

21. Review pending.

Engineering Review, David King, PE (Mead & Hunt) (386) 761-6810

22. Review pending.

Floodplain Review, Tom Amstadt, PE, CFM (Geosyntec Consultants, Inc.) (321) 249-9361

23. Comment 3e: Comment 3e was addressed and can be closed.

24. Comment 3c: Comment *3c* was partially addressed. Based on page 14 of the response letter, the response to Comment 3c didn't change. However, time-stage data for model node JAM-120 was provided, but no information was provided to support the other two tailwater nodes, "beachline cd-13" and "528 pipe crossing". The previous comment under 3c still applies, "Construction plans are not an adequate source to establish 100-year tailwater elevations." The review indicates that an attempt to address this comment was made. But at this point, it seems that would not accomplish much until comment 3c is fully addressed.

25. Comments 4 and 5: Comments 4 and 5 were closed but need to be reviewed because the model results may still change pending a complete response to 3c.

Please contact the City of Cocoa Planning and Zoning Division at (321) 433-8535 if you have any questions.

Regards,



Eric Raasch, AICP, Inspire Placemaking, Collective, Inc.

WINDWARD PRESERVE

COMMUNITY
LANDSCAPE ARCHITECTURE
Prepared For:
TAYLOR MORRISON, LLC.
COCOA, FLORIDA

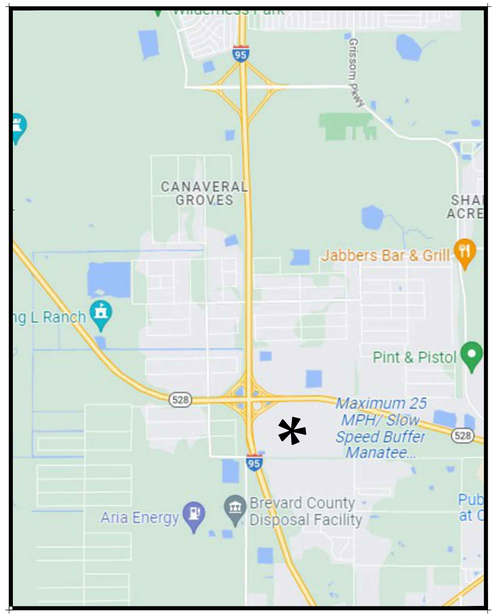
DEVELOPER / OWNER:
TAYLOR MORRISON, LLC.
2600 Lake Lucien Drive, Suite 350
Maitland, FL 32751
Contact: Jeff Stalder
phone: 407.321.8396

PROJECT CIVIL ENGINEER:
MADDEN, MOORHEAD & STOKES, LLC.
431 E. Horatio Ave., Suite 260
Maitland, FL 32751
Contact: David Stokes
phone: 407.629.8330

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
400 South Orlando Ave. Suite 201
Maitland, FL 32751
Contact: Todd W. Bonnett, RLA, LEED AP, CNU-a
phone: 407.622.1588

STRUCTURAL ENGINEER:
DANSK CONSULTING, INC.
1673 Lake Baldwin Lane
Orlando, FL 32814
Contact: Bjarne Madsen, P.E.
phone: 407.252.4225

IRRIGATION DESIGNER:
SPADE IRRIGATION DESIGN
307 Dubsdread Circle
Orlando, Florida 32804
Contact: Larry W. Spade, PLA, CID
phone: 407.896.3904



LOCATION MAP
not to scale

SHEET INDEX:

L000	*COVER SHEET*	*L400*	*OVERALL LANDSCAPE PLAN*
		L401-422	*LANDSCAPE PLAN*
L100	*OVERALL TRAIL LAYOUT PLAN* 2	*L430*	*LANDSCAPE DETAILS & NOTES*
L101	*TRAIL LAYOUT PLAN*		
L102	*TRAIL LAYOUT PLAN*	*L500*	*OVERALL IRRIGATION PLAN*
L103	*TRAIL LAYOUT PLAN*	*L501-522*	*IRRIGATION PLAN*
L104	*TRAIL LAYOUT PLAN*	*L530*	*IRRIGATION DETAILS & NOTES*
L105	*TRAIL LAYOUT PLAN*		
L106	*TRAIL LAYOUT PLAN*		
	3		
L200	*OVERALL LAYOUT PLAN*		
L201	*LAYOUT PLAN*		
L201.1	*LAYOUT PLAN*		
L202	*LAYOUT PLAN*		
L202.1	*LAYOUT PLAN - POOL DIMENSIONS*		
L203	*LAYOUT PLAN*		
L204	*LAYOUT PLAN*		
L301	*HARDSCAPE DESIGN PLAN*		
L302	*HARDSCAPE DESIGN PLAN*		
L303	*HARDSCAPE DESIGN PLAN*		
L304	*HARDSCAPE DESIGN PLAN*		
L305	*HARDSCAPE DESIGN PLAN*		
L306	*STRUCTURAL DESIGN PLAN*		

Rev 4 City Comments -November 20, 2023
Rev 3 City Comments -October 27, 2023
Rev 2 City Comments -April 04, 2023
September 23, 2022

2022.163

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www.BonnettDesignGroup.com

Applicable Codes, Regulations, Ordinances and Standards

City of Cocoa

811 Know what's below. Call before you dig.

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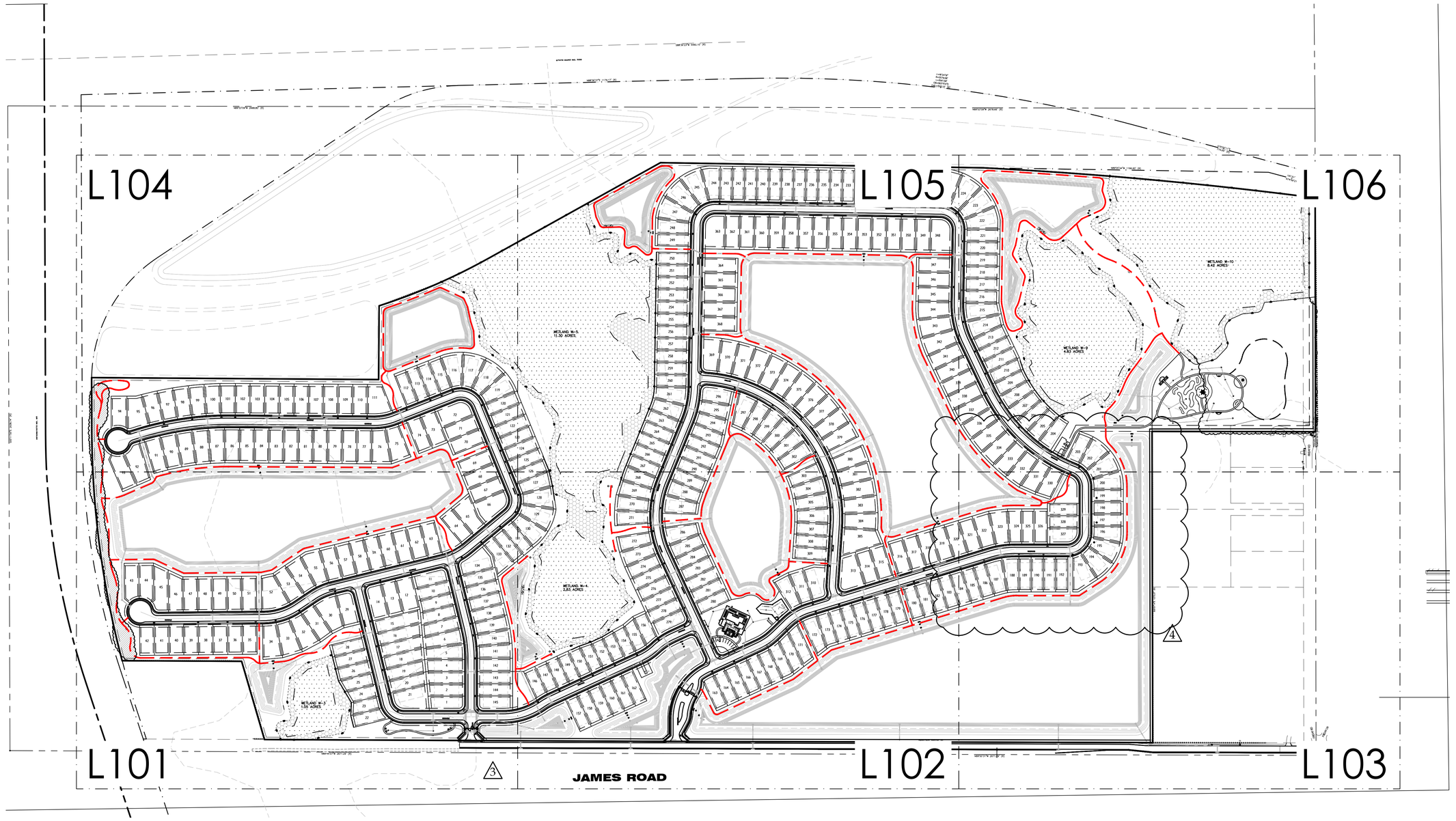

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MATCHLINE L104
MATCHLINE L101

MATCHLINE L104
MATCHLINE L101

MATCHLINE L101
MATCHLINE L102

ESTIMATED EXTENT OF
EXISTING TREE CANOPY

H-9

TYP. H-22

GUNWALE

BINNACLE

BRIDGE

WETLAND W-3
1.05 ACRES

SEE SHEET L201 FOR
LAYOUT DESIGN

N89°44'07"W 2671.29' (R)

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL
H-22	BENCH WITH BACK

SCALE: 1" = 60'

0' 30' 60' 120'

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
TRAIL LAYOUT PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

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2 City Comments 04-04-2023
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Todd W. Bennett, RLA # FL0001758

2

L101

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MATCHLINE L105
MATCHLINE L102

MATCHLINE L105
MATCHLINE L102

MATCHLINE L103
MATCHLINE L102

MATCHLINE L102
MATCHLINE L101

MATCHLINE L102
MATCHLINE L101

MATCHLINE L103
MATCHLINE L102

WETLAND. W-4.
2.83. ACRES

BIRD BOXES

BAT BOXES

BIRD BOXES

BAT BOXES

H-9

H-22

SEE SHEET L202 FOR LAYOUT DESIGN

SEE SHEET L201 FOR LAYOUT DESIGN

S89°51'39"E 2003.09' (R)

WINDWARD

BALLAST

BRAVADO

JAMES ROAD

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	6 / L302
H-22	BENCH WITH BACK	3 / L304

SCALE: 1" = 60'

0' 30' 60' 120'

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TRAIL LAYOUT PLAN

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L102

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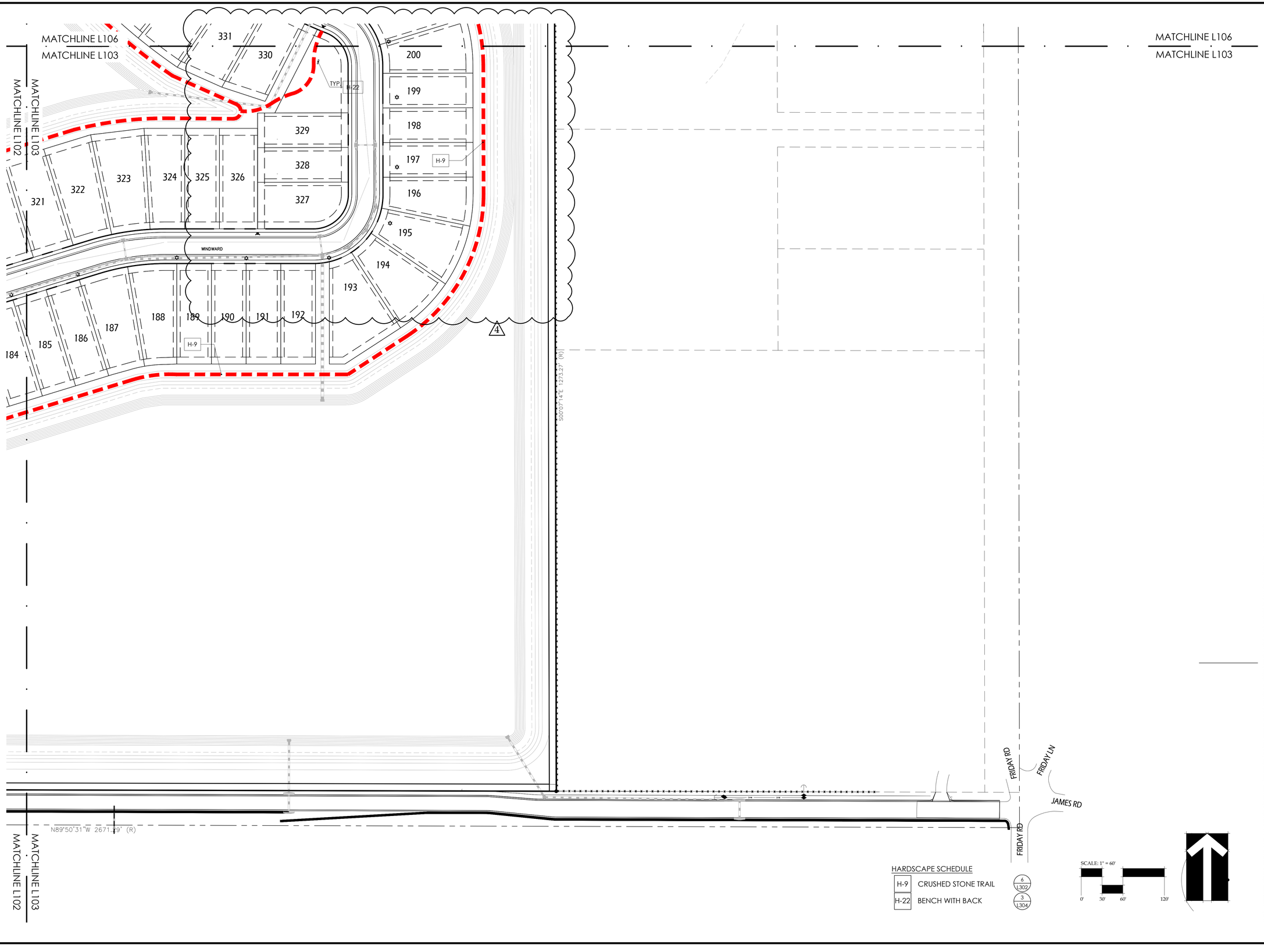

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	6 / L302
H-22	BENCH WITH BACK	3 / L304

SCALE: 1" = 60'

0' 30' 60' 120'

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Cocoa, Florida
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L103

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SCALE: 1" = 60'

0' 30' 60' 120'

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	6 / L302
H-22	BENCH WITH BACK	3 / L304

MATCHLINE L105
MATCHLINE L104

MATCHLINE L104
MATCHLINE L101

MATCHLINE L104
MATCHLINE L105

MATCHLINE L104
MATCHLINE L101

H-9

H-22

TYP.

ESTIMATED EXTENT OF EXISTING TREE CANOPY

GUNWALE

3

2

92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121

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Todd W. Bennett, FLA # FLA0003718

2

L104

SCALE: 1" = 60'

0' 30' 60' 120'

MATCHLINE L104
MATCHLINE L105

MATCHLINE L105
MATCHLINE L106

H-9

WETLAND W-5
11.30 ACRES

WINDWARD

BALLAST

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	6 / L302
H-22	BENCH WITH BACK	3 / L304

MATCHLINE L105
MATCHLINE L102

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Cocoa, Florida
TRAIL LAYOUT PLAN

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L105

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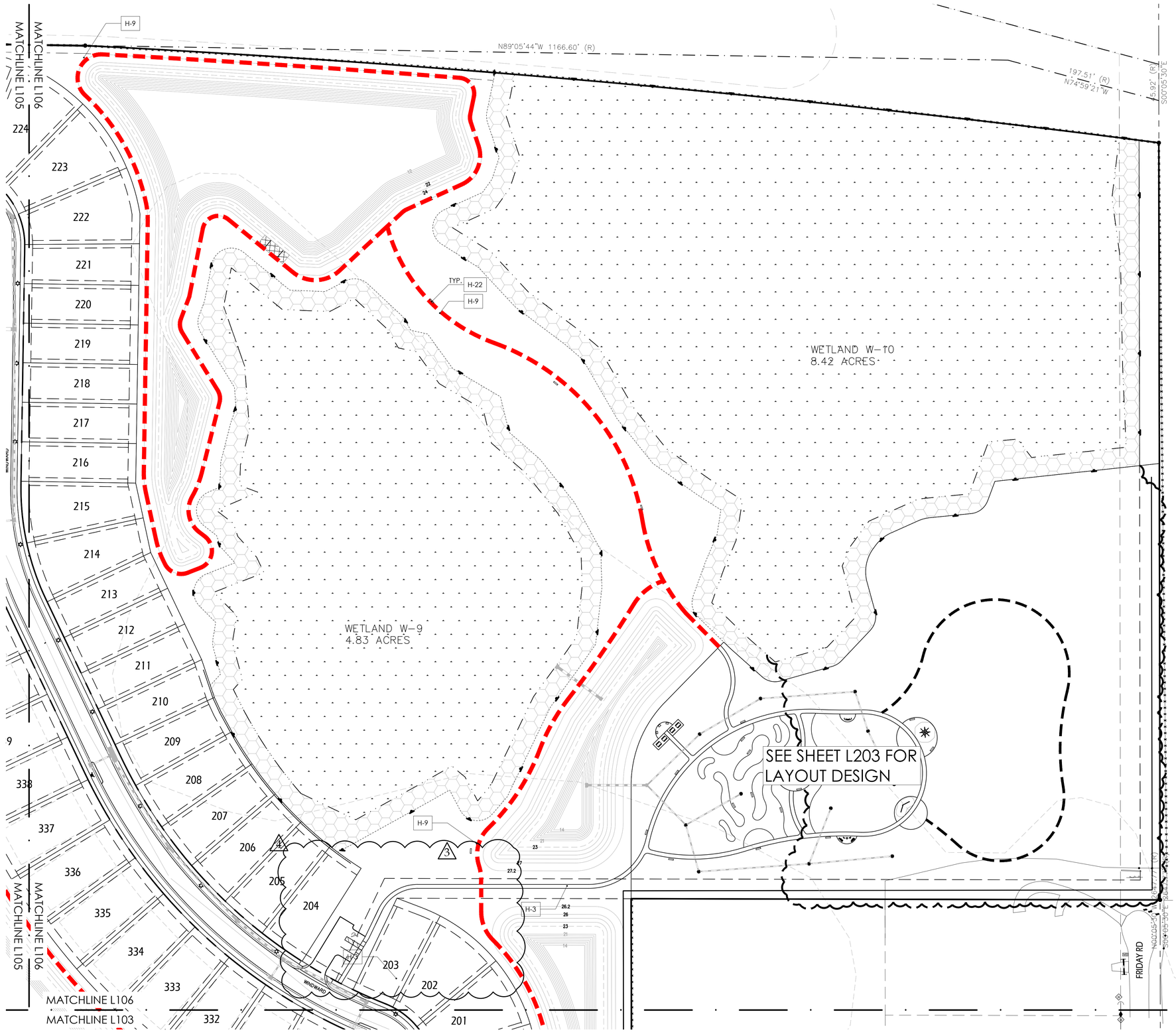

HARDSCAPE SCHEDULE

H-3	CONCRETE WALK	1 / L302
H-9	CRUSHED STONE TRAIL	6 / L302
H-22	BENCH WITH BACK	3 / L304

SCALE: 1" = 60'

0' 30' 60' 120'

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Cocoa, Florida
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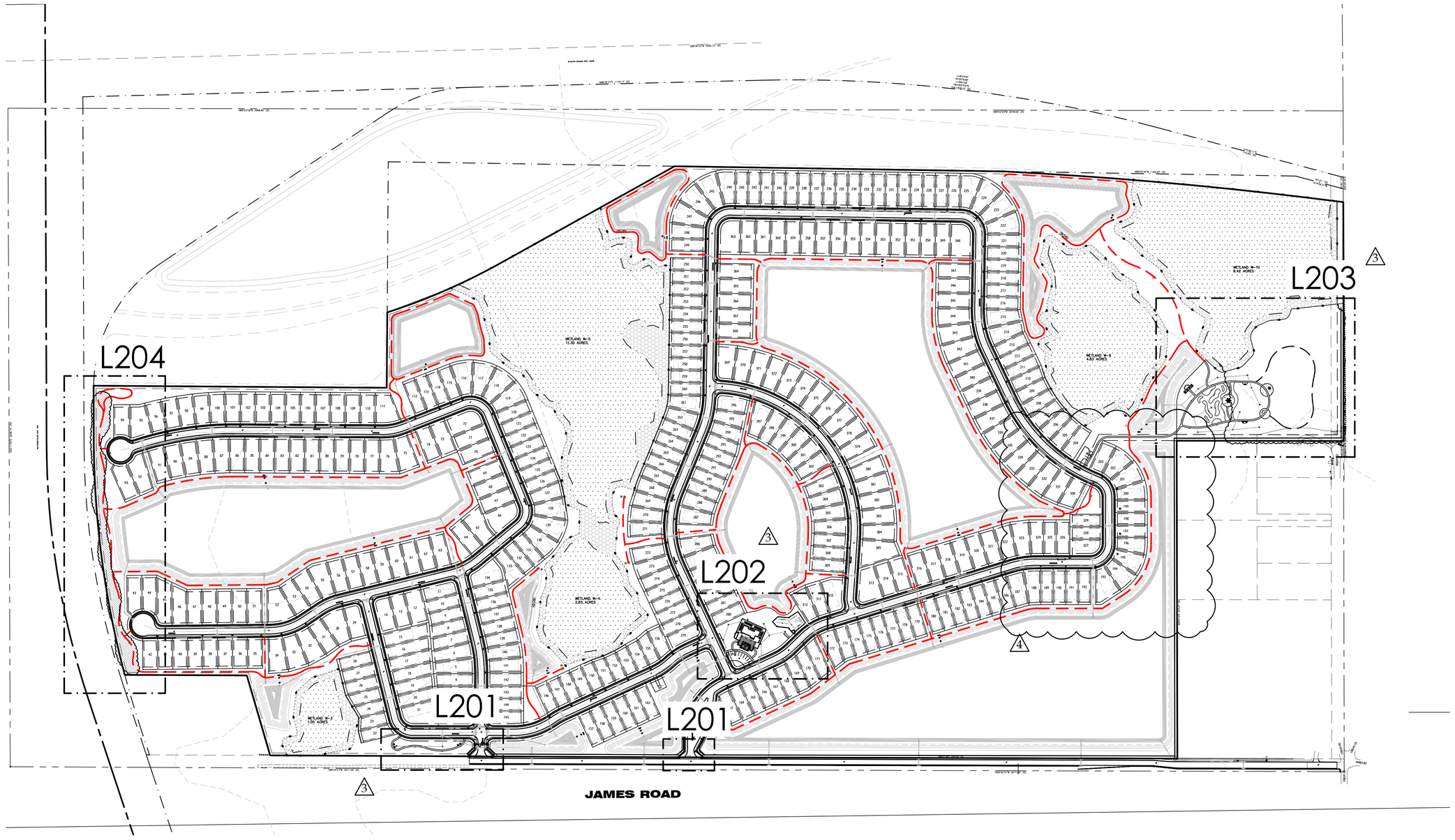
2

L106



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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
OVERALL LAYOUT PLAN

DATE: September 23, 2022
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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023
3 City Comments 11-20-2023

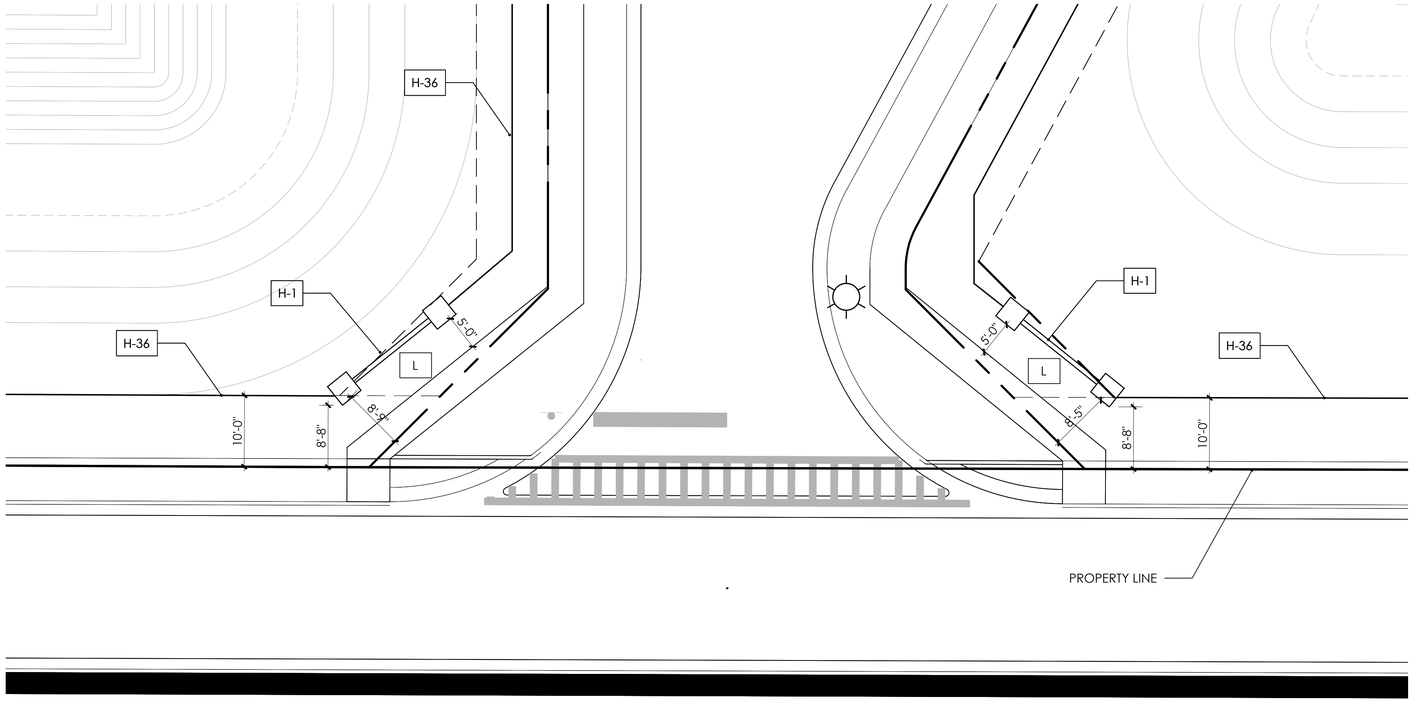
Todd W. Bonnett, RLA # FLA0001778

2

L200

HARDSCAPE SCHEDULE

H-1	MAIN ENTRY SIGN	1/L301
H-2	SECONDARY ENTRY COLUMNS	3/L301
H-3	CONCRETE WALK	1/L302
H-22	BENCH WITH BACK	3/L304
H-23	PICNIC TABLE	4/L304
H-36	ENTRY FENCE	9/L303
H-37	MAIN ENTRY	4/L301
H-38	SECONDARY ENTRY	2/L301
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	



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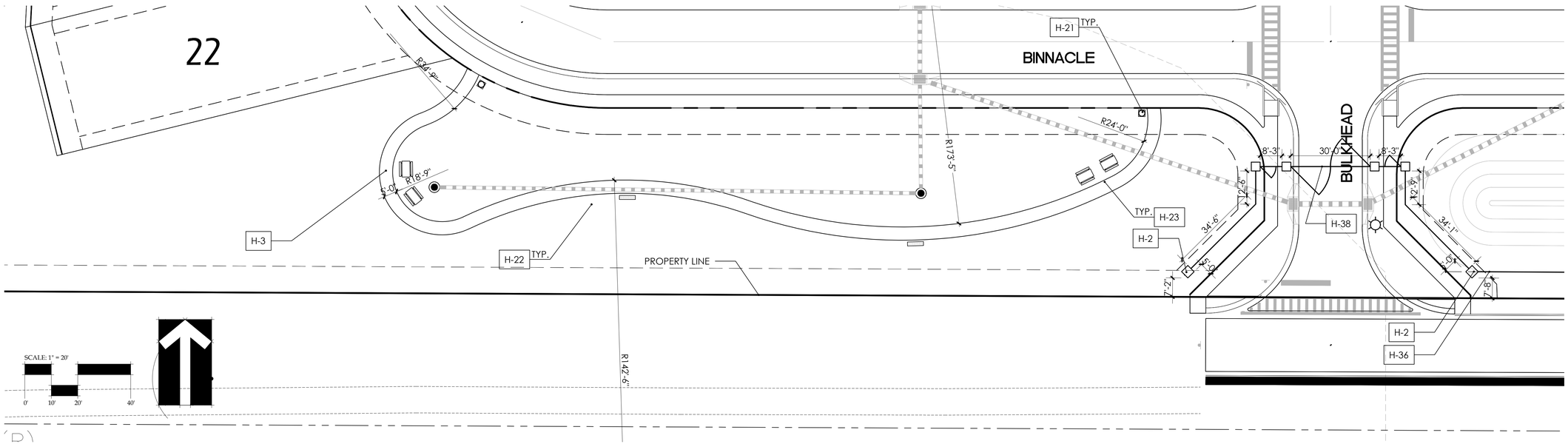

SCALE: 1" = 20'

0' 10' 20' 40'

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LAYOUT PLAN

DATE: September 23, 2022
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REVISIONS:
3 City Comments 04-04-2023
2 City Comments 10-27-2023

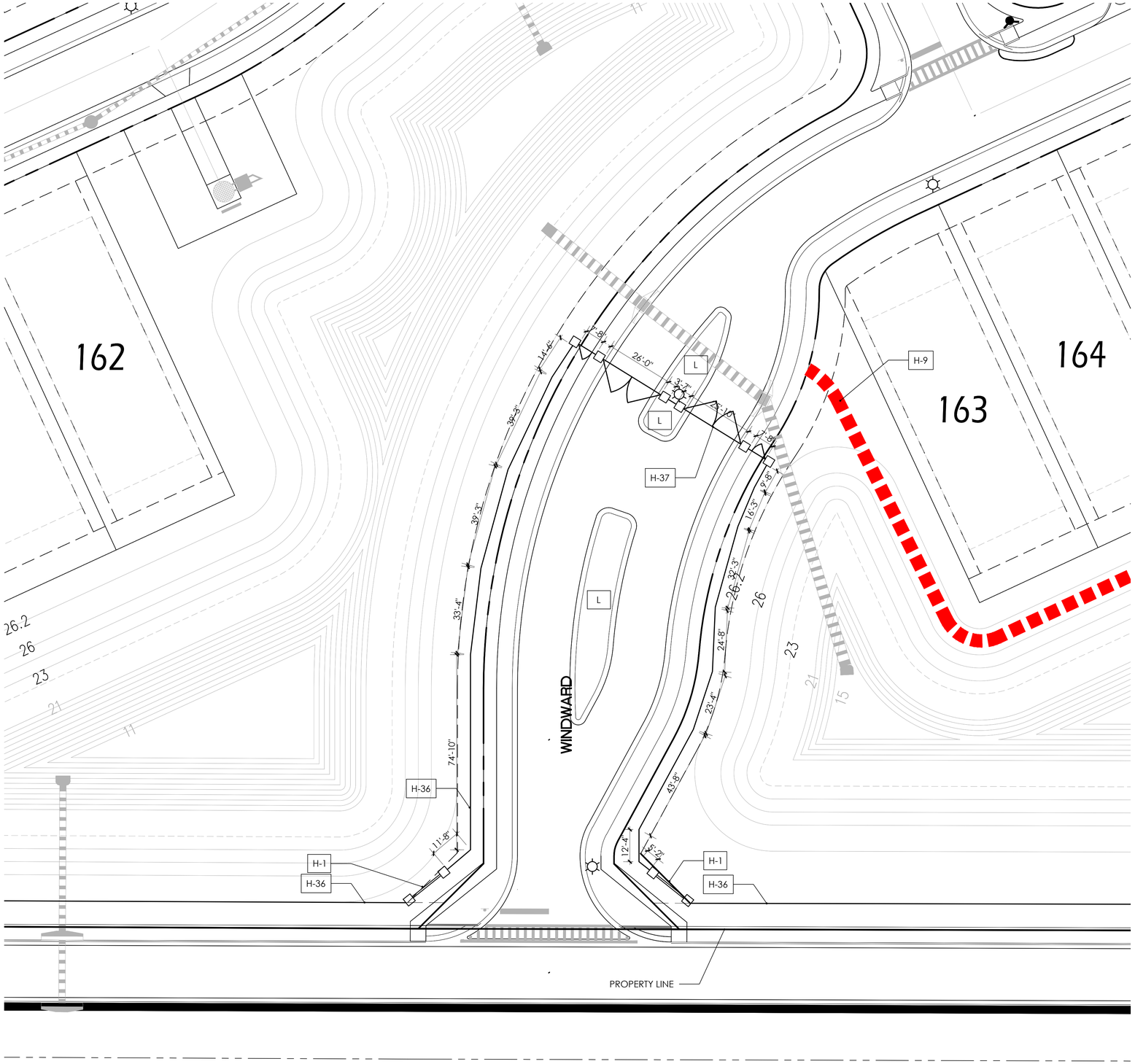
Todd W. Bonnett, FLA # FL0001728

2

L201

HARDSCAPE SCHEDULE

H-1	MAIN ENTRY SIGN	1 / L301
H-3	CONCRETE WALK	1 / L302
H-9	CRUSHED STONE TRAIL	6 / L302
H-36	ENTRY FENCE	9 / L303
H-37	MAIN ENTRY	4 / L301
H-38	SECONDARY ENTRY	2 / L301
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	



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Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LAYOUT PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
3 City Comments 10-27-2023

Todd W. Bennett, RLA # FL0001718

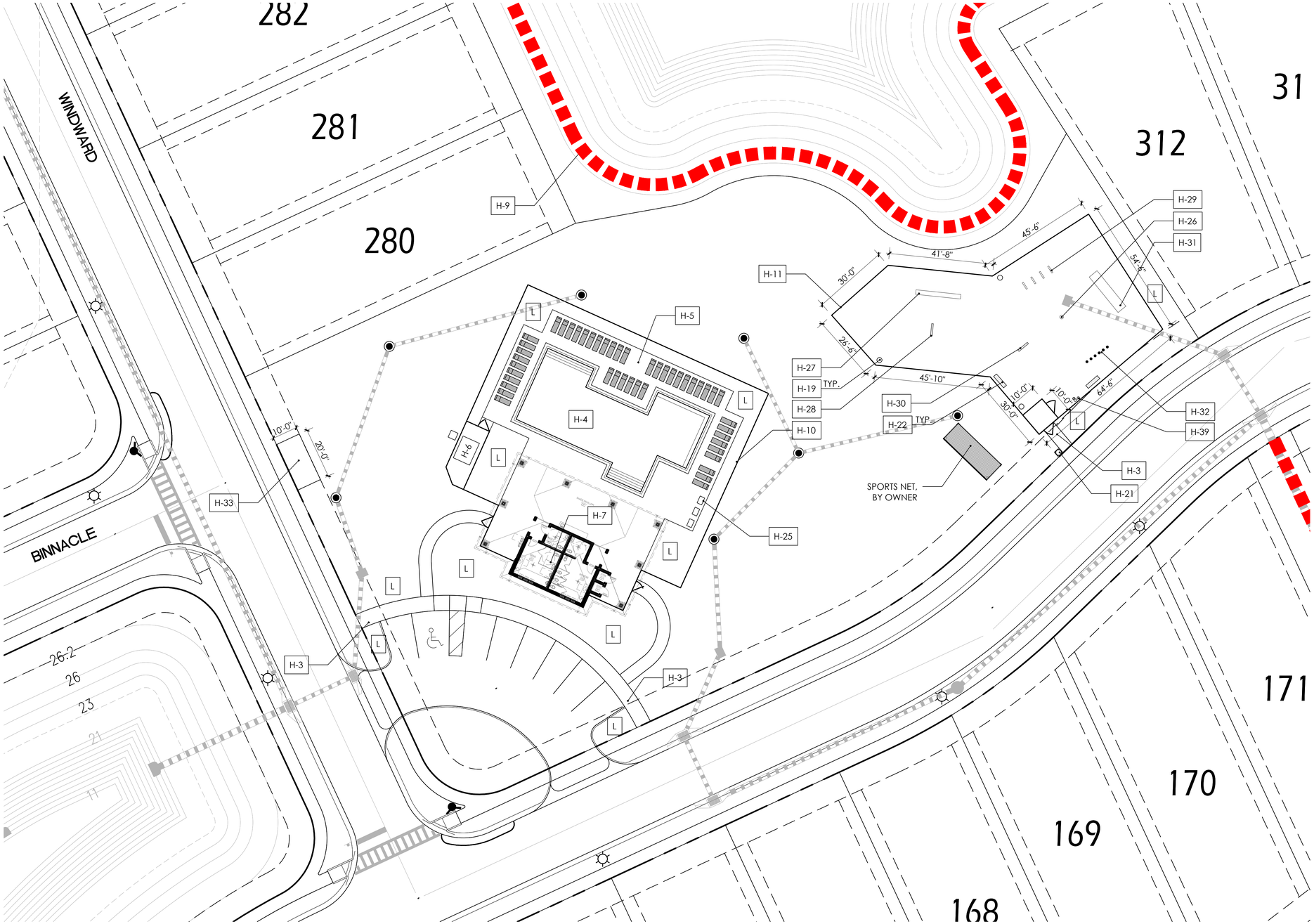
3

L201.1

3

HARDSCAPE SCHEDULE

H-3	CONCRETE WALK	1 L302
H-4	POOL = 1956 SF	2 L302
H-5	POOL DECK	2 L302, 3 L302
H-6	POOL EQUIPMENT, BY OTHERS	
H-7	CLUBHOUSE, BY OTHERS	
H-9	CRUSHED STONE TRAIL	6 L302
H-10	POOL FENCE	8 L302
H-11	DOG PARK FENCE	7 L302
H-19	DOGGY STATION	1 L304
H-21	TRASH RECEPTACLE	2 L304
H-22	BENCH WITH BACK	3 L304
H-25	PARK GRILL	6 L304
H-26	ADJUSTABLE TIRE JUMP	1 L305
H-27	DOG WALK RAMP	2 L305
H-28	DOUBLE WALL JUMP	3 L305
H-29	HOUND HURTLES	4 L305
H-30	SINGLE WALL JUMP	5 L305
H-31	TEETER TOTTER	6 L305
H-32	WEAVE POLES	7 L305
H-33	MAIL COLLECTION, BY OTHERS	
H-39	DOG WATER FOUNTAIN	7 L304
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	



SCALE: 1" = 20'

0' 10' 20' 40'

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BONNETT design group, llc
landscape architecture
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FL LC 26000341

400 South Orlando Ave. Suite 201
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407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LAYOUT PLAN

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JOB NUMBER: 2021.173
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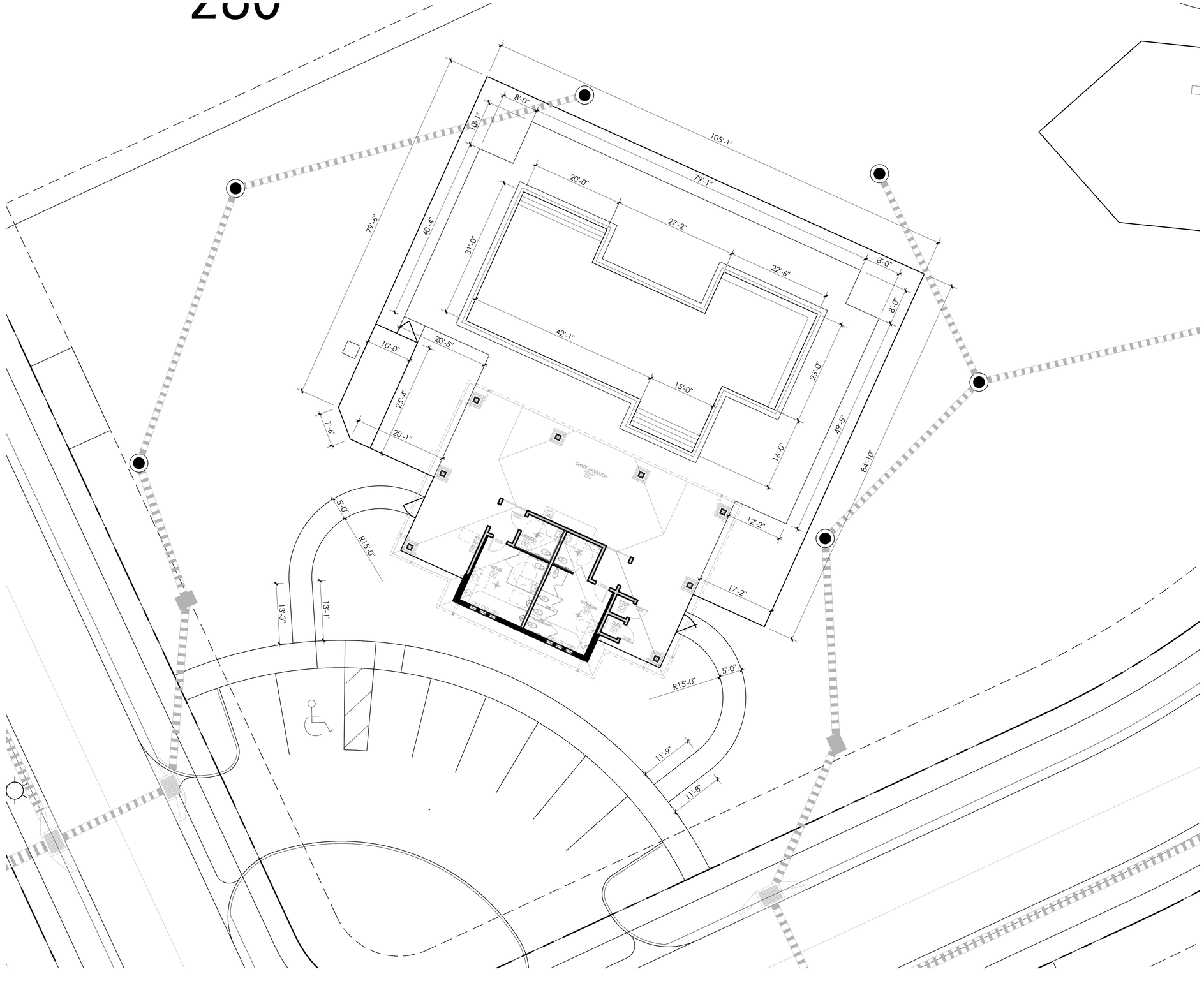
REVISIONS:
3 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, FLA # FL0001728

2

L202

DRAWING PLOTTED - 11/20/2023 6:08:47 AM
Z:\SHARED\BONNETT DESIGN GROUP\2021\2022.163_TM-COCOA BEACH LINE ENHANCED-AKA WINDWARD PRESERVE\DESIGN\2022.163_TM - COCOA_LSBASE CODE.DWG



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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LAYOUT PLAN - POOL DIMENSIONS

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_1.SBASE CODE

REVISIONS:
1 City Comments 10-27-2023

Todd W. Bonnett, FLA # FL0007718

3

L202.1

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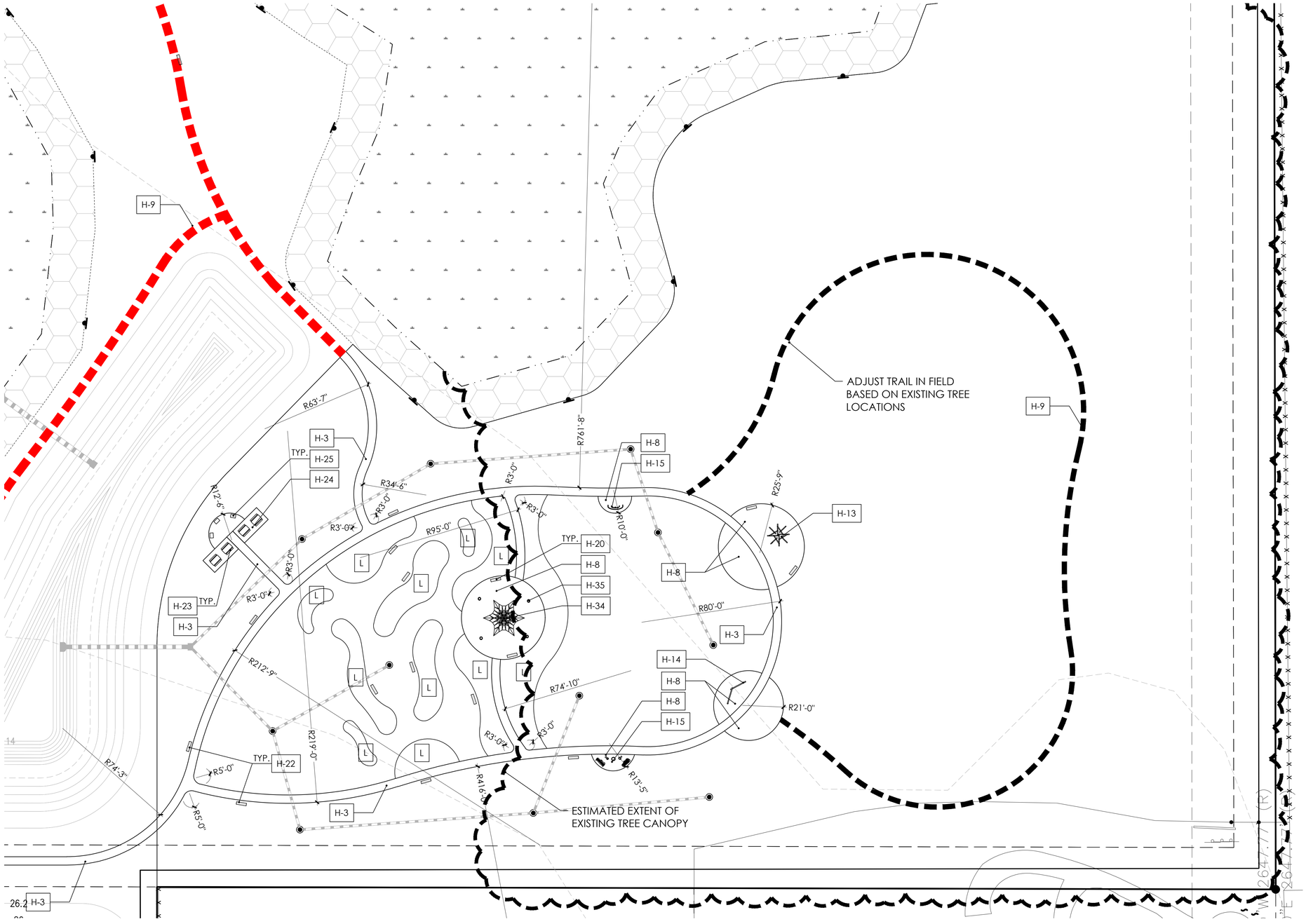
3

HARDSCAPE SCHEDULE

H-3	CONCRETE WALK	1 L302
H-8	PLAY SURFACE	5 L302
H-9	CRUSHED STONE TRAIL	6 L302
H-13	PLAY STRUCTURE 1	1 L303
H-14	PLAY STRUCTURE 2	2 L303
H-15	PLAY STRUCTURE 3	3 L303
H-19	DOGGY STATION	1 L304
H-20	BENCH WITHOUT BACK	2 L304
H-21	TRASH RECEPTACLE	2 L304
H-22	BENCH WITH BACK	3 L304
H-23	PICNIC TABLE	4 L304
H-24	SHADE STRUCTURE	5 L304
H-25	PARK GRILL	6 L304
H-34	SPACENET PLAY STRUCTURE	7 L303
H-35	SPINNER PLAY STRUCTURE	8 L303
H-39	DOG WATER FOUNTAIN	L304
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	



SCALE: 1" = 20'

0' 10' 20' 40'

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LAYOUT PLAN

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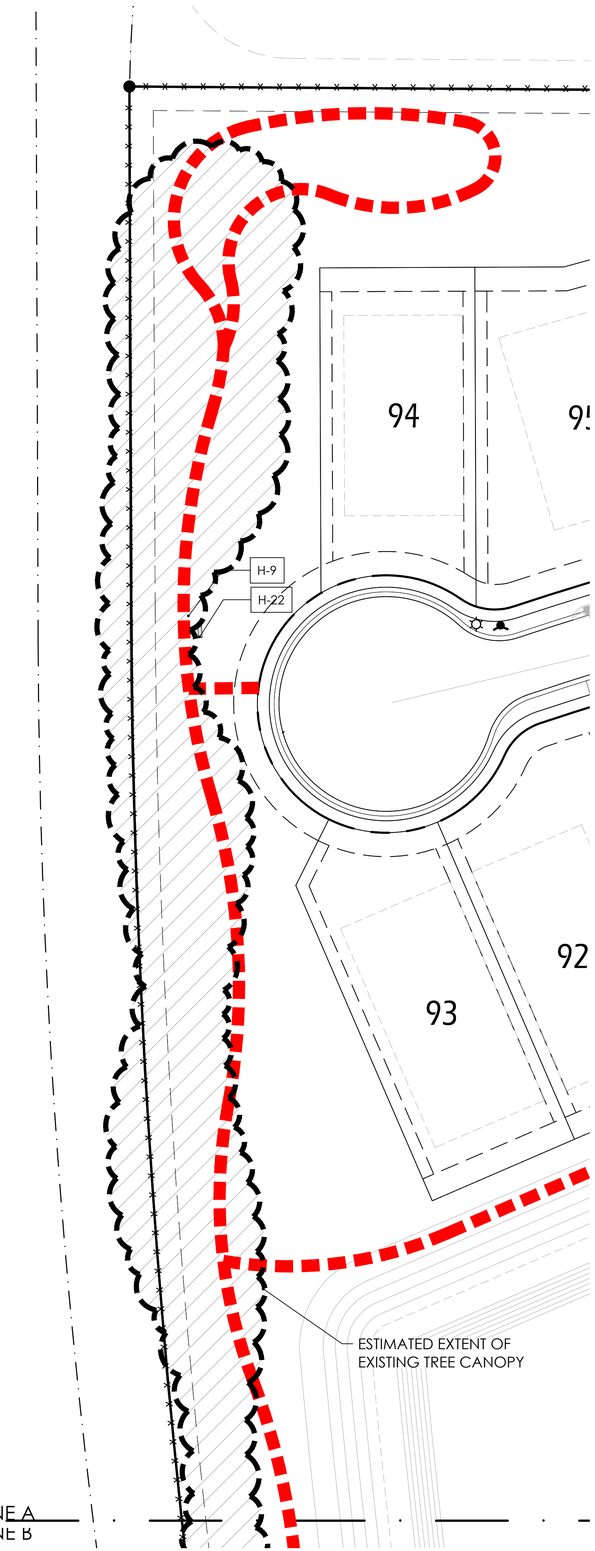
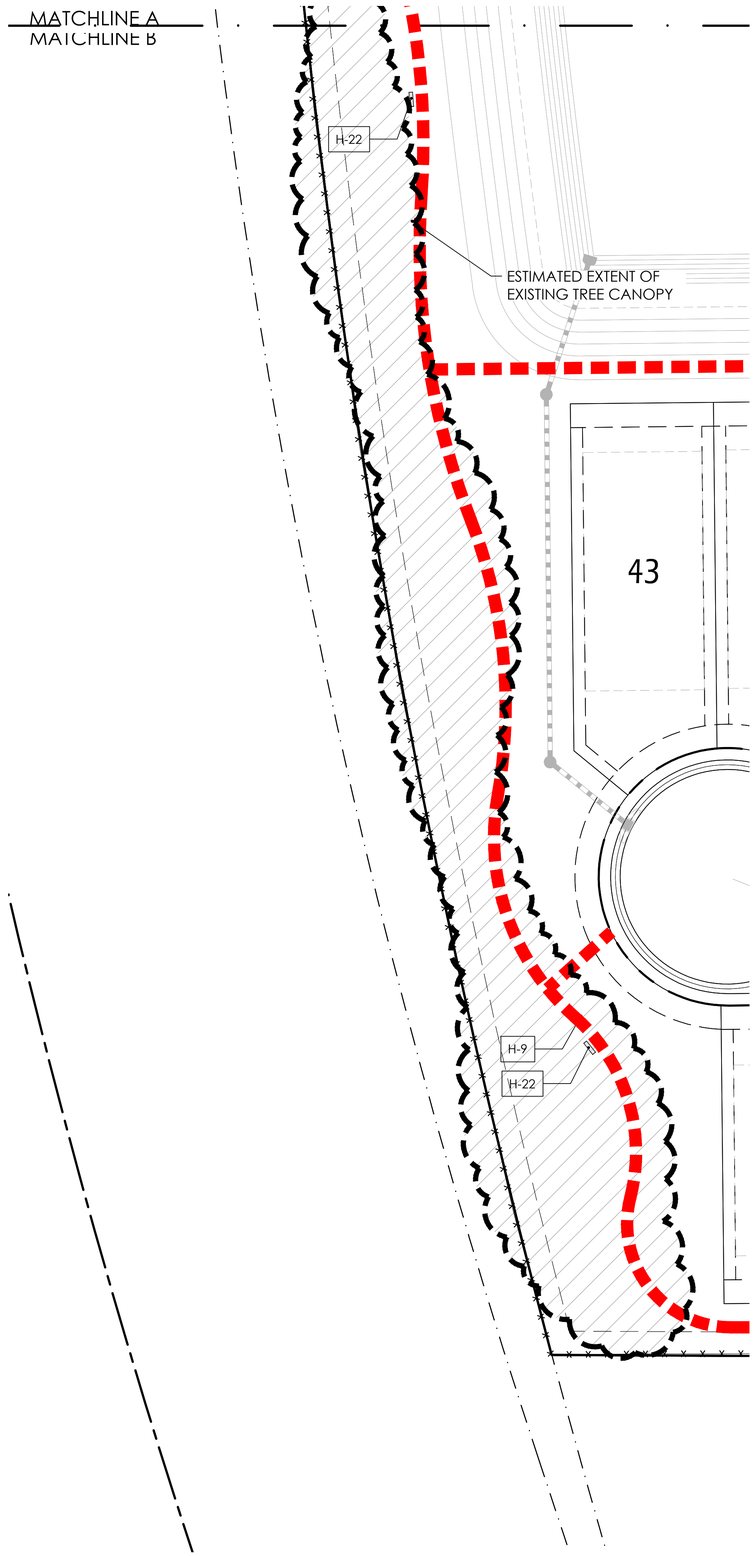
REVISIONS:
2 City Comments 04-04-2023
1 City Comments 10-27-2023

Todd W. Bennett, FLA # FLA001758

2

L203





HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	6 / L302
H-22	BENCH WITH BACK	3 / L304

SCALE: 1" = 30'

0' 15' 30' 60'

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Windward Preserve
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Cocoa, Florida
LAYOUT PLAN

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REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, FLA # FL0001718

2

L204

DRAWING PLOTTED - 11/20/2023 8:08:59 AM
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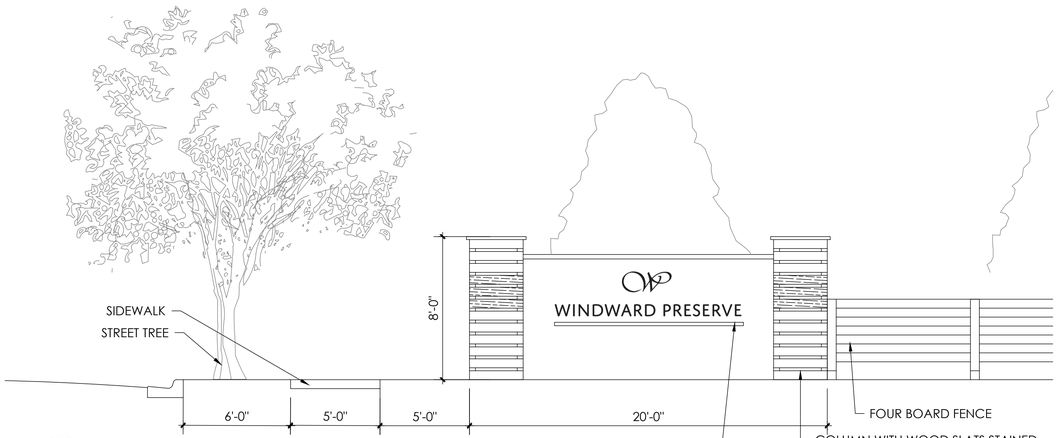
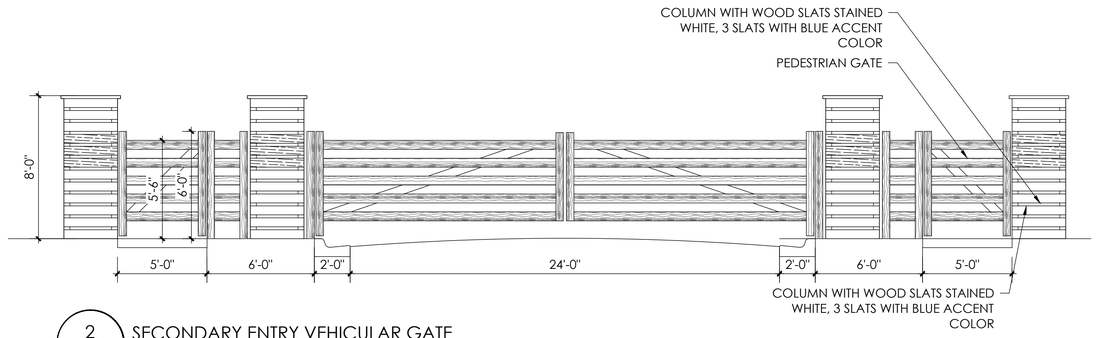


1 L301 ENTRY MONUMENT SIGN: ELEVATION

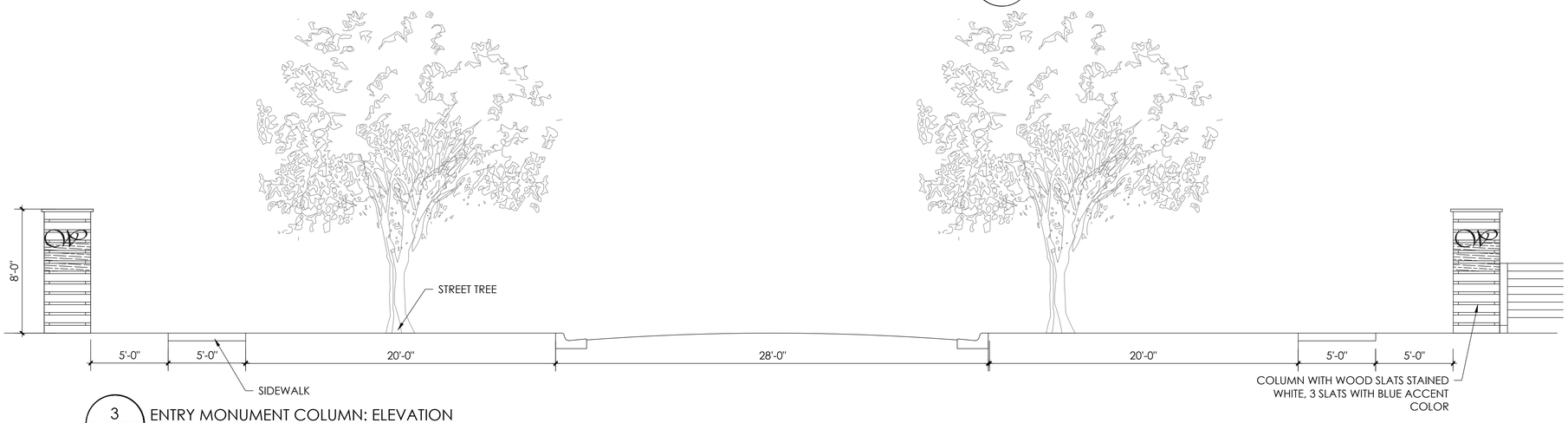
SCALE: 1/4" = 1'-0"



2 L301 SECONDARY ENTRY VEHICULAR GATE

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

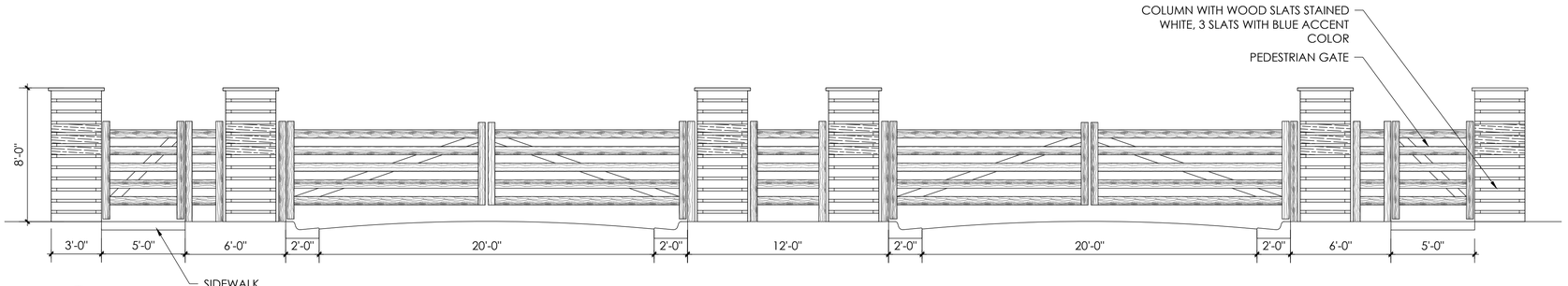
3



3 L301 ENTRY MONUMENT COLUMN: ELEVATION

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

3



4 L301 MAIN ENTRY VEHICULAR GATE

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

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
HARDSCAPE DESIGN PLAN

DATE: September 23, 2022
DRAWN BY: RTM
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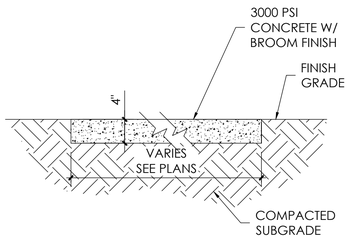
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_HSBASE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bennett, RLA # FLL0001718

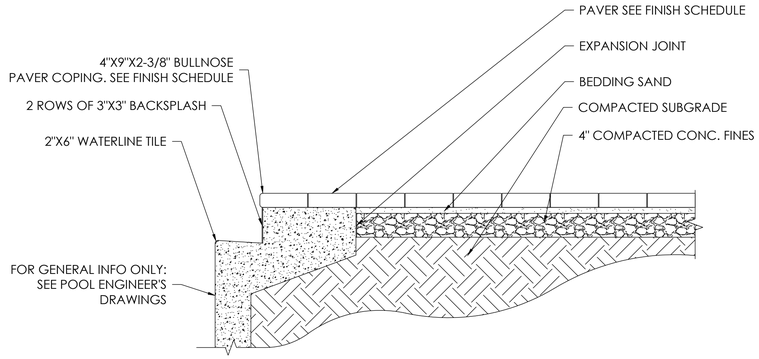
2

L301



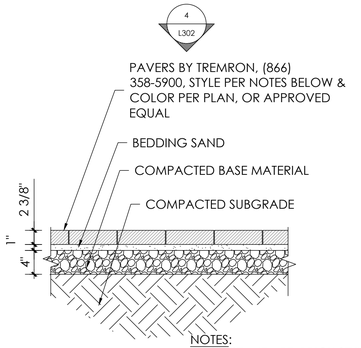
1 L302 CONCRETE WALKWAY

SCALE 1" = 1'-0"



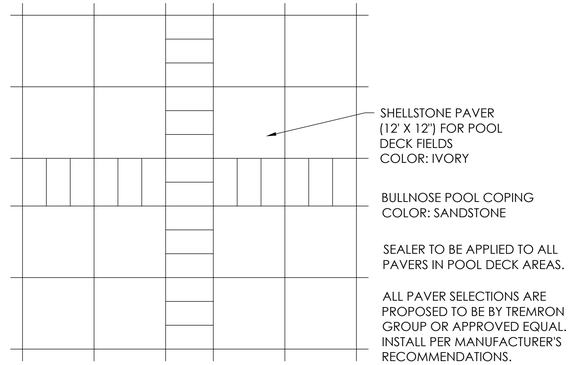
2 L302 POOL PAVER DETAIL

SCALE 1" = 1'-0"



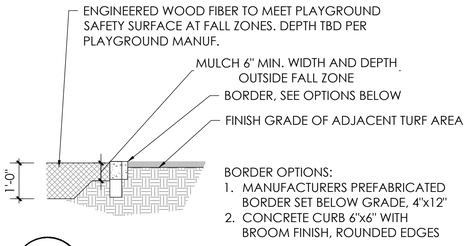
3 L302 PEDESTRIAN PAVERS

SCALE 1" = 1'-0"



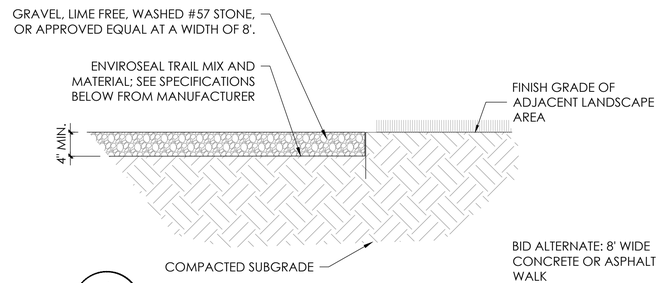
4 L302 PAVERS LAYOUT DETAIL

SCALE 1" = 1'-0"



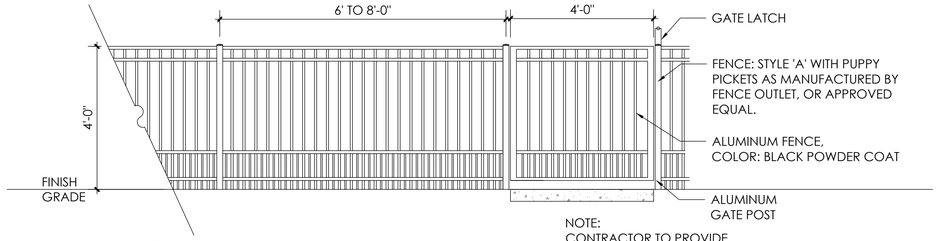
5 L302 PLAY SURFACE AND HEADER

SCALE: ½" = 1'-0"



6 L302 CRUSHED STONE TRAIL

NTS



NOTE:
CONTRACTOR TO PROVIDE
SHOP DRAWINGS FOR REVIEW
BY LANDSCAPE ARCHITECT
BEFORE INSTALLATION

7 L302 DOG PARK FENCE & GATE ELEVATION

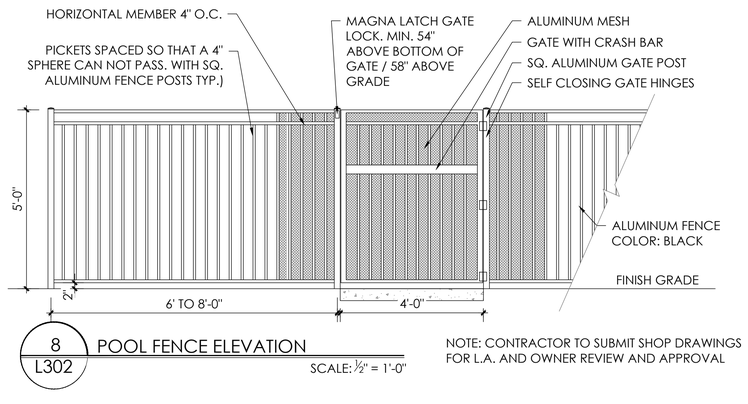
SCALE: ½" = 1'-0"

NOTES:
POOL GATES SHALL COMPLY WITH SECTION 454.1.3.1.9 OF THE FLORIDA BUILDING CODE. ACCESS GATES SHALL BE SELF-CLOSING, SELF LATCHING AND THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CAN NOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.

SHOP DRAWINGS, HARDWARE AND SPECIFICATIONS ARE REQUIRED PRIOR TO FABRICATION OF THE GATES, AND TO BE APPROVED BY THE OWNER PRIOR TO INSTILLATION.

ALL GATE COMPONENTS SHALL BE WELDED TOGETHER AND BE ANODIZED ALUMINUM.

ACCESS NOTE:
GATE CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY KEY CARD, KEYPAD OR ANY OTHER MECHANICAL OR ELECTRIC LOCKING AND ACCESS MECHANISMS AND SHALL CONFORM TO SECTION 454.13.1.9 OF THE FLORIDA BUILDING CODE



8 L302 POOL FENCE ELEVATION

SCALE: ½" = 1'-0"

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR L.A. AND OWNER REVIEW AND APPROVAL

Enviroseal Corporation™

1019 SE Holbrook Ct.
Port St. Lucie, FL 34952
772-335-8225 - Fax772-335-3991
DUNS: 00-306-7852
Email: sales@enviroseal.com Web: http://www.enviroseal.com

Distributors Worldwide SIC CODES: 3089 & 5169

Enviroseal Trail and Path Specifications

The content and uniformity of the stone mix is an important factor to ensure overall quality and end results. Placement of 4" to 6" of compacted base material to make a sound foundation for the path is recommended for all projects.

STONE MIX MATERIAL/CRUSHED STONE SCREENINGS
Enviroseal recommends the use of ½ minus recycled concrete, crushed trap rock or equal that is made of hard, durable, sharp edged rock fragments that are free from dirt, organic, or other deleterious matter. Percentages are measured by weight of dry aggregate. Send a minimum (25) five pound sample of screening aggregate to our lab to determine the best mix ratios. The material should conform to the following SAE requirements:

Sieve Size	Percent Passing
1/2 Inch (12.5 mm)	90-100
3/8 Inch (9.5 mm)	75-90
1/4 Inch (6.3 mm)	60-75
No. 30 (600 Um)	60-40
No. 100 (150 Um)	20-40
No. 200 (75 Um)	10-14

Screening Placement: Four to six inches of un-compacted stone mix as described above is placed in construction area. Wood or steel edging can be used for definition of the pathway

Mixing Enviroseal M10+50

- **Dosage Rate**: Concentrated M10+50 is calculated at ten (10) gallons per cubic yard.
- **Calculation of water**: The water addition to use with the M-10+50 is the difference between in-situ moisture content of the stone mix and optimum moisture content required for compaction as evidenced by the dry density weight of the stone mix or as directed by an onsite technician.
- **Mixing M-10+50/Water with Stone Mix**: Four inches of stone mix is blended with M-10+50 pre-blended with water allowing two inches of stone mix on the bottom. Blending the M-10+50 and water mixture is best completed using a soil mixer or tiller to thoroughly blend the stone mix with the M-10+50 and water mix.
- **Compaction of Surface:** Use of a 3 to 5 ton double drum vibratory roller sufficient in size to effectively compact the depth of treated surface.
- **Top Coat Sealing:** After approximately one day has lapsed, a topical application is required. Apply topcoat uniformly until pathway is complete saturated. Additional top coat applications may be necessary. Test small amounts of water/M10+50 mix ratios on a small section of treated path by checking adsorption. The mixture should disappear quickly. Mix predetermined amount of M10+50 and water and evenly spray on the surface ensuring no puddling occurs. Allow to adsorb completely and repeat application.
- **Approvals:** M-10+50 is approved for making ADA trails by The National Center of Accessibility (NCA)

Environmentally Safe products for Today's Construction Projects

Enviroseal Corporation™

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Port St. Lucie, FL 34952
772-335-8225 - Fax772-335-3991
DUNS: 00-306-7852
Email: sales@enviroseal.com Web: http://www.enviroseal.com

Distributors Worldwide SIC CODES: 3089 & 5169

Installation Tips

- Do not prepare or Install material during, prior to, or immediately following rainfall or when temp is 50° F and falling within a 24-hour period.
- The use of diaphragm pumps for spraying M10+50 is suggested. Gear driven or trash pumps will malfunction or seize and possibly damage the polymer.
- After mixing the M10+50 and water mixture with the aggregate, ensure there are no deviations that can cause ponding, rake and level the surface prior to compaction.
- Ensure there is sufficient pitch to allow proper drainage on the finished surface.
- The first pass with the roller is static rolling only. Should any areas need to be repaired, it is best to complete repairs and mix the area again prior to compaction. After one pass of static rolling, three passes vibratory is recommended. DO NOT vibratory roll more than four times. Any lines left by the roller should be cleaned up by static rolling only.
- Do not use plate compactors. The vibration can damage the polymers and void any warranty.
- Do not treat more area than can be completed before the mixed aggregate dries. If the surface begins to dry prior to completion, lightly mist the surface with water.
- Call our office to speak with an installation technician if you have any questions. Please visit our website to view installation videos.
- Each project is different and requires careful evaluation of all aspects from the design architect, contractor, civil engineer, and Enviroseal technical department.

Environmentally Safe products for Today's Construction Projects

NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
HARDSCAPE DESIGN PLAN

DATE: September 23, 2022
DRAWN BY: RTM
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JOB NUMBER: 2021.173
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REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, RLA # FLA0003718

2

L302

DRAWING PLOTTED: 11/20/2023 9:40:03 AM
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Crawling Pyramid

NRO826

KOMPAN! Let's play

Item no. NRO826-0801	
General Product Information	
Dimensions LxWxH	13'1"x13'3"x5'11"
Age group	5 - 12
Play capacity (users)	6
Color options	





The Crawling Pyramid is a hit with children. The hap-hazardly placed beams is a magnet for their eagerness to climb and explore the unit. The inclined and horizontal beams invite a number of classic playground games, all cantered around balancing such as The Ground is Lava or tag. With its inclined layout, the Crawling Pyramid constantly challenges the sense of balance in children. The sense of balance is fundamental for all other senses. It makes it possible to run, to sit still, concentrate and learn, but it also gives children the confidence that they can manage the world and adjust, when they are at the edge of loosing balance. The many horizontal beams of the Crawling Pyramid invites a break and socializing. This is important for children's social-emotional skills and forming friendships.

1 / 03/22/2023

Data is subject to change without prior notice.

PRODUCT: CRAWLING PYRAMID NRO820 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

1 L303 — PLAY STRUCTURE 1: CRAWLING PYRAMID
SCALE: NTS

Double Balance Beam

NRO888

KOMPAN! Let's play

Item no. NRO888-0601	
General Product Information	
Dimensions LxWxH	16'1"x87"x1'3"
Age group	5 - 12
Play capacity (users)	4
Color options	





The Double Balance Beam is a great playground classic that attracts children again and again. It can function as a playground centerpiece, helping to connect activities. It can also function as a point for a break, providing seating for children sharing, or parents or caregivers in need of a point from which to observe play. When children balance across the Double Balance Beam, they train their equilibrium immensely. The sense of balance is a fundamental motor skill that is basic for the development of all other skills. The sense of balance for instance makes it possible for children to sit still and concentrate, so the fun of physical play supports this important part of child development. The spaciousness also allows for ample social interaction and cooperative play.

1 / 03/22/2023

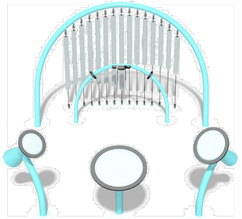
Data is subject to change without prior notice.

PRODUCT: DOUBLE BALANCE BEAM NRO888 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

2 L303 — PLAY STRUCTURE 2: DOUBLE BALANCE BEAM
SCALE: NTS

AGES: 2-12







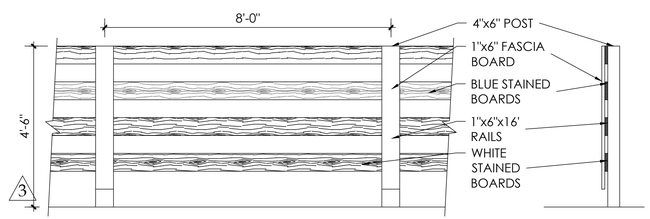
PRODUCT: GRANDIOSO CHIMES #214442 AS MANUFACTURED BY WWW.LANDSCAPESTRUCTURES.COM OR OWNER APPROVED EQUAL

3 L303 — PLAY STRUCTURE 3: GRANDIOSO CHIMES
SCALE: NTS

4 L303 — NOT USED
SCALE: NTS

5 L303 — NOT USED
SCALE: NTS

6 L303 — NOT USED
SCALE: NTS



SIDE VIEW

9 L303 — WOOD RAIL FENCE ELEVATION
SCALE: ½" = 1'-0"

KOMPAN Product Info — SMALL HEXAGONAL SPACENET - COR36331

Best User Age: **5-12 years**

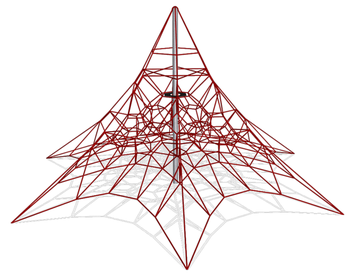
Footings: concrete, with min. 3500 psi compressive strength 5' well-compacted soil. In poor soil conditions, footing size may need to be enlarged.

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 3	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1	
Required	0	1	1	

COR-CORD

Available Colors



* = Highest designated play surface.
** = Total height of product.
Highest designated play surface and space required are according to ASTM F1487.
Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be minimized, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9786.

To verify product certification, visit www.ipema.org

PRODUCT: SMALL SPACENET COR36331 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

7 L303 — SPACENET PLAY STRUCTURE
SCALE: NTS

KOMPAN Product Info — SPINNER BOWL - ELE400024

Best User Age: **4-12 years**

Footings: In-ground posts
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1	
Required	0	1	1	

ELEMENTS



* = Highest designated play surface.
** = Total height of product.
Highest designated play surface and space required are according to ASTM F1487.
Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be minimized, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9786.

To verify product certification, visit www.ipema.org

PRODUCT: SPINNER BOWL ELE400024 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

8 L303 — SPINNER PLAY STRUCTURE
SCALE: NTS

NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
HARDSCAPE DESIGN PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_HSBASE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bennett, RLA # FL0003718

2

L303

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PRODUCT ASSEMBLY

D006 • DOG WASTE STATION

PARTS LIST:

- Can (1)
- Post (1)
- Dispenser (1)
- Sign/Sign Bracket (1)
- Dispenser Keys (2)
- 600 Waste Bags
- 50 Can Liners
- Hardware Pack



PRODUCT: DOG WASTE STATION D006 AS MANUFACTURED BY WWW.XXXX.COM OR OWNER APPROVED EQUAL

1 L304 DOGGY STATION
SCALE: NTS

DUMOR SIGNATURE

BENCH 501

WITH ARMS

501-60D	6' long, Douglas Fir, 2 supports, 102 lbs.	$685
501-60I	6' long, Ipe, 2 supports, 116 lbs.	$755
501-60PL	6' long, Rec. Plastic, 2 supports, 126 lbs.	$770

WITHOUT ARMS

501-60DNA	6' long, Douglas Fir, 2 supports, 93 lbs.	$660
501-60INA	6' long, Ipe, 2 supports, 107 lbs.	$725
501-60PLNA	6' long, Rec. Plastic, 2 supports, 117 lbs.	$745
Add to unit price for center armrest		$135

Support Options: S-1, S-2, and S-5



RECEPTACLE 502

TOP DEPOSIT

502-32D-FTO	32-gallon, Douglas Fir, 136 lbs.	$1,440
502-32I-FTO	32-gallon, Ipe, 162 lbs.	$1,545
502-32PL-FTO	32-gallon, Rec.Plastic, 143 lbs.	$1,495

SIDE DEPOSIT

502-32D-BT	32-gallon, Douglas Fir, 160 lbs.	$1,540
502-32I-BT	32-gallon, Ipe, 206 lbs.	$1,645
502-32PL-BT	32-gallon, Rec. Plastic, 187 lbs.	$1,595

Support Options: S-1, S-2, and S-5
+ Side door emptying



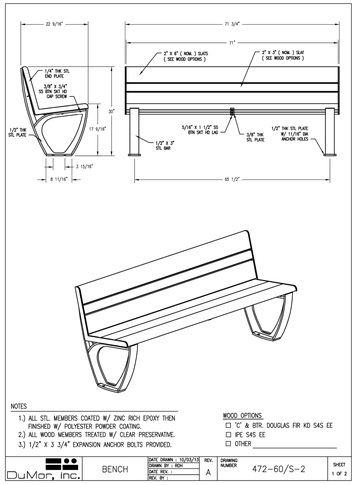
S-1 EMBEDMENT · S-2 SURFACE MOUNT · S-5 FREE STANDING

REP SERVICES, INC. Experts at Play & Outdoor Spaces
www.repservices.com · (407) 843-8484 · sales@repservices.com · 41

PRODUCT: BENCH 501 AS MANUFACTURED BY WWW.DUMOR.COM OR OWNER APPROVED EQUAL

PRODUCT: RECEPTACLE 502 AS MANUFACTURED BY WWW.DUMOR.COM OR OWNER APPROVED EQUAL

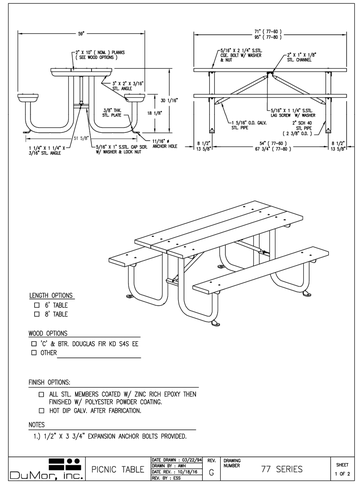
2 L304 BENCH AND TRASH RECEPTACLE
SCALE: NTS



DuMor, Inc. | BENCH | DATE DRAWN: 12/23/15 | DRAWN BY: RSH | DATE REV.: | REV. BY: | REV.: A | DRAWING NUMBER: 472-60/S-2 | SHEET: 1 OF 2

PRODUCT: BENCH 472 AS MANUFACTURED BY WWW.DUMOR.COM OR OWNER APPROVED EQUAL

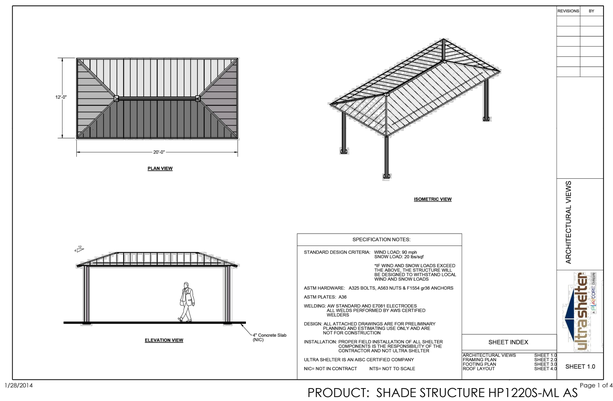
3 L304 BENCH WITH BACK
SCALE: NTS



DuMor, Inc. | PICNIC TABLE | DATE DRAWN: 03/22/04 | DRAWN BY: ABH | DATE REV.: 10/16/14 | REV. BY: TSG | REV.: G | DRAWING NUMBER: 77 SERIES | SHEET: 1 OF 2

PRODUCT: PICNIC 77 WOOD AS MANUFACTURED BY WWW.DUMOR.COM OR OWNER APPROVED EQUAL

4 L304 PICNIC TABLE
SCALE: NTS



PRODUCT: SHADE STRUCTURE HP1220S-ML AS MANUFACTURED BY WWW.ULTRASHELTER.COM OR OWNER APPROVED EQUAL

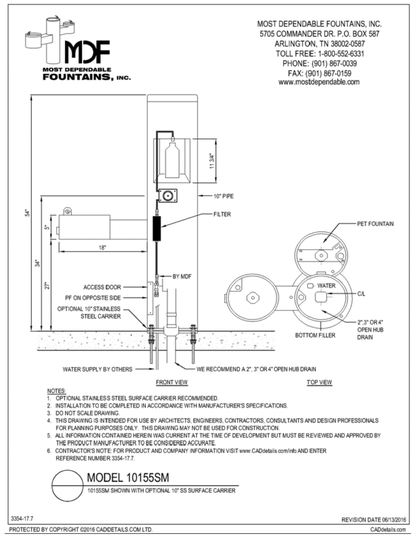
5 L304 SHADE STRUCTURE
SCALE: NTS



PRODUCT: TEXAS GROUP PARK GRILL #300PRG AS MANUFACTURED BY WWW.ANOVAFURNISHINGS.COM OR OWNER APPROVED EQUAL

6 L304 PARK GRILL
SCALE: NTS

3



PRODUCT: MODEL 10155SM AS MANUFACTURED BY WWW.MOSTDEPENDABLE.COM OR OWNER APPROVED EQUAL

7 L304 DOG PARK WATER FOUNTAIN
SCALE: ½" = 1'-0"

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
HARDSCAPE DESIGN PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_HSRASE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, RLA # FLI0001718

2

L304



PRODUCT: ADJUSTABLE TIRE JUMP 6520 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

1 L305 ADJUSTABLE TIRE JUMP
SCALE: NTS



PRODUCT: DOG WALK RAMP 6402 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

2 L305 DOG WALK RAMP
SCALE:NTS



PRODUCT: DOUBLE WALL JUMP 6602 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

3 L305 DOUBLE WALL JUMP
SCALE: NTS



PRODUCT: HOUND HURTLES 6520 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

4 L305 HOUND HURTLES
SCALE: NTS



PRODUCT: SINGLE WALL JUMP 6601 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

5 L305 SINGLE WALL JUMP
SCALE: NTS



PRODUCT: TEETER TOTTER 6412 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

6 L305 TEETER TOTTER
SCALE: NTS



PRODUCT: WEAVE POLES 6516 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

7 L305 WEAVE POLES
SCALE: NTS

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Cocoa, Florida
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DATE: September 23, 2022
DRAWN BY: RTM
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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_HSBASE

REVISIONS:
2 City Comments 04-04-2023

Todd W. Bonnett, RLA # FLA0003718

2

L305

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BUFFER REQUIREMENT					
Appendix A, Article XIII, Sec. 22					
*3 UNDERSTORY TREES PER 100 LF					
*CONTINUOUS HEDGE (3 FT O.C.)					
BUFFER	LENGTH	SHADE TREES REQUIRED	SHRUBS REQUIRED	SHADE TREES PROVIDED	SHRUBS PROVIDED
NORTH EAST	1344	45	448	45	448
NORTH WEST	1173	39	391	40	391
EAST *	2467	82	822	49	492
SOUTH	3527	118	1176	118	1185
WEST *	1971	66	657	66	664

*EXISTING TREES TO REMAIN AND PROVIDE REQUIRED BUFFER

L401 L402 L403 L404 L405 L406 L407 L408 L409 L410 L411 L412 L413 L414 L415 L416 L417 L418 L419 L420 L421 L422

JAMES ROAD

SCALE: 1" = 200'

0' 100' 200' 400'

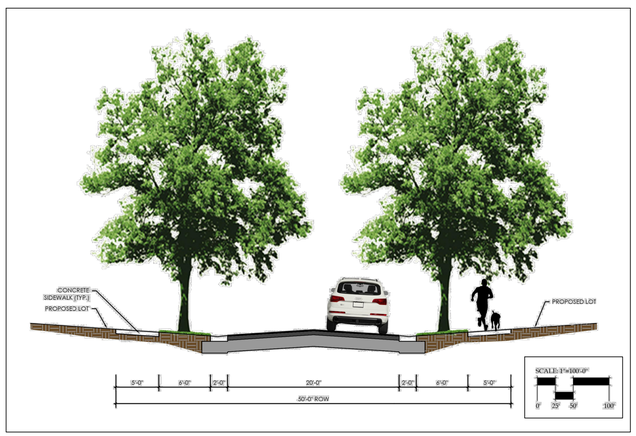
ARBOR MITIGATION FUND ALTERNATIVE CALCULATION			
Appendix A, Zoning, Article XIII, Sec. 22			
DBH of Removal Tree not Replaced	Total Replacement Inches Required	Total Inches Provided	Total Inches Deficit
6"-23"	83,349	5,820	77,529
24"	189	189	0

TREE REPLACEMENT STANDARDS

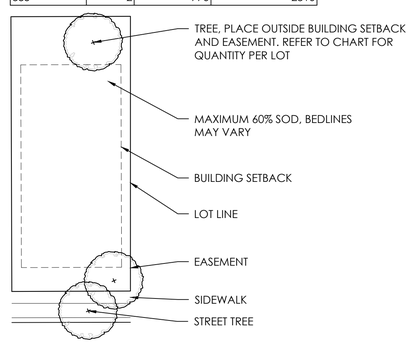
TREE DBH	REPLACEMENT TREES REQUIRED	MINIMUM SIZE OF REPLACEMENT TREE (INCHES)	TOTAL REPLACEMENT INCHES
6 - 12 IN.	1	3	3
13 - 23"	4	3	12
24" & ABOVE	9	3	27

TREE MITIGATION*					
Appendix A, Zoning, Article XIII, Sec. 22					
City of Cocoa Land Development Code					
Ordanance No. 20.2023					
TREE SPECIES	MEAN DBH	TREES REMOVED	INCHES REMOVED	REPLACEMENT TREES (3 in. cal.)**	REPLACEMENT INCHES
Cabbage Palm	13.9	1719.57	23902	1	5159
Coastal Plain Willow	14.5	40.68	590	4	488
Dahoon Holly	<12	3763.26	30916	1	11290
Dahoon Holly	13.2	2994.34	39525	4	35932
Laurel Oak	<12	202.06	1214	1	606
Live Oak	10.4	1497.17	15571	1	4492
Loblolly bay	17	20.34	346	4	244
Longleaf Pine	5.5	40.68	224	0	0
Red Maple	14	122.05	1709	4	1465
Red Maple	8	20.34	163	1	61
Redbay	13	40.68	529	4	488
Redbay	5	161.38	807	0	0
Sand Pine	16.5	40.68	671	4	488
Sand Pine	<12	283.43	1787	1	850
Slash Pine	13.4	404.13	5415	4	4850
Slash Pine	<12	5625.23	33059	1	16876
Swamp Tupelo	4.8	81.37	391	0	0
Water Oak	12	20.34	244	1	61
Specimen Trees	24	7	168	9	189
TOTAL			**157063**		**83538**

*Based on a Statistical analysis of 20% (27.2 acres) of the tree survey.
**Minimum size replacement tree is 3" Cal.
***Trees 5" and under do not need to be replaced



LOT TREES			
NUMBER OF LOTS	TREES PER LOT	TOTAL TREES PROVIDED	TOTAL INCHES PROVIDED
385	2	770	2310



TYPICAL LOT WITH TREES

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MATCHLINE L407
MATCHLINE L401

MATCHLINE L407
MATCHLINE L401

GUNWALE

QV-K
23

QV
3

1 STREET TREE PER 50
LF PER SEC. 22 OF
CODE, TYP.

2
ROW

sodc
39 sf

3

MATCHLINE L402
MATCHLINE L401

42 41 40 39 38 37 36 35 34

ADDITIONAL TREES TO
SUPPLEMENT TREES REMOVED
IN EXISTING BUFFER

3

2
LIMIT OF WORK
10' LANDSCAPE
BUFFER

27.2
27
23
21
10

TD
8

MG
8

AR
8
QV
10

AR
1
Vo
293

3

MATCHLINE L402
MATCHLINE L401

INTERSTATE 95

SCALE: 1" = 30'

0' 25' 50' 100'

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400 South Orlando Ave. Suite 201
Maitland, FL 32751
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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, FLA # FL0001718

L401

MATCHLINE L408
MATCHLINE L402

MATCHLINE L401
MATCHLINE L402

MATCHLINE L408
MATCHLINE L402

MATCHLINE L402
MATCHLINE L403

30
31
32
33
28
27
26
25
24
23
22
15
16
17
18
19
20
21
8
7
6
5
4
3
2
1

QV-K 2

QV-K 49
sodc 388 sf

BINNACLE

TD 3

WETLAND W-3
1.05 ACRES

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.
ROW

ROW

Vo 52
MG 7

sodc 1,871 sf

BINNACLE

sodc 670 sf

BULKHEAD

sodc 661 sf

Vo 243

SP 3

AR 12

QV 13

LIMIT OF WORK
10' LANDSCAPE BUFFER

CONCRETE WALK, REFER TO CIVIL PLANS

JAMES ROAD

DIRT TRAIL

N89°44'07"W 2113.38' (LE)
N89°44'07"W 2671.29' (R)

MATCHLINE L402
MATCHLINE L401

MATCHLINE L403
MATCHLINE L402

SCALE: 1" = 30'

0' 25' 50' 100'

DRAWING PLOTTED: 11/20/2023 9:49:08 AM
Z:\SHARED\BONNETT DESIGN GROUP\2022\2022.163_TM\COCOA BEACHLINE ENHANCED-AKA WINDWARD PRESERVE\DESIGN\2022.163_TM - COCOA_LSBASE CODE.DWG

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FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
2 City Comments 04-04-2023
3 City Comments 10-27-2023

Todd W. Bennett, RLA # FL0001778

L402

MATCHLINE L409
MATCHLINE L403

MATCHLINE L403
MATCHLINE L402

MATCHLINE L409
MATCHLINE L403

MATCHLINE L404
MATCHLINE L403

MATCHLINE L403
MATCHLINE L402

MATCHLINE L404
MATCHLINE L403

139 140 141 142 143 144 145

146 147 148 149 150 151 152 153 154 155 156 279 278

157 158 159 160 161 162

TD 9

TD 23

TD 13

QV-K 36

QV-K 4

sodc 893 sf

sodc 854 sf

sodc 2,403 sf

sodc 2,354 sf

SP 3

Vo 243

QV 13

AR 12

aa 48

SP 3

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

ROW

BINNACLE

BINNACLE

WINDWARD

JAMES ROAD

CONCRETE WALK, REFER TO CIVIL PLANS

LIMIT OF WORK

10' LANDSCAPE BUFFER

CONCRETE WALK, REFER TO CIVIL PLANS

SCALE: 1" = 30'

0' 25' 50' 100'

DRAWING PLOTTED: 11/20/2023 09:10 AM
Z:\SHARED\BONNETT DESIGN GROUP\2022\2022.163_TM COCOA BEACHLINE ENHANCED-AKA WINDWARD PRESERVE\DESIGN\2022.163_TM - COCOA_LSBASE CODE.DWG

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FL LC 26000341

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407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
2 City Comments 04-04-2023
1 City Comments 10-27-2023

Todd W. Bennett, FLA # FL0001718

L403

MATCHLINE L410
MATCHLINE L404

SEE SHEET L404.1 FOR LANDSCAPE PLAN

QV-K 35

BINNACLE

MATCHLINE L404
MATCHLINE L403

26.2
26
23

TD 6

sodc 358 s

ROW

2

ENHANCED LANDSCAPE TO BE SUBMITTED SEPARATELY, NOT TO BE CONSIDERED FOR MITIGATION

sodc 121 s

4

MATCHLINE L410
MATCHLINE L404

MATCHLINE L405
MATCHLINE L404

3

176
175
174
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169
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163

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

jc 61

SP 2

mcc 29
Zp 32
gp 28
Csp 1

gp 40
Sb 13
sodc 360 s
SP 5
Sb 21
jc 54
sodc 1,826 sf
aa 49
Vo 257
AR 13
QV 13
SP 3

TD 22

WINDWARD

CONCRETE WALK, REFER TO CIVIL PLANS

LIMIT OF WORK 10' LANDSCAPE BUFFER

JAMES ROAD

CONCRETE WALK, REFER TO CIVIL PLANS

MATCHLINE L404
MATCHLINE L403

MATCHLINE L405
MATCHLINE L404

SCALE: 1" = 30'

0' 25' 50' 100'

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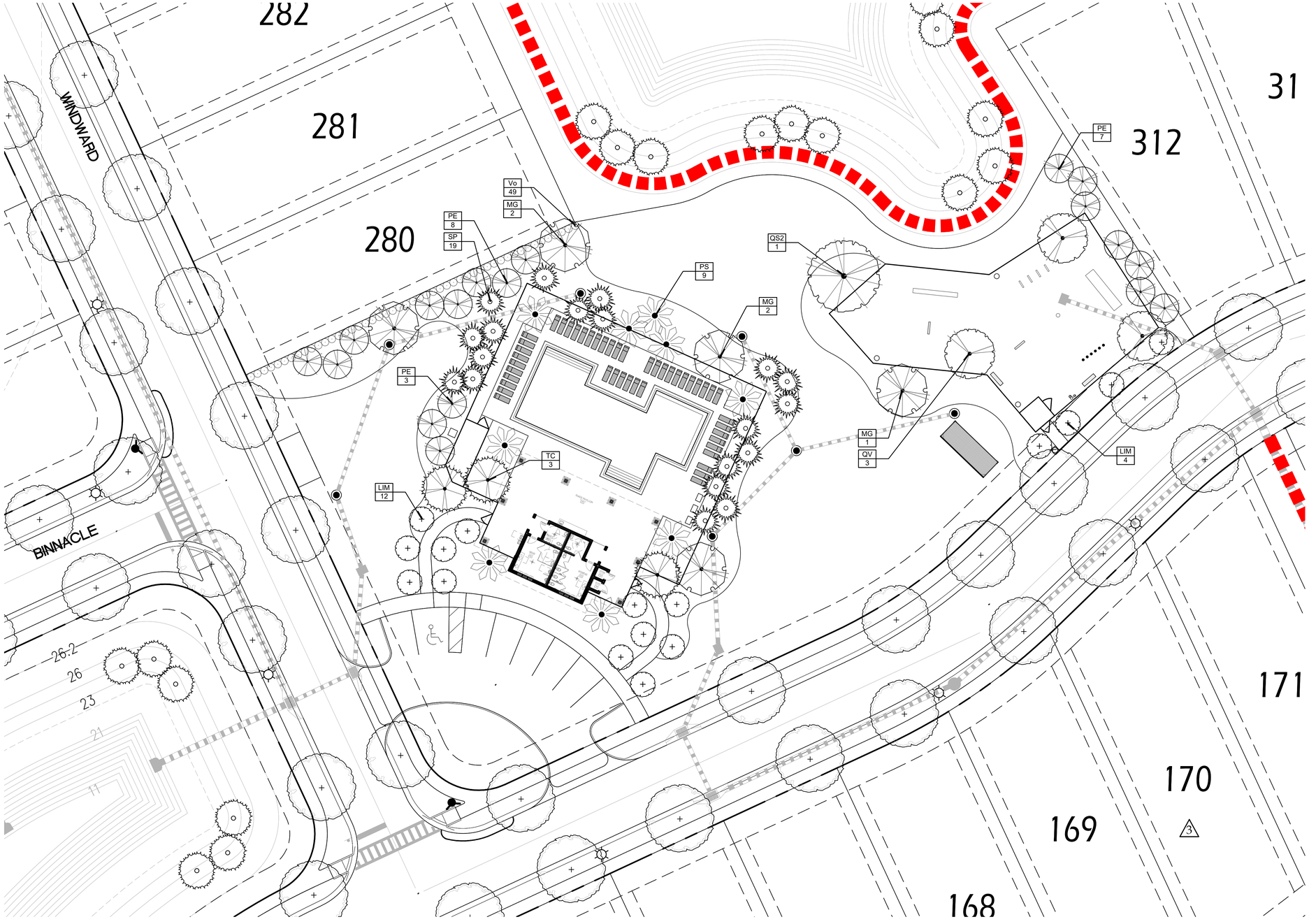
Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023
3 City Comments 11-20-2023

Todd W. Bonnett, FLA # FL0001718

L404



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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
3 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bennett, FLA # FLA001758

2

L404.1

DRAWING PLOTTED: 11/29/2023 9:09:14 AM
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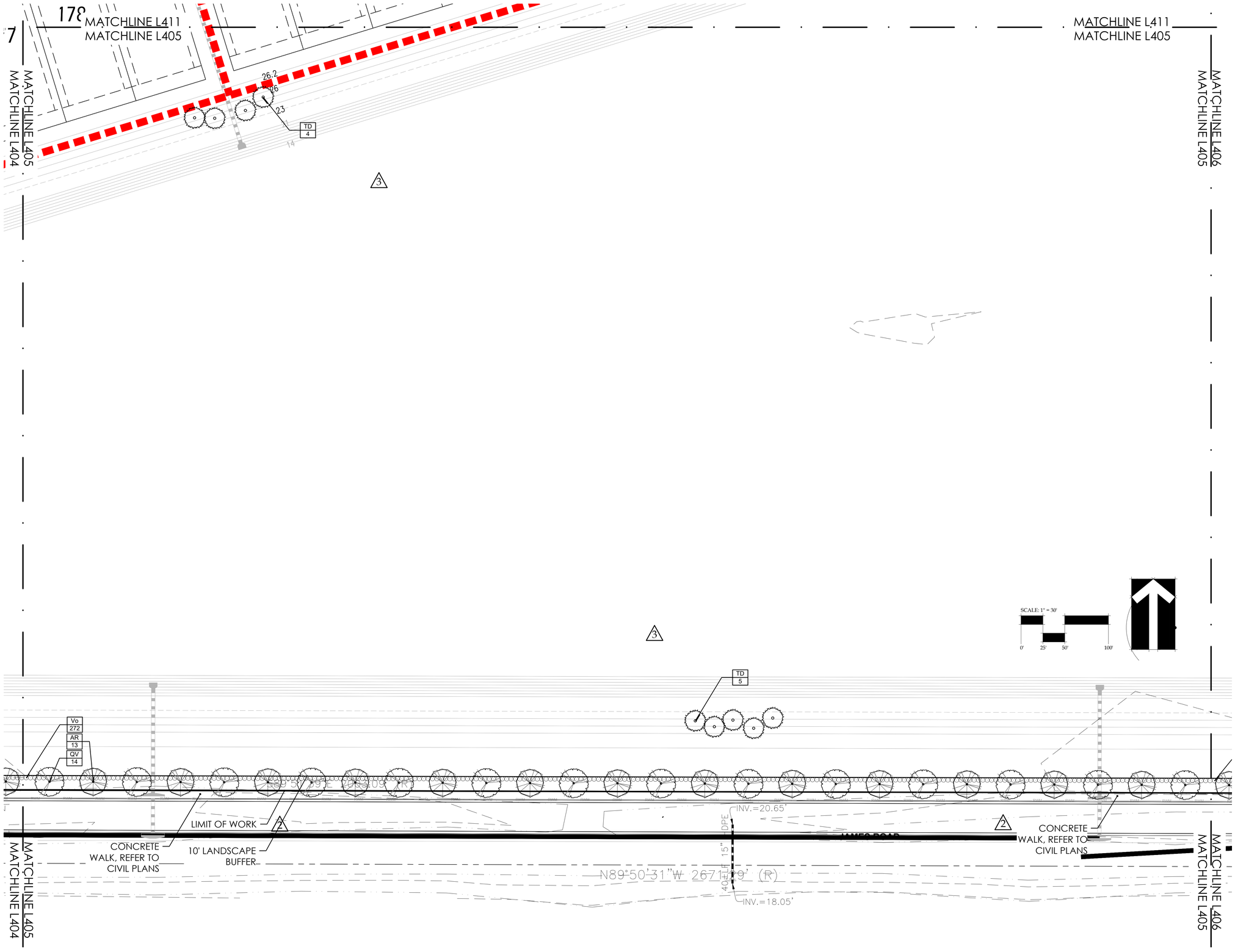

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Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, FLA # FL0001728

L405

DRAWING PLOTTED: 11/20/2023 6:09:15 AM
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MATCHLINE L412
MATCHLINE L406

MATCHLINE L412
MATCHLINE L406

MATCHLINE L406
MATCHLINE L405

QV
13

MG
6

AR
9

6' CHAINLINK

KELLGREN, GEORGE L;
KELLGREN, C RUBI
5010 JAMES RD
24-35-10-00-750
ORB 2857, PG. 1177

2

LIMIT OF WORK
10' LANDSCAPE
BUFFER

3

TD
4

Vo
273

SCALE: 1" = 30'

0' 25' 50' 100'

ABANDONED WOOD UTILITY POLE
GUY ANCHOR
WOOD UTILITY POLE

6' CHAINLINK

CONCRETE
WALK, REFER TO
CIVIL PLANS

LIMIT OF WORK
10' LANDSCAPE
BUFFER

2

JAMES ROAD

MATCHLINE L406
MATCHLINE L405

DRAWING PLOTTED: 11/20/2023 09:16 AM
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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bennett, FLA # FLA0003718

L406

3

MATCHLINE L413
MATCHLINE L407

92

93

MATCHLINE L413
MATCHLINE L407

27

23

21

15

MATCHLINE L408
MATCHLINE L407

SCALE: 1" = 30'

0' 25' 50' 100'

QV 3

MG 1

AR 4

TD 19

QV 2

MG 3

ADDITIONAL TREES TO SUPPLEMENT TREES REMOVED IN EXISTING BUFFER

43

44

45

46

47

48

49

50

51

52

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

LIMIT OF WORK
10' LANDSCAPE BUFFER

QV-K 3

2
ROW

sodc 120 s

MATCHLINE L407
MATCHLINE L401

MATCHLINE L407
MATCHLINE L401

EXISTING R/W
SECTION 70220-2402

CHAINLINK

R/W PER ORDER OF TAKING
ORB 3457, PG. 1899

INTERSTATE NO. 95
STATE ROAD NO. 9
VARIABLE R/W MAP SECTION NO. 70220
PER FDOT

INTERSTATE 95

DRAWING PLOTTED: 11/30/2023 6:09:17 AM
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3

MATCHLINE L414
MATCHLINE L408

MATCHLINE L408
MATCHLINE L407

MATCHLINE L414
MATCHLINE L408

MATCHLINE L408
MATCHLINE L402

MATCHLINE L408
MATCHLINE L402

MATCHLINE L408
MATCHLINE L407

SCALE: 1" = 30'

0' 25' 50' 100'

TD 13

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

ROW 2

GUNWALE

BULKHEAD

OV-K 45

sodc 319 sf

sodc 214 sf

15 21 23 27 27.2

53 54 55 56 57 58 59 60 61 62 63 64 65

29 30 14 13 12 11 10 9 8 134 135

DRAWING PLOTTED: 11/20/2023 9:09:19 AM
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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
2 City Comments 04-04-2023
1 City Comments 10-27-2023

Todd W. Bennett, R.L.A. # FL0001778

L408

MATCHLINE L415
MATCHLINE L409

MATCHLINE L409
MATCHLINE L408

MATCHLINE L415
MATCHLINE L409

MATCHLINE L410
MATCHLINE L409

MATCHLINE L409
MATCHLINE L403

MATCHLINE L409
MATCHLINE L408

MATCHLINE L409
MATCHLINE L403

MATCHLINE L410
MATCHLINE L409

QV-K 15

QV-K 20

ROW

GUNWALE

WINDWARD

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

sodc 358 s

sodc 198 s

TD 6

WETLAND. W-4
2.83 ACRES

SCALE: 1" = 30'

0' 25' 50' 100'

DRAWING PLOTTED: 11/20/2023 9:09:20 AM
Z:\SHARED\BONNETT DESIGN GROUP\2022\2022.163_TM\COCOA BEACHLINE ENHANCED-AKA WINDWARD PRESERVE\FL\DESIGN\2022.163_TM - COCOA_LSBASE CODE.DWG

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023
3 City Comments 11-20-2023

Todd W. Bennett, RLA # FL0003781

L409

SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L416
MATCHLINE L410

MATCHLINE L410
MATCHLINE L409

MATCHLINE L411
MATCHLINE L410

MATCHLINE L410
MATCHLINE L409

MATCHLINE L410
MATCHLINE L404

MATCHLINE L410
MATCHLINE L404

290 289 288 287 286 285 284 283 282 281 280

303 304 305 306 307 308 309

381 382 383 384 385

310 311 312 313 314

QV-K 35

QV-K 6

TD 24

sodc 120 sf

BALLAST

WINDWARD

ROW

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

SEE SHEET L404.1 FOR LANDSCAPE PLAN

14 21 23 26 26.2

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community planning
FL LC 26000341

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Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
2 City Comments 04-04-2023
3 City Comments 10-27-2023

Todd W. Bennett, FLA # FL0003778

L410

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MATCHLINE L417
MATCHLINE L411

SCALE: 1" = 30'
0' 25' 50' 100'

MATCHLINE L411
MATCHLINE L410

MATCHLINE L417
MATCHLINE L411

MATCHLINE L412
MATCHLINE L411

MATCHLINE L411
MATCHLINE L410

MATCHLINE L411
MATCHLINE L405

MATCHLINE L411
MATCHLINE L405

MATCHLINE L412
MATCHLINE L411

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180
179
178

WINDWARD

WINDWARD

ROW

ROW

ROW

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

15
21
23
26
26.2

TD
12

QV-K
2

sodc
1,030 sf

sodc
119 s

sodc
122 s

QV-K
34

sodc
120 s

2

3

4

DRAWING PLOTTED: 11/20/2023 4:09:23 AM
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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023
3 City Comments 11-20-2023

Todd W. Bennett, RLA # FLA001778

L411

MATCHLINE L418
MATCHLINE L412

MATCHLINE L412
MATCHLINE L411

201
200
199
198
197
196
195
194
193

QV
6
1

2

ROW
1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

4

MATCHLINE L412
MATCHLINE L411

MATCHLINE L412
MATCHLINE L406

MATCHLINE L418
MATCHLINE L412

AR
10
MG
7

6' CHAINLINK

2

LIMIT OF WORK
10' LANDSCAPE BUFFER

S00°49'14"E 273.27' (R)

QV
3
Vo
206

HUNTER, PAUL R;
HUNTER, KELLY M
24-35-10-00-756
ORB 8238, PG. 825

MOHILLA, WILLIAM D;
MOHILLA, WANPEN
2710 FRIDAY RD.
24-35-10-00-757
ORB 5024, PG. 2870

JOHNSON, EDDY;
JOHNSON, CARRIE HOOD
2700 FRIDAY RD.
24-35-10-00-753
ORB 5367, PG. 7155

MEIGHAN, ROBERT A;
MEIGHAN, KIMBERLY A
2690 FRIDAY RD.
24-35-10-00-752
ORB 3323, PG. 667

SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L412
MATCHLINE L406

MATCHLINE L412
MATCHLINE L406

DRAWING PLOTTED: 11/20/2023 12:38:09 PM
Z:\SHARED\BONNETT DESIGN GROUP\2022\2022.163 - JM COCOA BEACHLINE ENHANCED-AKA WINDWARD PRESERVE\DESIGN\2022.163 - JM - COCOA_LSBASE CODE.DWG

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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_JM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023
3 City Comments 11-20-2023

Todd W. Bennett, RLA # FL0003778

L412

SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L414
MATCHLINE L413

BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

3 4

LIMIT OF WORK
10' LANDSCAPE BUFFER

Vo 255 QV 26

FOG WIRE & 2 STRAND BARB WIRE

CHAIN LINK FENCE

INTERSTATE 95

QV 4
MG 1

ADDITIONAL TREES TO SUPPLEMENT TREES REMOVED IN EXISTING BUFFER

94 95 96 97 98 99 100 101 102 103 104

2

LIMIT OF WORK
10' LANDSCAPE BUFFER

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

ROW

GUNWALE

QV-K 30

sodc 120 sf

ROW

3

90 91 89 88 87 86 85 84 8

MATCHLINE L413
MATCHLINE L407

MATCHLINE L414
MATCHLINE L413

MATCHLINE L413
MATCHLINE L407

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FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, RLA # FL0003778

L413

DRAWING PLOTTED: 11/20/2023 9:09:26 AM
Z:\SHARED\BONNETT DESIGN GROUP\2022\2022.163_TM COCOA BEACH LINE ENHANCED-AKA WINDWARD PRESERVE\DESIGN\2022.163_TM - COCOA_LSBASE CODE.DWG

SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L414
MATCHLINE L413

MATCHLINE L415
MATCHLINE L414

LIMIT OF WORK

TD
14

HOG WIRE & 2 STRAND BARB WIRE

LIMIT OF WORK
10' LANDSCAPE
BUFFER

Vo
136

QV
14

HOG WIRE & 2 STRAND BARB WIRE

105 106 107 108 109 110 111 112 113 114 115 116 117

72 71 70 73 74 75 76 77 78 79 80 81 82

1 STREET TREE PER 50
LF PER SEC. 22 OF
CODE, TYP.

ROW

sodc
364 s

sodc
209 s

QV-K
35

GUNWALE

GUNWALE

ROW

TD
7

MATCHLINE L414
MATCHLINE L413

MATCHLINE L415
MATCHLINE L414

MATCHLINE L414
MATCHLINE L408

MATCHLINE L414
MATCHLINE L408

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REVISIONS:
1 City Comments 04-04-2023
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Todd W. Bennett, RLA # FL0001785

L414

MATCHLINE L420
MATCHLINE L415

MATCHLINE L415
MATCHLINE L414

SCALE: 1" = 30'

0' 25' 50' 100'

WETLAND W-5
11.30 ACRES

MATCHLINE L420
MATCHLINE L415

MATCHLINE L416
MATCHLINE L415

255
256
257
258
259
260
261
262
263
264
265
266

118
119
120
121
122
123
124
125

QV-K
10

1 STREET TREE PER 50
LF PER SEC. 22 OF
CODE, TYP.

3

2
ROW

Sodc
194 sf

QV-K
4

MATCHLINE L415
MATCHLINE L414

MATCHLINE L415
MATCHLINE L409

MATCHLINE L415
MATCHLINE L409

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Cocoa, Florida
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REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, FLA # FL0003758

L415

MATCHLINE L421
MATCHLINE L416

MATCHLINE L421
MATCHLINE L416

MATCHLINE L416
MATCHLINE L415

MATCHLINE L417
MATCHLINE L416

SCALE: 1" = 30'

0' 25' 50' 100'

368

TD
8

QV-K
46

sodc
143 s

GRAYMOOR WAY

369 370 371 372 373 374 375 376 377 378 379

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

2

ROW

BALLAST

sodc
121 s

296 295 294 293 292 291

297 298 299 300 301 302 380

2

ROW

TD
4

sodc
232 s

sodc
180 s

MATCHLINE L416
MATCHLINE L415

MATCHLINE L416
MATCHLINE L410

MATCHLINE L416
MATCHLINE L410

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Cocoa, Florida
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REVISIONS:
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Todd W. Bonnett, RLA # FL0001778

L416

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MATCHLINE L422
MATCHLINE L417

MATCHLINE L417
MATCHLINE L416

344

215

343

214

213

342

212

341

211

340

210

339

209

338

208

207

337

206

336

205

204

335

334

333

203

OV-K
31

TD
8

TD
5

sodc
120 s

sodc
183 s

QV
3

ROW

ROW

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

WETLAND
4.83 ACRE

SCALE: 1" = 30'
0' 25' 50' 100'

MATCHLINE L422
MATCHLINE L417

MATCHLINE L418
MATCHLINE L417

MATCHLINE L417
MATCHLINE L411

MATCHLINE L417
MATCHLINE L411

WINDWARD

DRAWING PLOTTED: 11/20/2023 09:31 AM
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Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

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DRAWN BY: RTM
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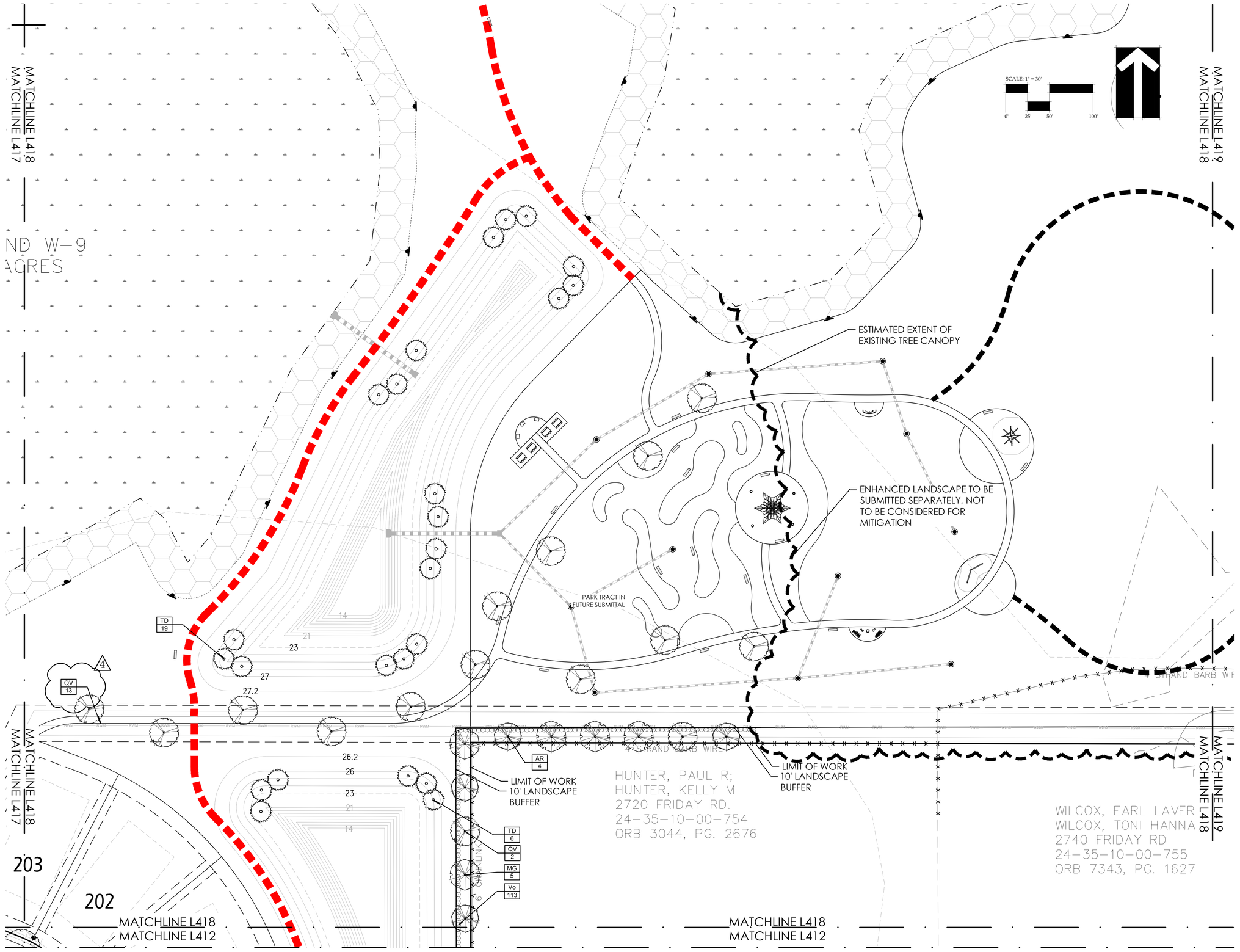
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023
3 City Comments 11-20-2023

Todd W. Bennett, FLA # FLA0003718

L417



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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
3 City Comments 04-04-2023
2 City Comments 10-27-2023
1 City Comments 11-20-2023

Todd W. Bonnett, R.L.A. # FL0001718

L418

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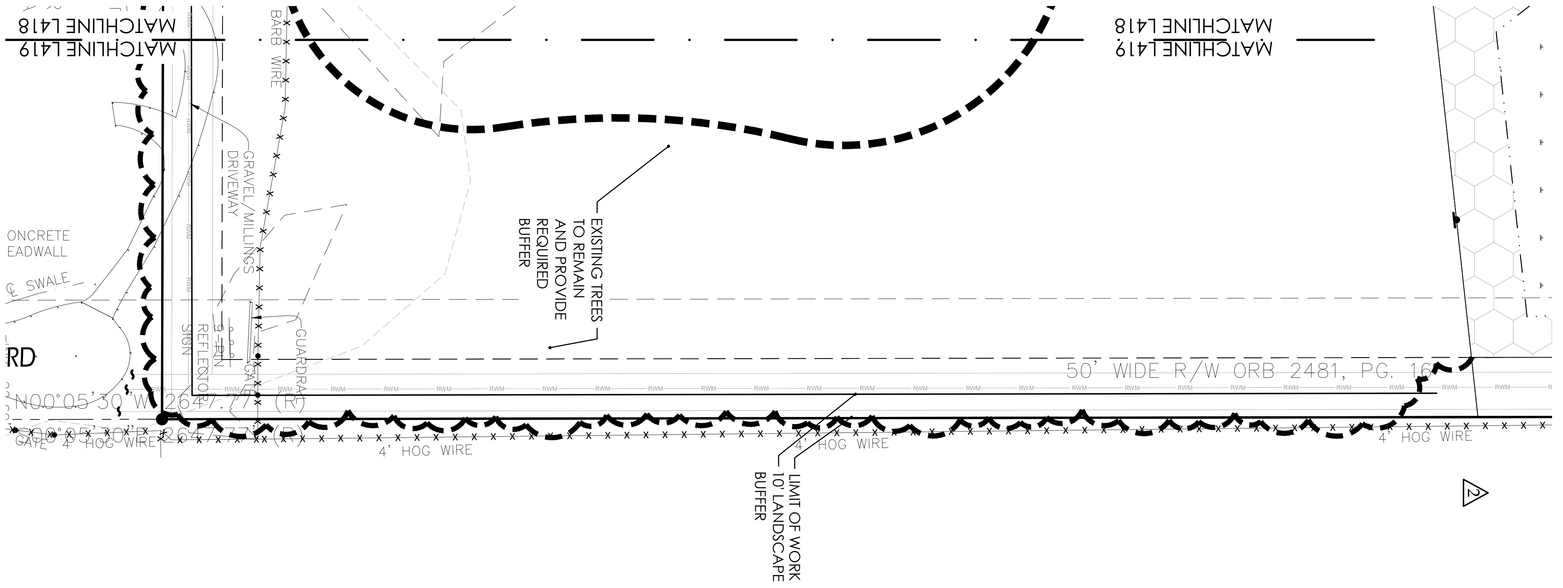

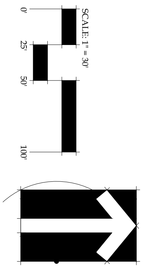

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L419

Todd W. Bonnett, RLA # FL0001718

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2 City Comments 10-27-2023

FILE NAME: 2022.163_TM - COCOA_LSBASE CODE
JOB NUMBER: 2022.163
CHECKED BY: TWB
DRAWN BY: RTM
DATE: September 23, 2022

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave. Suite 301
Maitland, FL 32751
407.622.1588 voice

SCALE: 1" = 30'

0' 25' 50' 100'

3

Vo
25
3

LIMIT OF WORK
10' LANDSCAPE
BUFFER
2

TD
19

HOG WIRE & 2 STRAND BARB WIRE

HOG WIRE & 2 STRAND BARB WIRE

HOG WIRE & 2 STRAND BARB WIRE

LC

MATCHLINE L421
MATCHLINE L420

247

248

249

250

251

252

253

254

MATCHLINE L421
MATCHLINE L420

MATCHLINE L420
MATCHLINE L415

MATCHLINE L420
MATCHLINE L415

10

22

24

24.2

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REVISIONS:
1 City Comments 04-04-2023
2 City Comments 10-27-2023

Todd W. Bonnett, FLA # FL0003758

L420

ORB 8326, PG. 652

MATCHLINE L421
MATCHLINE L420

MATCHLINE L422
MATCHLINE L421

LIMIT OF WORK
10' LANDSCAPE BUFFER

ROW

1 STREET TREE PER 50 LF PER SEC. 22 OF CODE, TYP.

Vo 27

OV 27

OV-K 45

sodc 155 sf

sodc 216 sf

TD 4

WINDWARD

SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L421
MATCHLINE L416

MATCHLINE L421
MATCHLINE L416

DRAWING PLOTTED: 11/29/2023 09:57 AM
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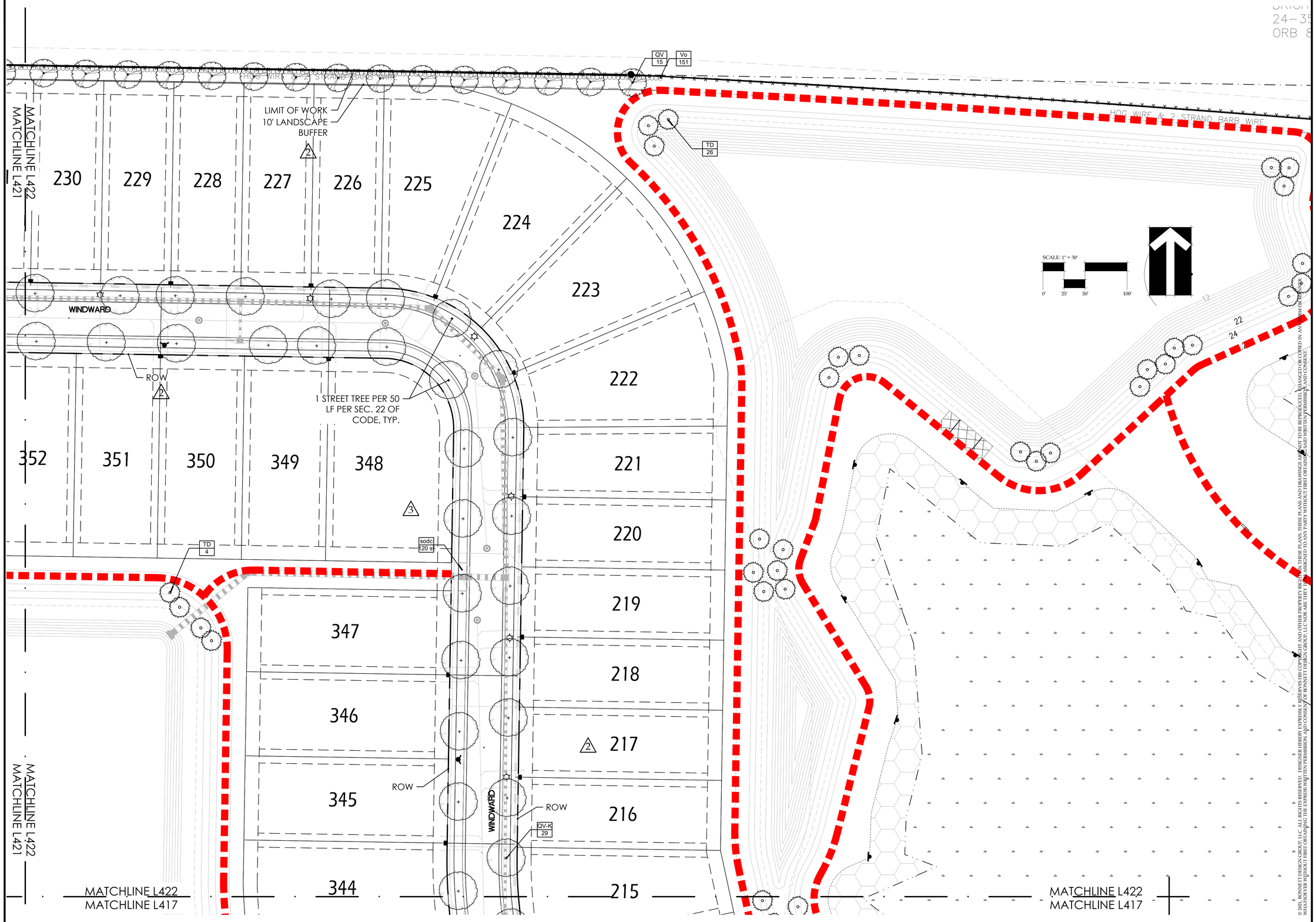

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Todd W. Bennett, RLA # FLA0003738

L422

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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

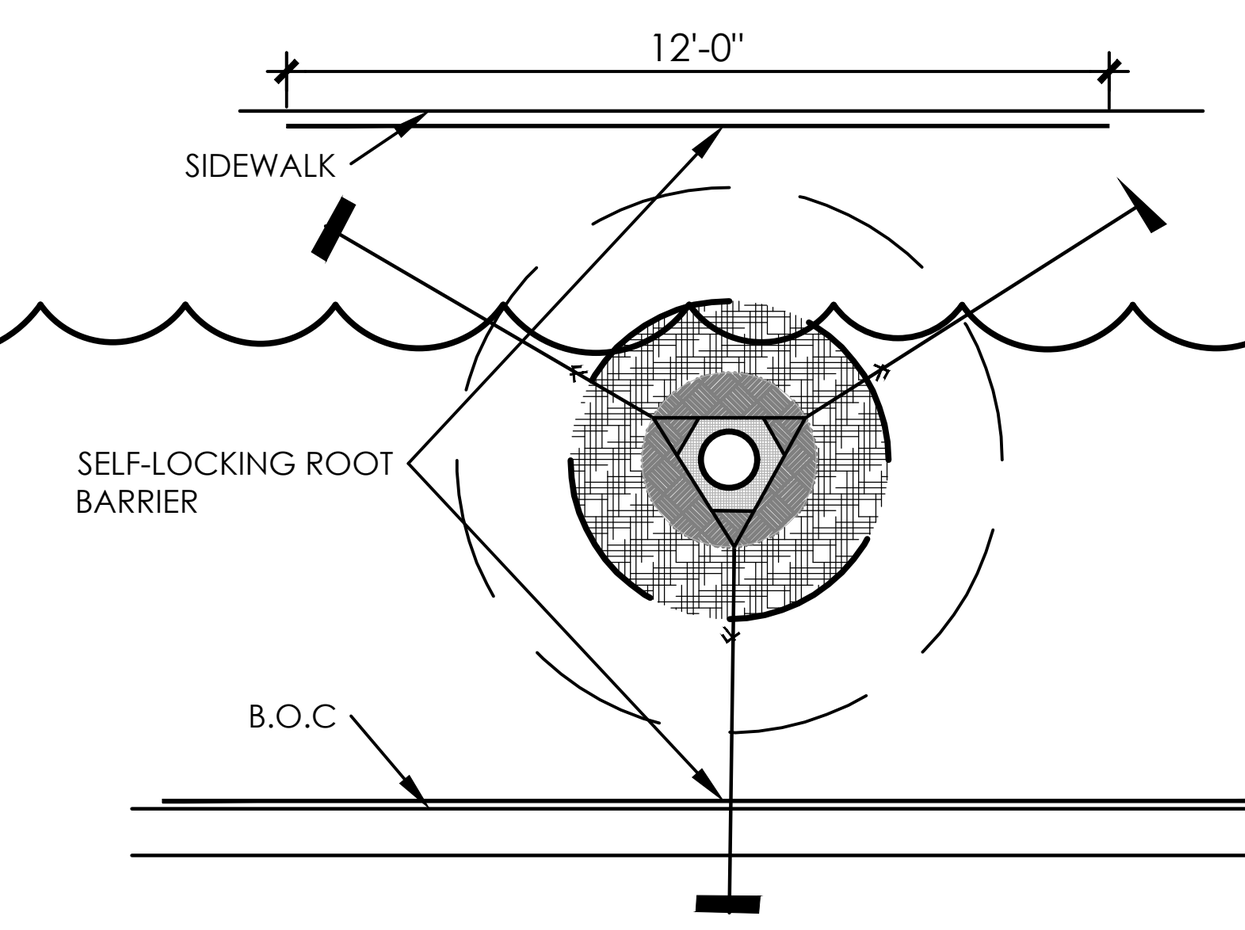
See 'Fertilizer' for requirements of all sodded areas.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

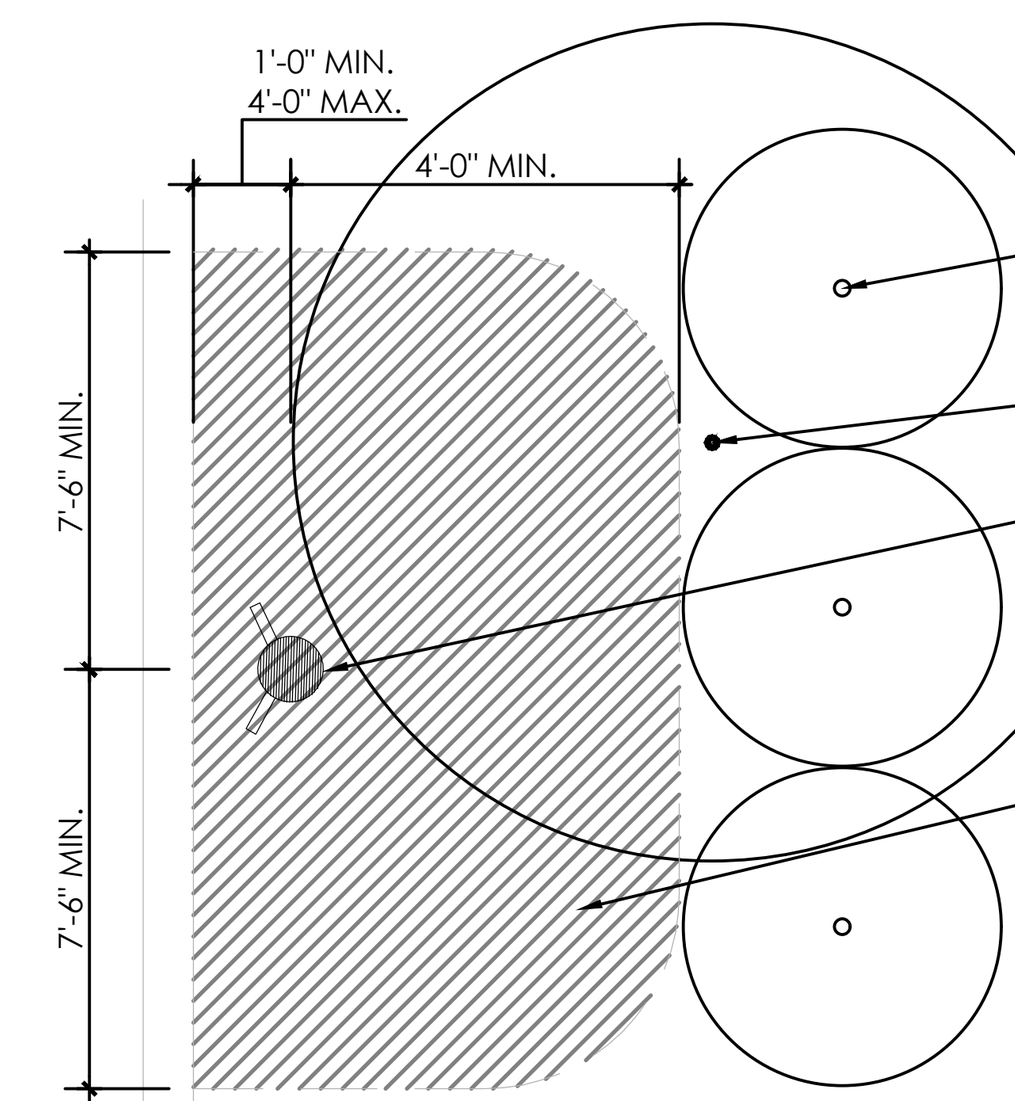
PLANT SCHEDULE OVERALL

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
TREES								
AR	86	Acer rubrum	Red Maple	3" cal., 12` ht., Min.	YES	HIGH	AS	
LIM	16	Lagerstroemia indica `Muskogee`	Muskogee Crape Myrtle	3" cal., 10`-12` Ht.	NO	LOW	AS	
MG	43	Magnolia grandiflora `Brackens Brown Beauty`	Bracken`s Southern Magnolia	3" cal., 10`-12` Ht.	YES	MEDIUM	AS	
PS	9	Phoenix sylvestris	Wild Date Palm	10`-12` c.t. Heavy, matched specimen	NO	LOW	AS	
PE	18	Pinus elliotti	Slash Pine	3" Cal., 12`-14` Ht.	YES	LOW	AS	
QS2	1	Quercus shumardii	Shumard Oak	8" cal., 22`-24` ht. x 12` spd., 6` ct.	YES	LOW	AS	
QV	197	Quercus virginiana	Live Oak	3" cal., 10`-12` ht. x 60" spd.	YES	LOW	AS	
QV-K	555	Quercus virginiana	Live Oak	3" cal., 10`-12`ht. x 60" spd.	YES	LOW	AS	
SP	38	Sabal palmetto	Sabal Palm	12`-15` MIXED	YES	LOW	AS	
TC	3	Tabebuia chrysotricha	Golden Trumpet Tree	3" cal., 12` ht., Min.	NO	LOW	AS	
TD	295	Taxodium distichum	Bald Cypress	3" cal., 12` ht., Min.	YES	LOW	AS	
SHRUBS								
Csp	1	Crinum sp.	Crinum Lily	15 gal.	NO	MEDIUM	AS	
Sb	34	Spartina bakeri	Sand Cord Grass	3 gal., full	NO	MEDIUM	30" o.c.	
Vo	2,840	Viburnum odoratissimum	Sweet Viburnum	3 gal., 30" ht. min.	NO	MEDIUM	36" o.c.	
Zp	32	Zamia pumila	Coontie	3 gal., 18" o.a.	YES	LOW	24" o.c.	
GROUND COVERS								
aa	97	Agapanthus africanus	Lily of the Nile	1 gal., full	NO	MEDIUM	18" o.c.	
gp	68	Gaillardia pulchella	Blanket Flower	1 gal., full	YES	LOW	18" o.c.	
jc	115	Juniperus conferta	Shore Juniper	1 gal., full	NO	LOW	18" o.c.	
mcc	29	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
mcc	29	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
SOD/SEED								
sodc	19,475 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	NO	HIGH	sod	sand grown solid sod - weed free

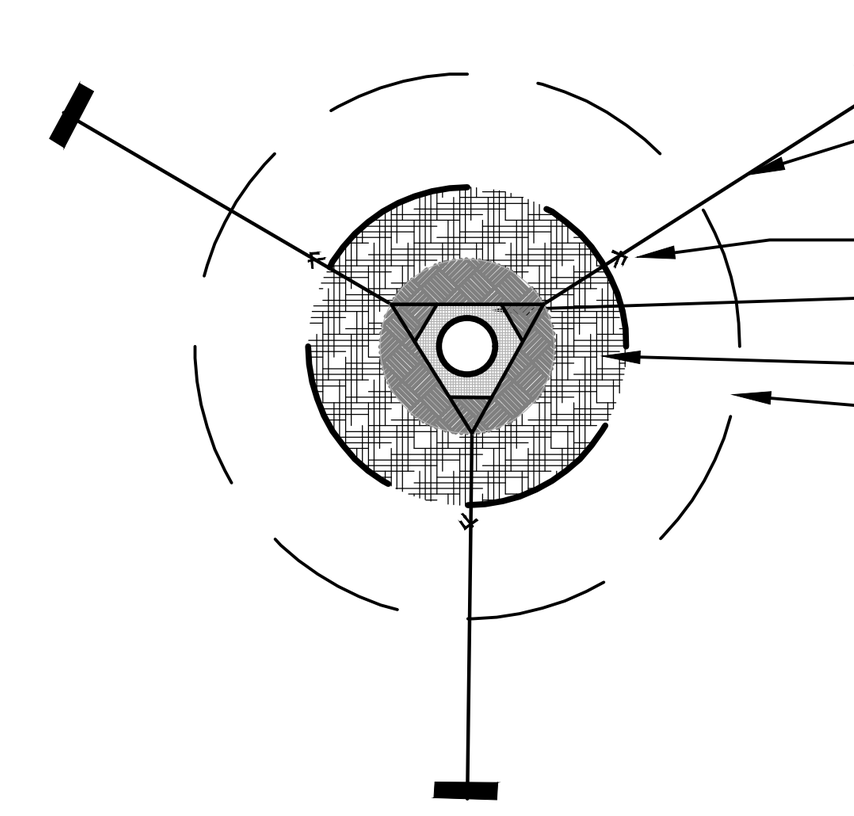
NOTE: DIAMETER/CALIPER WILL BE MEASURED 4.5 FEET ABOVE FINISH GRADE.



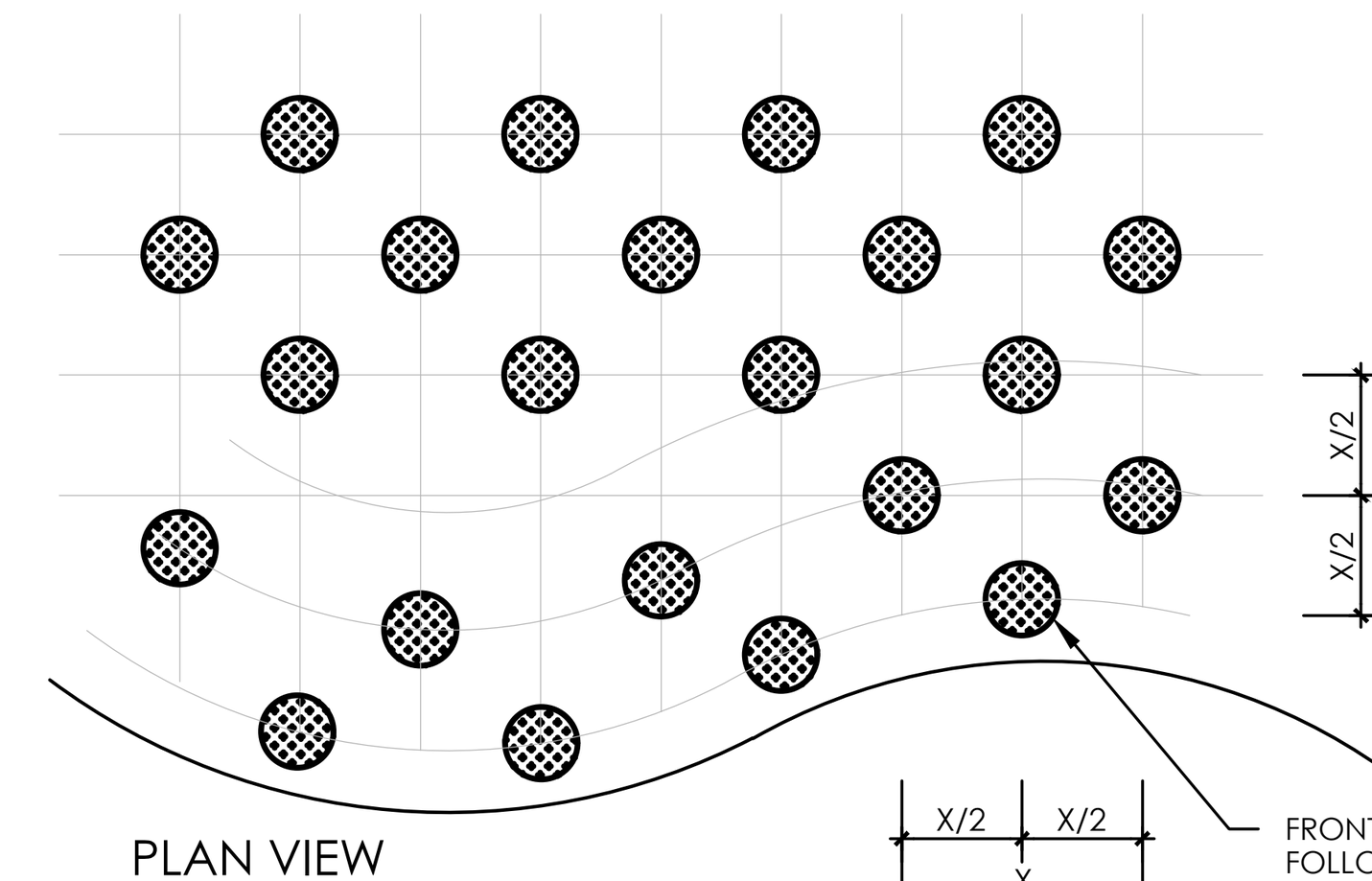
ROOT BARRIER



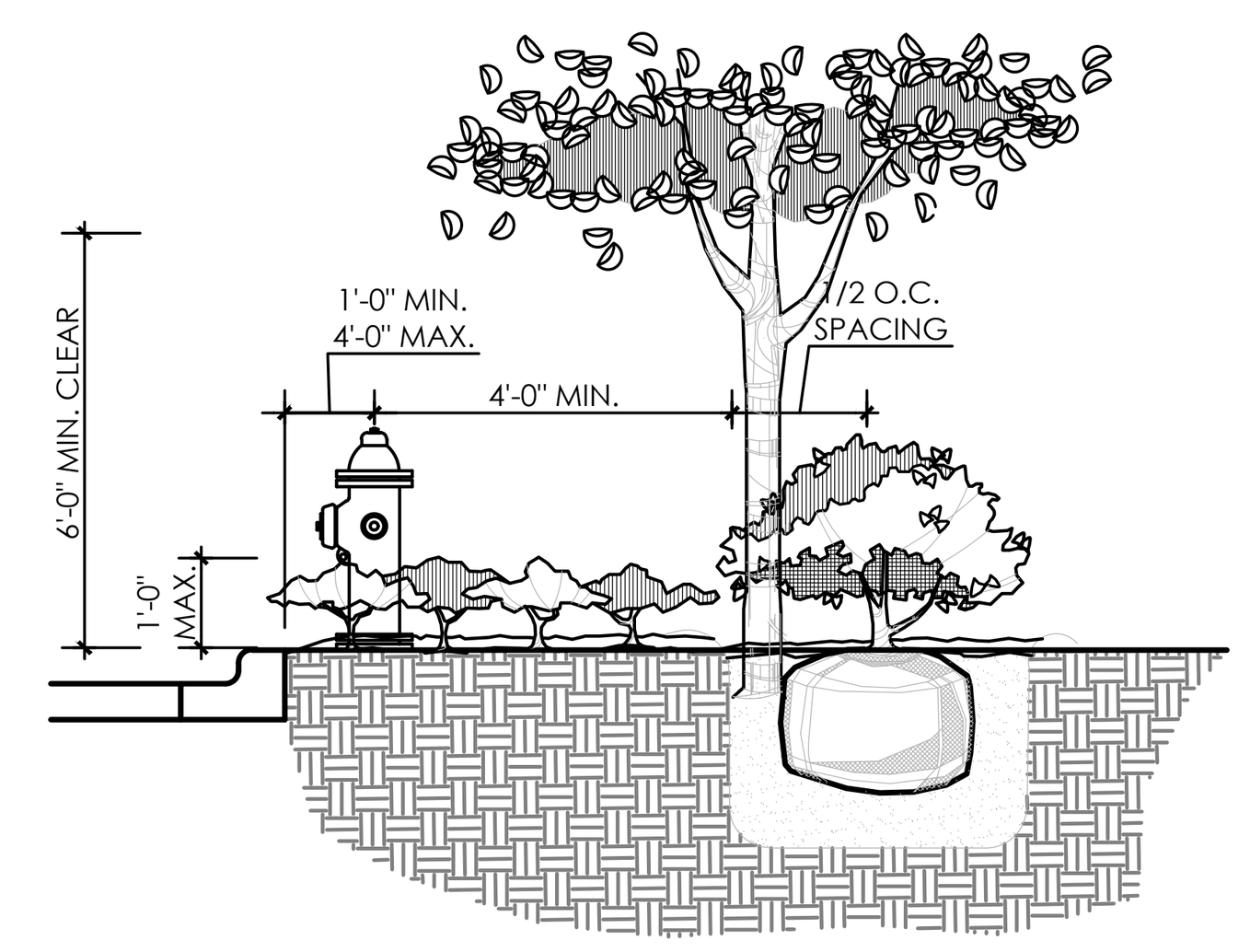
PLAN



LARGE CANOPY TREE STAKING PLAN



PLAN VIEW
X= SPACING ON CENTER (O.C.)
X/2 = 1/2 OF SPACING DISTANCE



TREES AND SHRUBS TALLER THAN 12" SHALL NOT BE PLANTED ANY CLOSER THAN 4'-0" FROM THE BACK OR 7'-6" FROM EACH SIDE OF A FIRE HYDRANT OR FIRE DEPT. CONNECTION

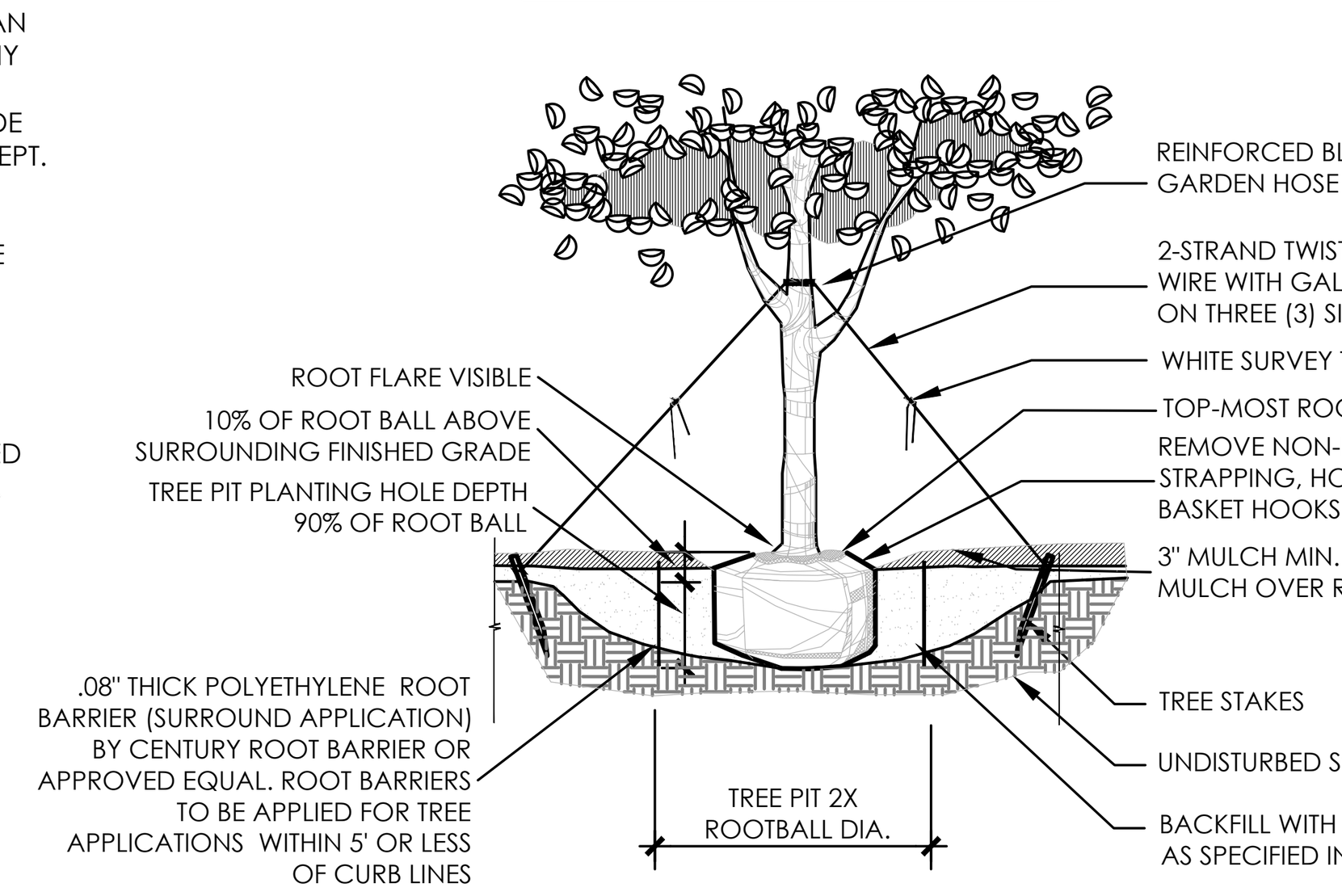
NO TREES OR SHRUBS SHALL BE PLANTED IN FRONT OF A FIRE HYDRANT OR FIRE DEPT. CONNECTION.

TURF AND GROUNDCOVER SHORTER THAN 12" IS PERMITTED WITHIN THE CLEARANCE AREA

SECTION

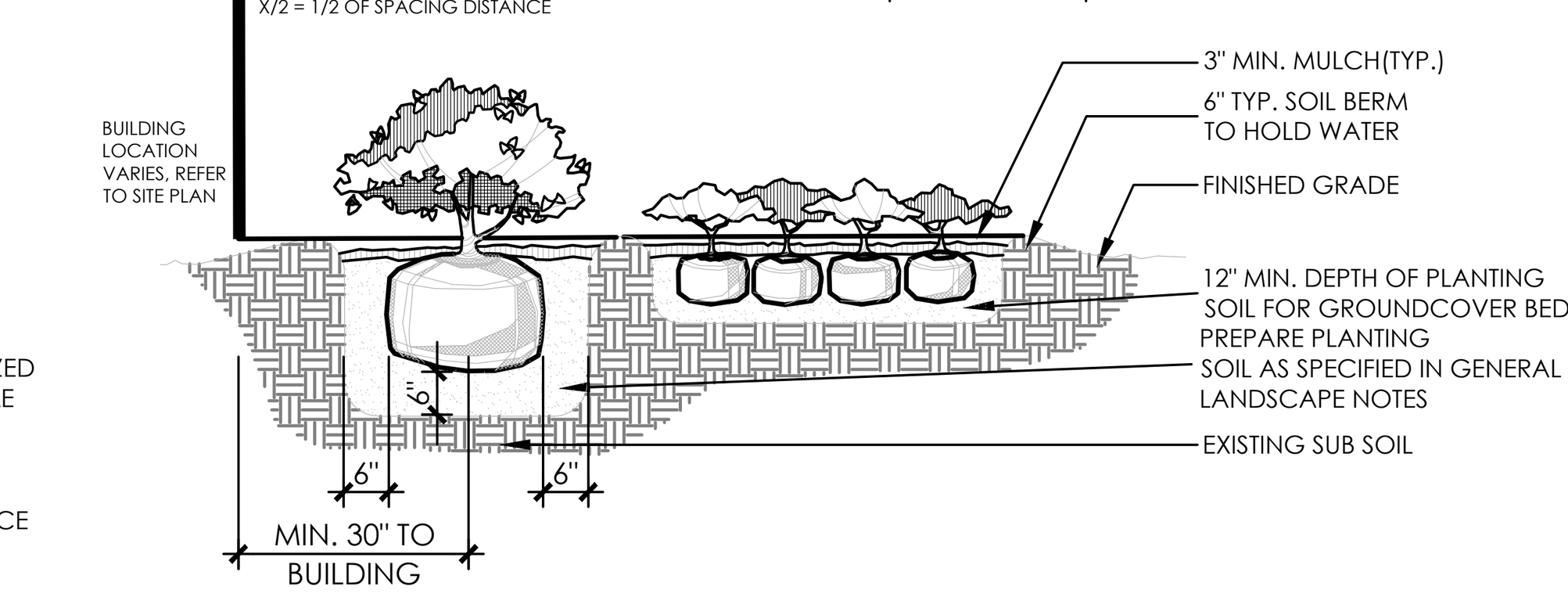
TYPICAL PLANTING AT FIRE HYDRANT

N.T.S.



LARGE CANOPY TREE PLANTING DETAIL

N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL

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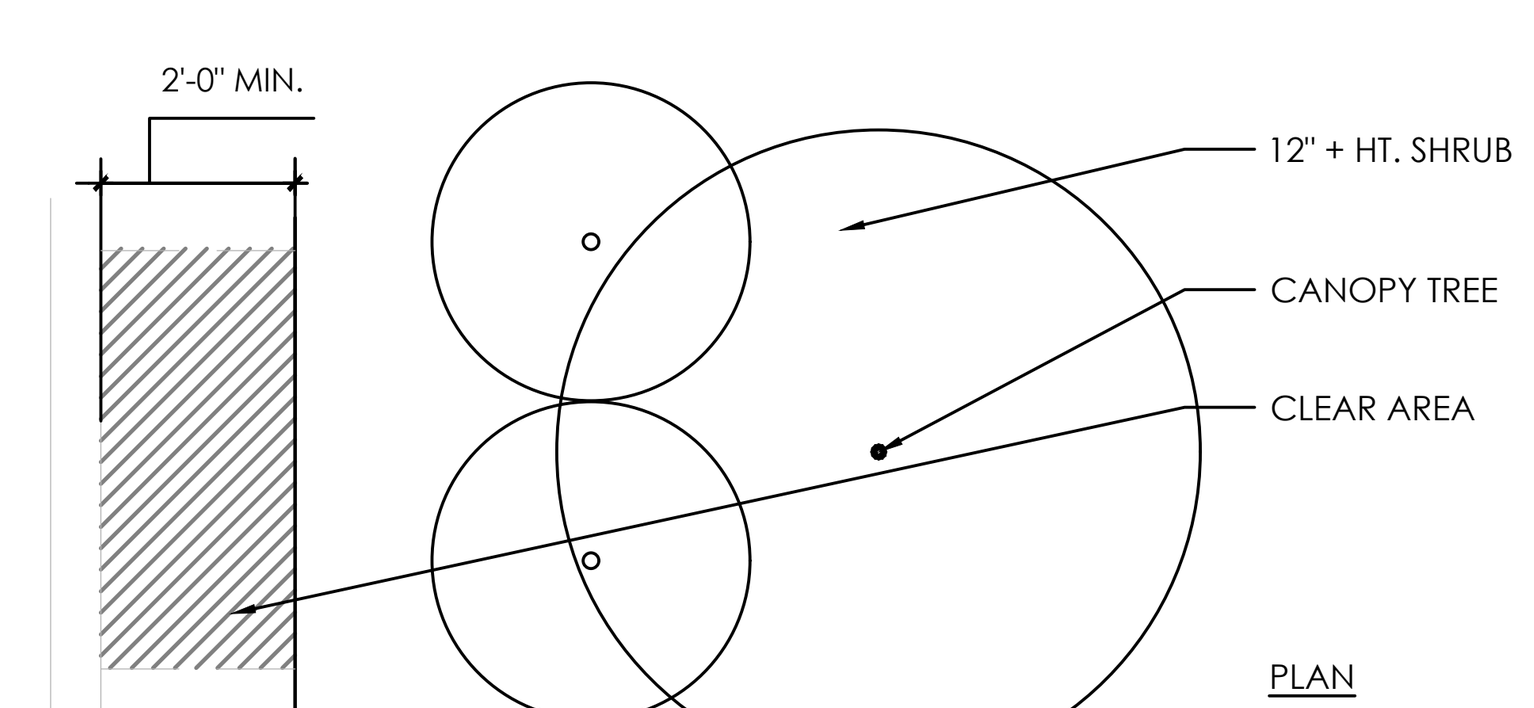
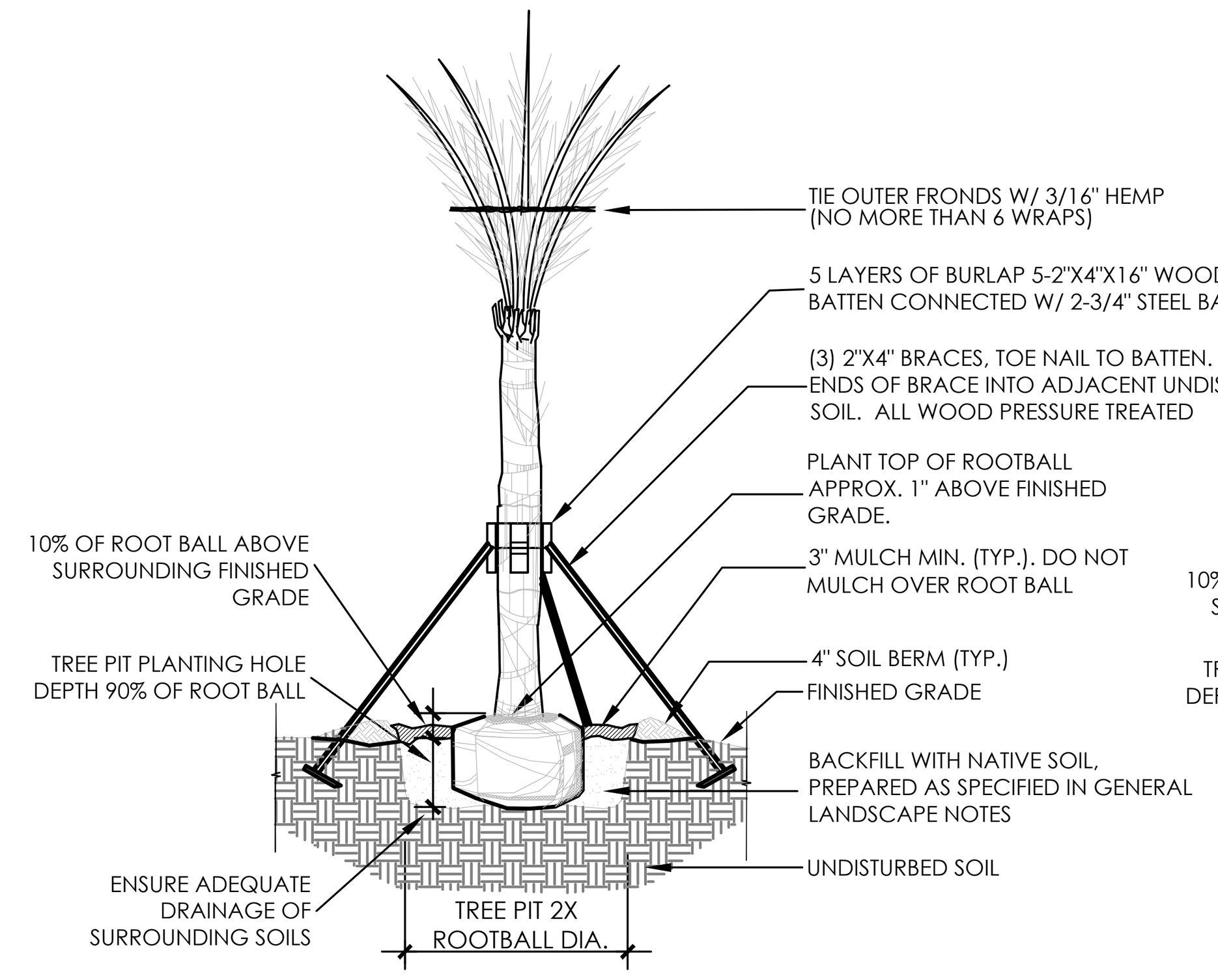


PLAN



PALM PLANTING DETAIL

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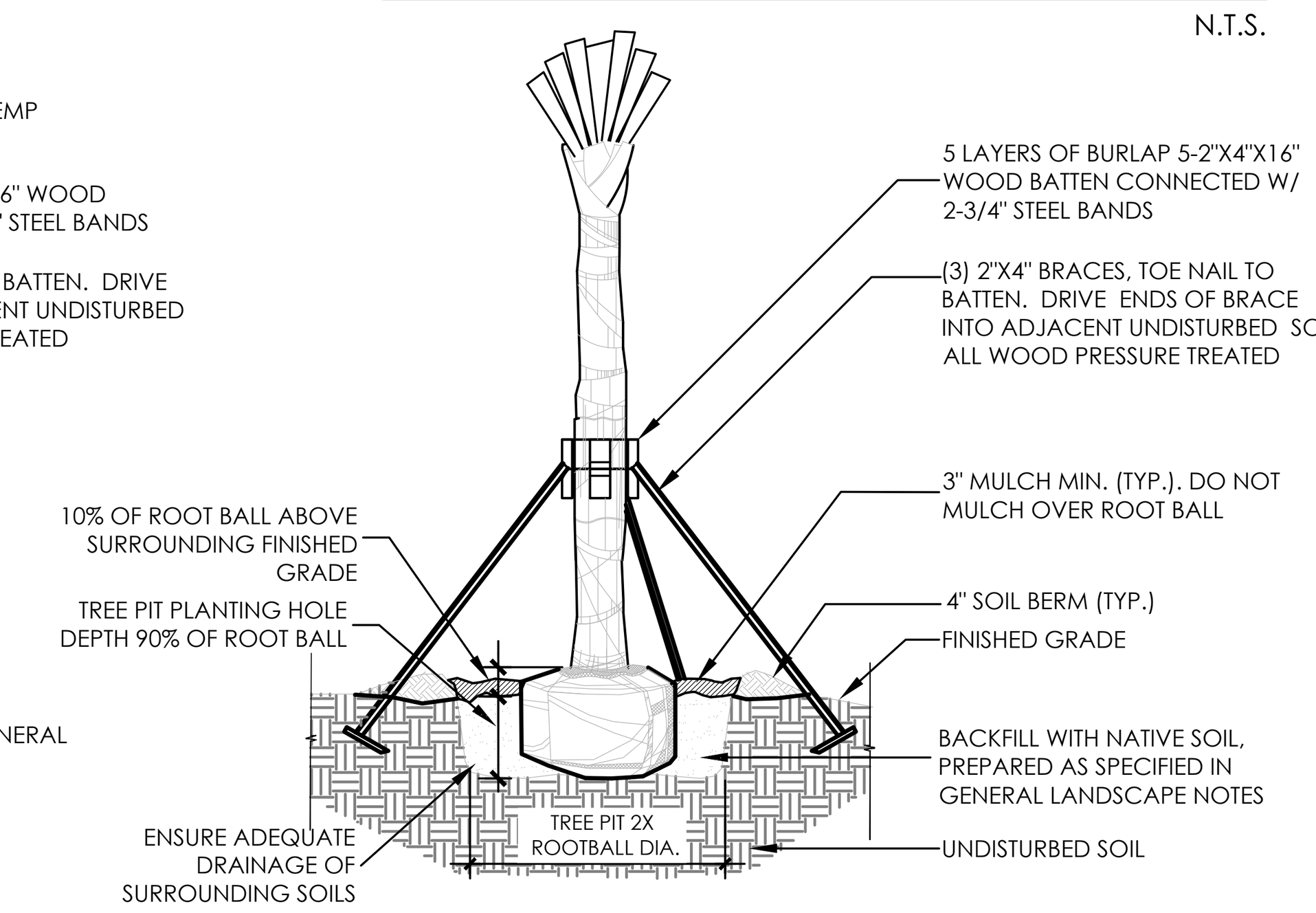

HURRICANE CUT PALM PLANTING DETAIL

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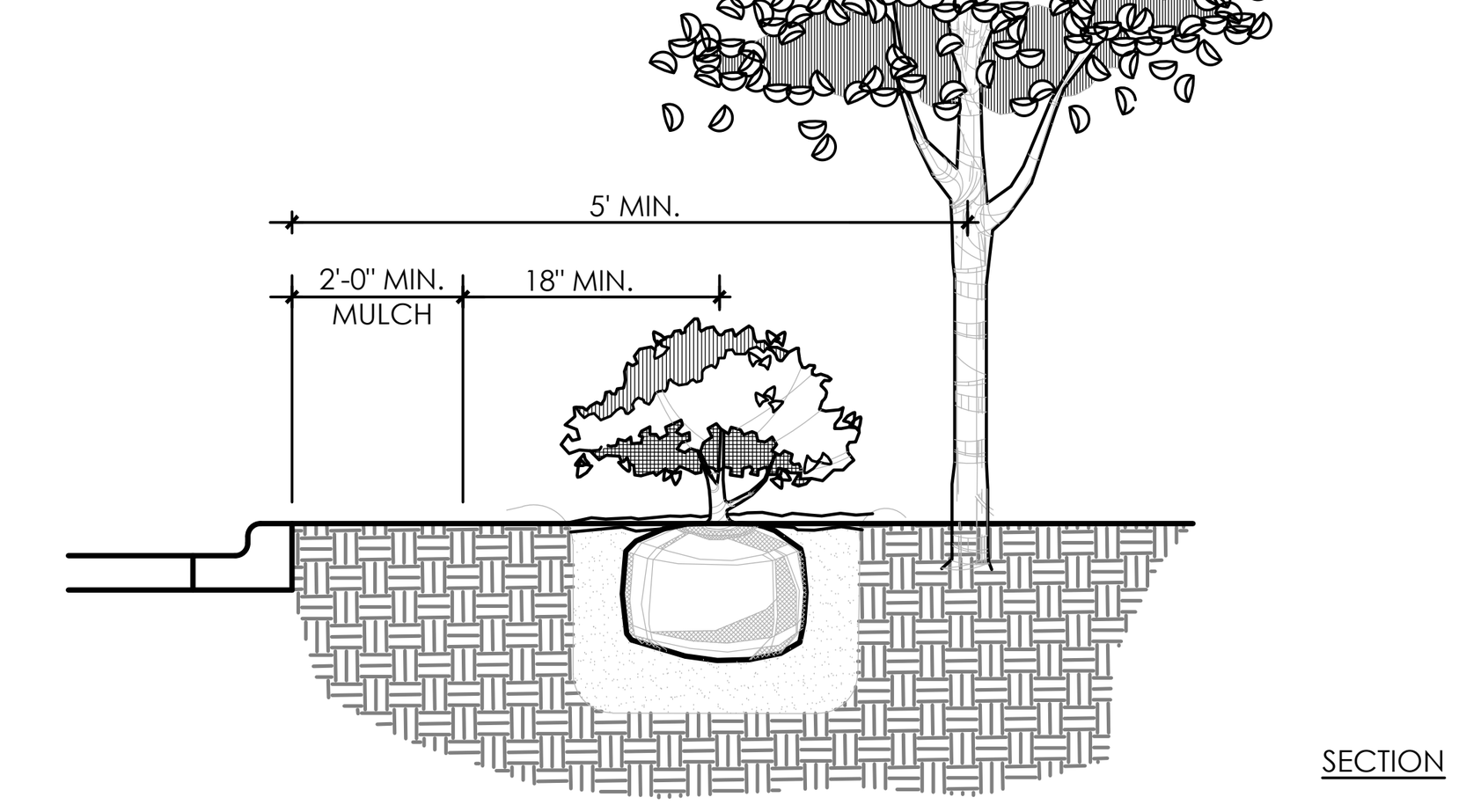

SECTION

TYPICAL PLANTING ADJACENT TO PARKING

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Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE DETAILS & NOTES

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_LSBASE CODE

REVISIONS:
2 City Comments 04-04-2023
3 City Comments 10-27-2023
4 City Comments 11-20-2023

Todd W. Bonnett, RLA # FL0001718

L430

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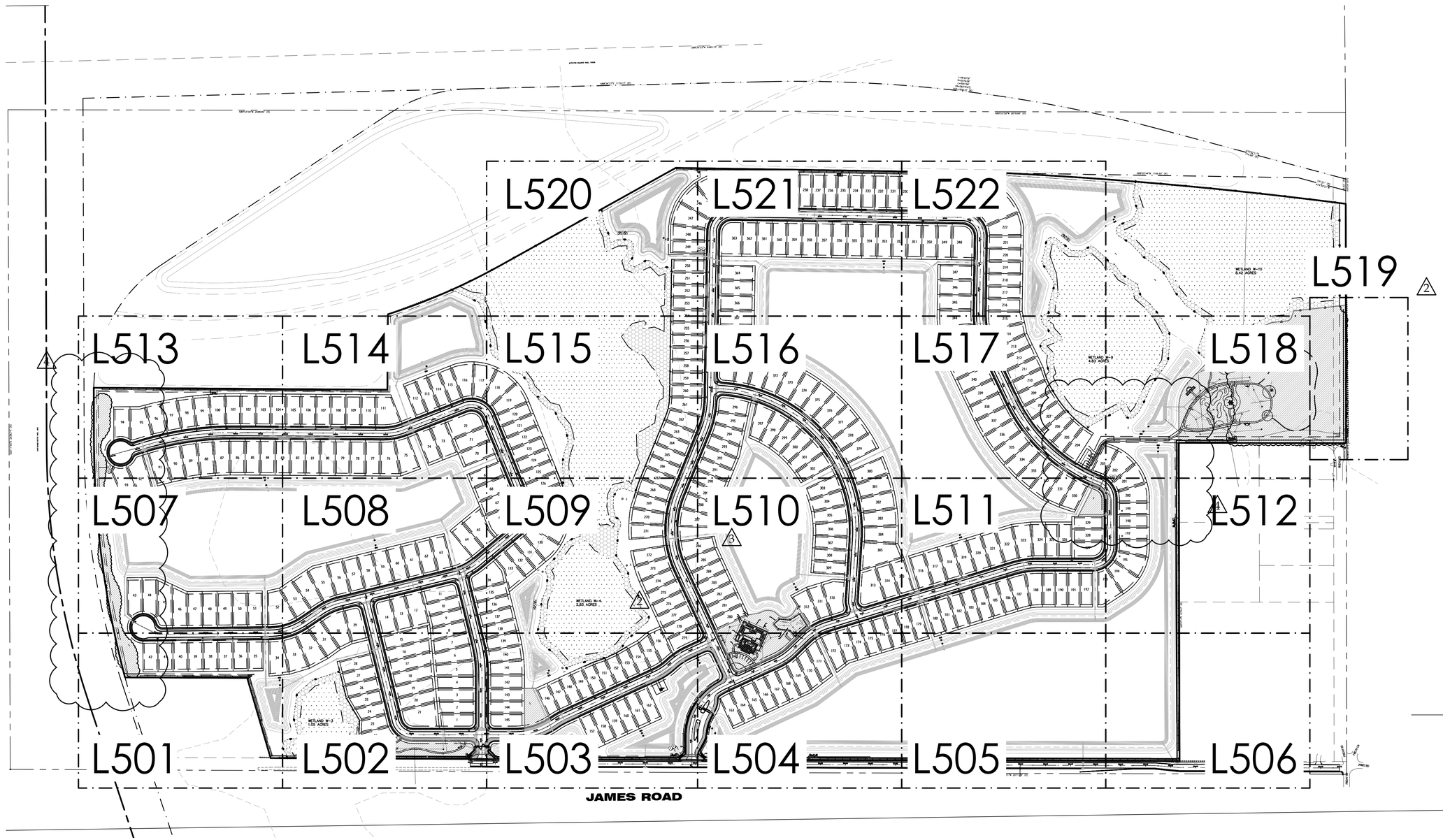

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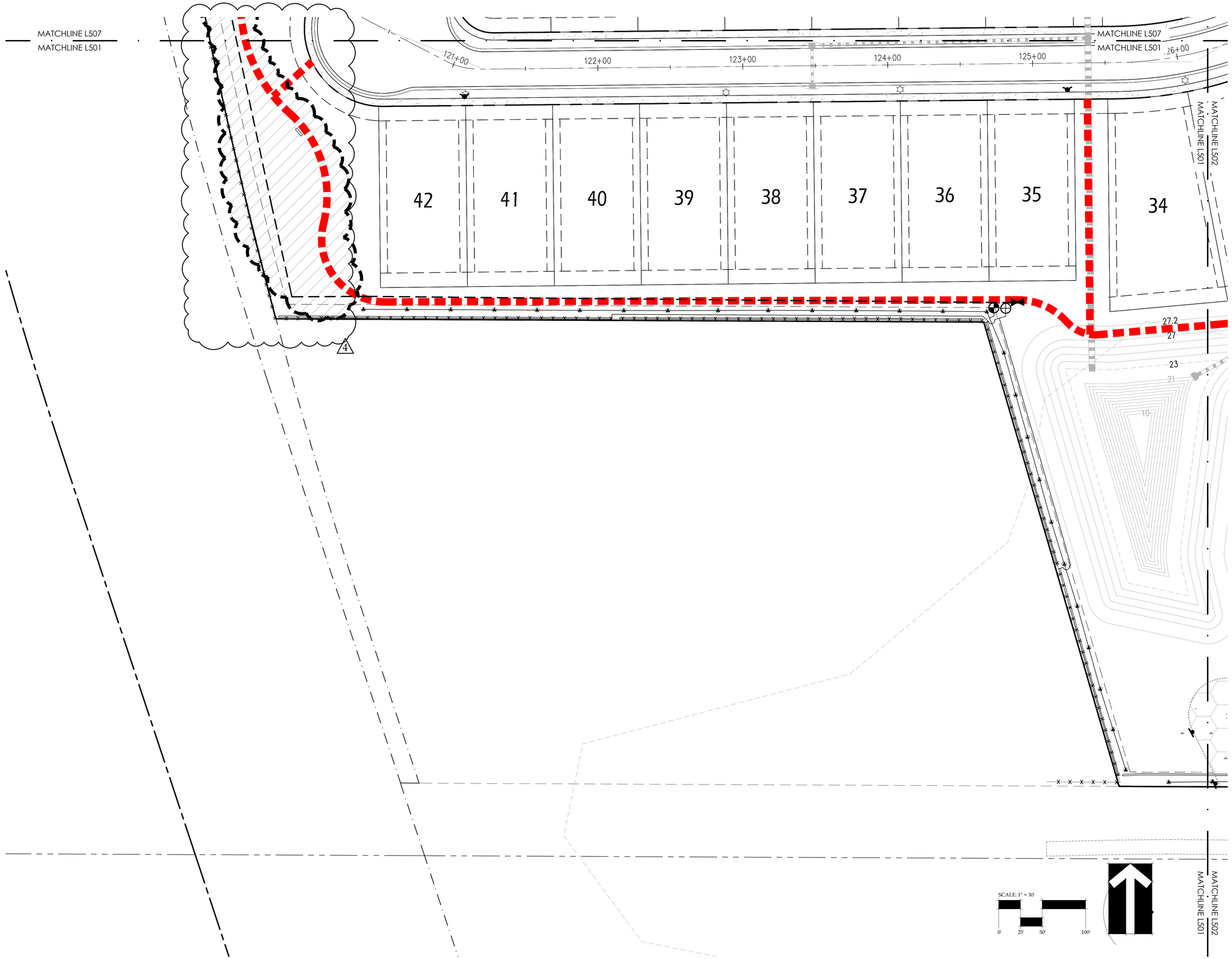

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Cocoa, Florida
IRRIGATION PLAN

DATE: September 23, 2022
DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

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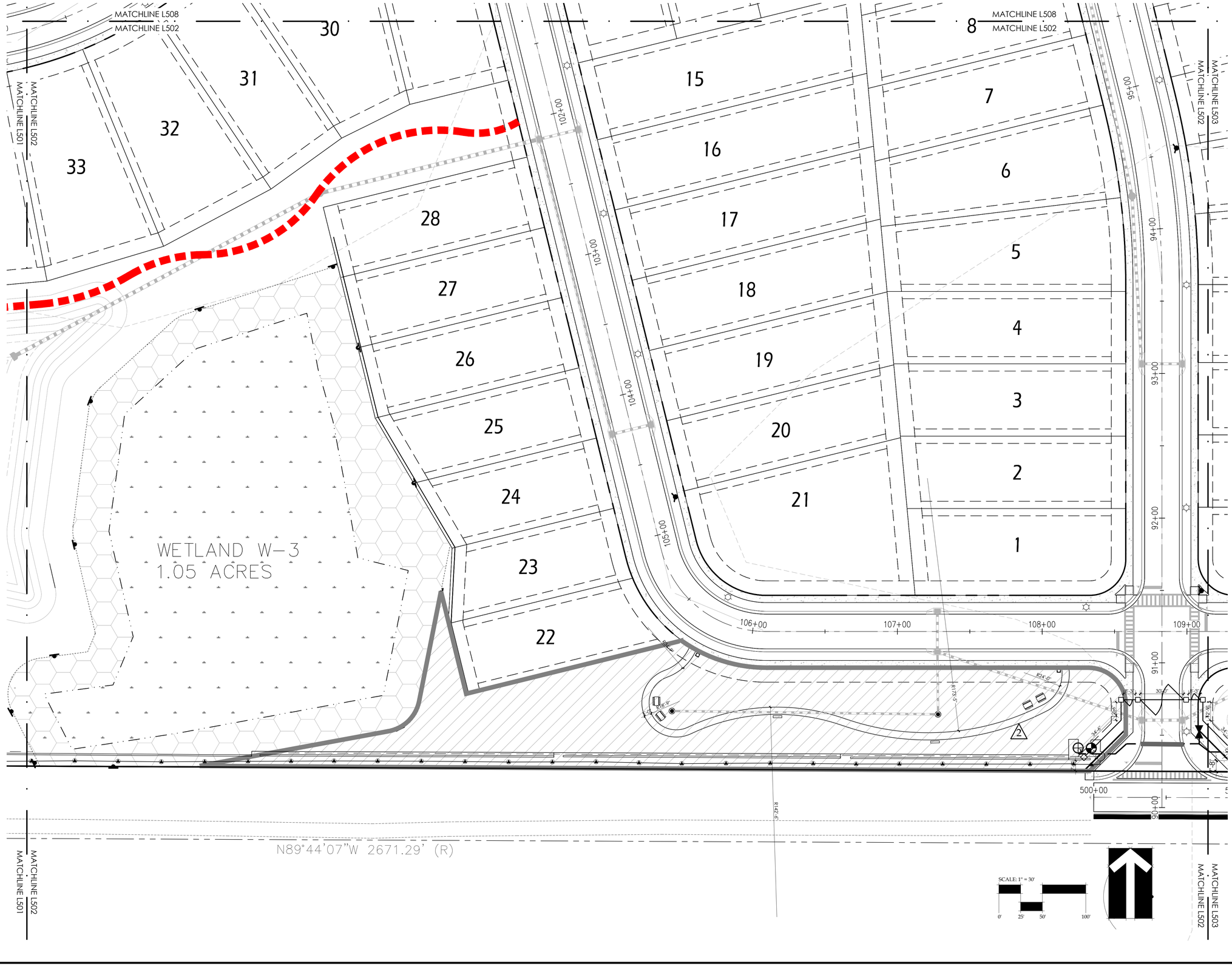
1 City Comments 11-20-2023

Todd W. Bennett, FLA # FLA0003718

L501



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Cocoa, Florida
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DATE: September 23, 2022
DRAWN BY: LWS
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FILE NAME: 2022.163_TM - COCOA_IRRIGSE

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1 City Comments 04-04-2023

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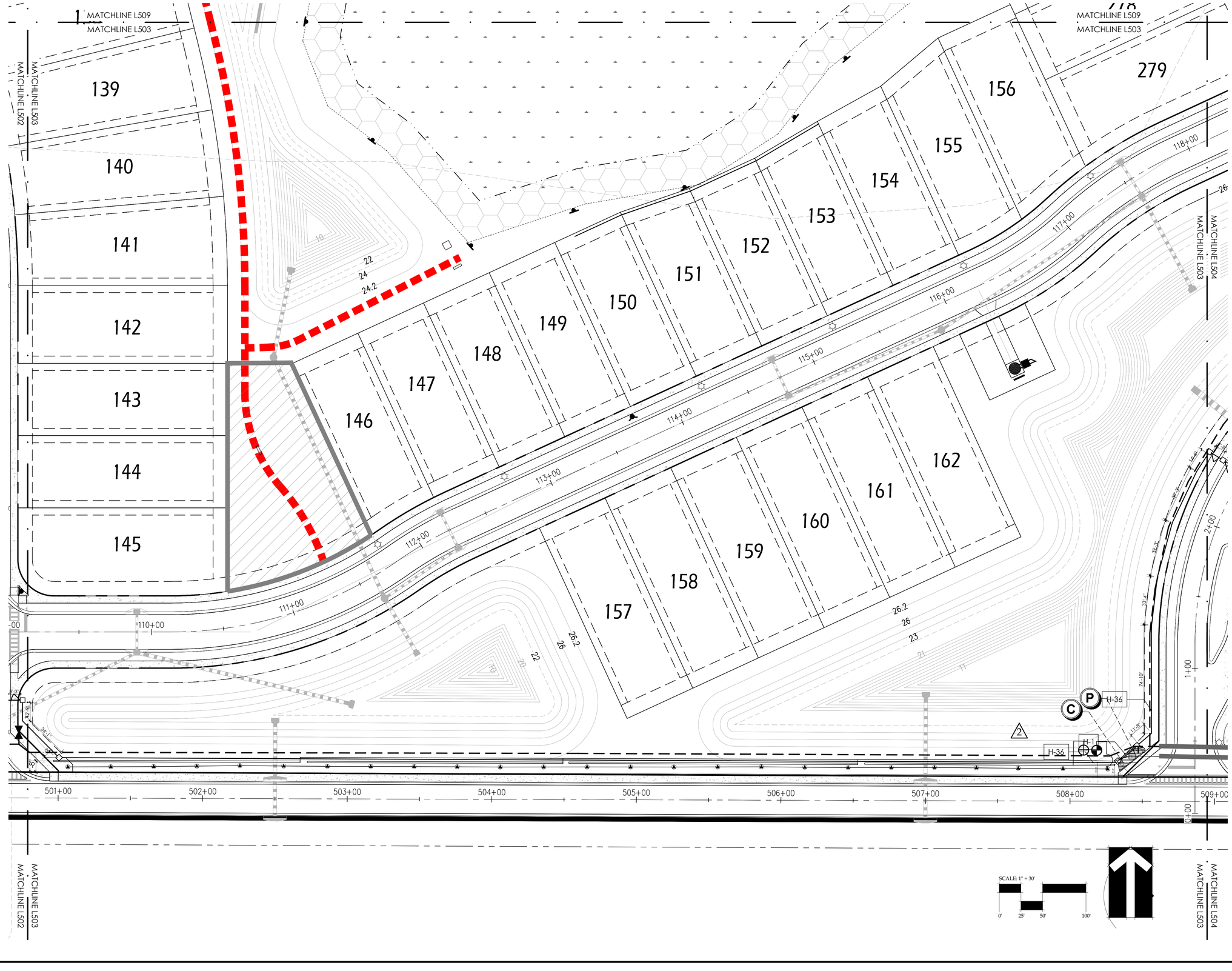
L502



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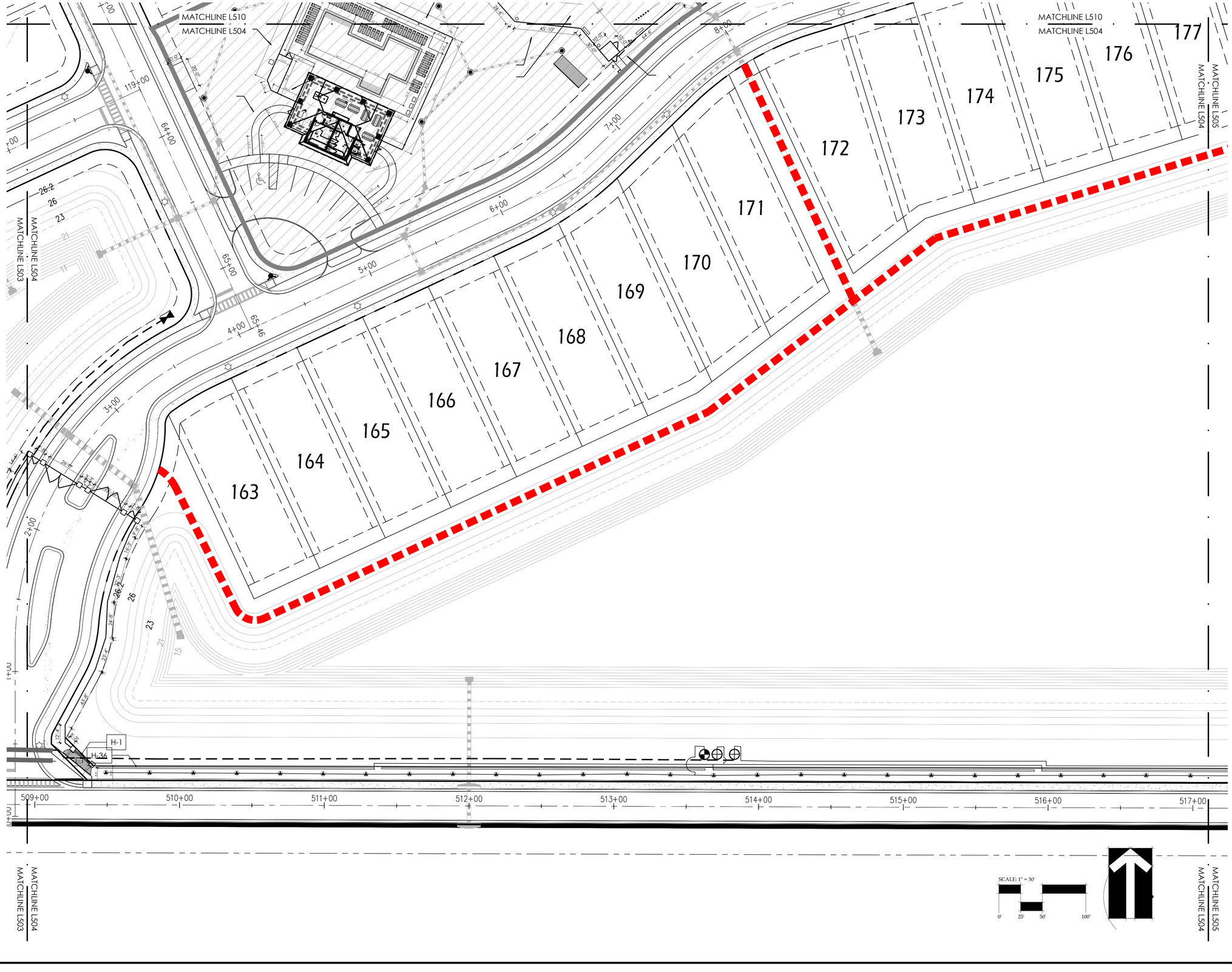

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DRAWN BY: LWS
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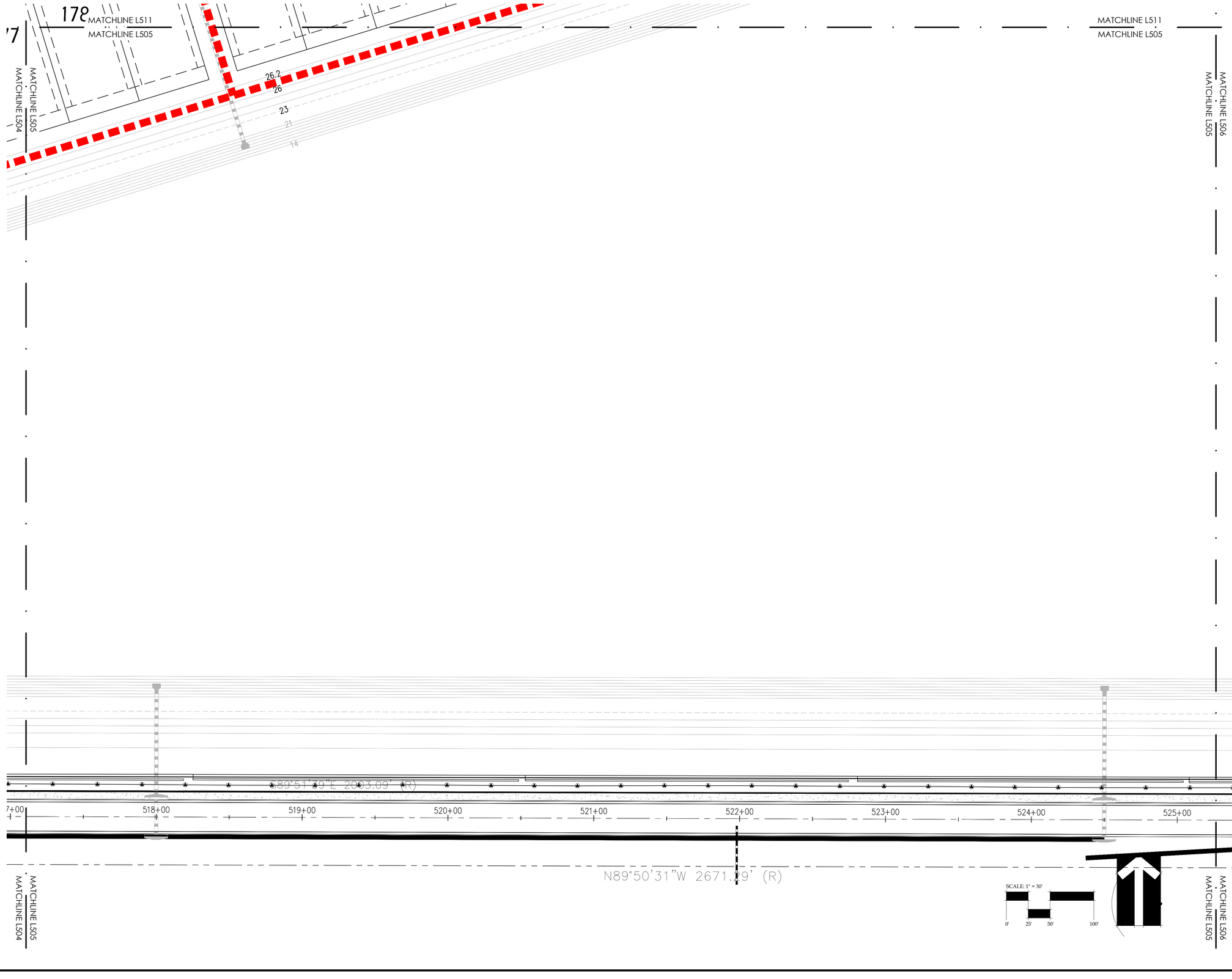

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DATE: September 23, 2022
DRAWN BY: LWS
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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

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L505

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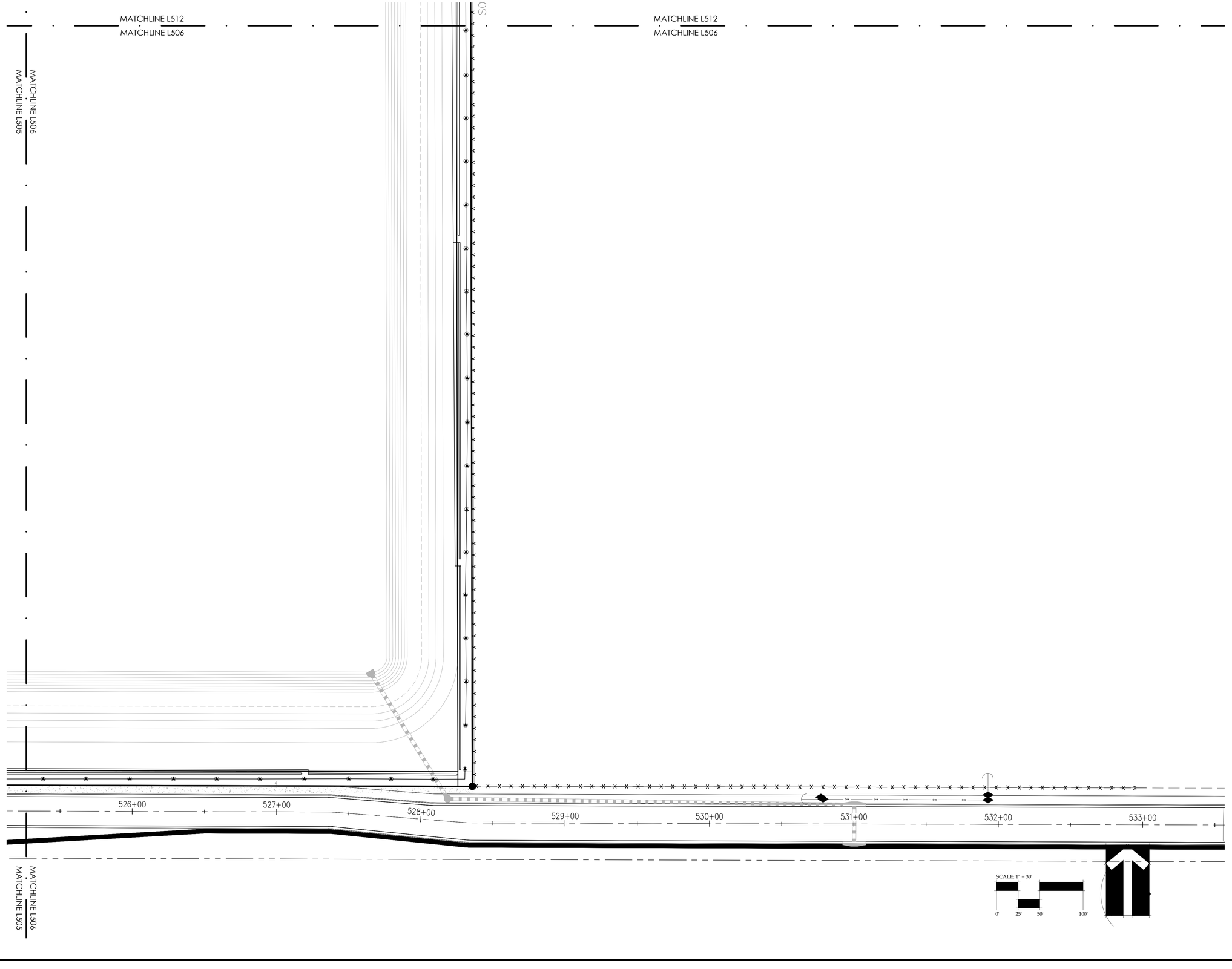
MATCHLINE L512
MATCHLINE L506

MATCHLINE L512
MATCHLINE L506

MATCHLINE L506
MATCHLINE L505



MATCHLINE L506
MATCHLINE L505

SCALE: 1" = 30'

0' 25' 50' 100'

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FILE NAME: 2022.163_TM - COCOA_IRBASE

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L506

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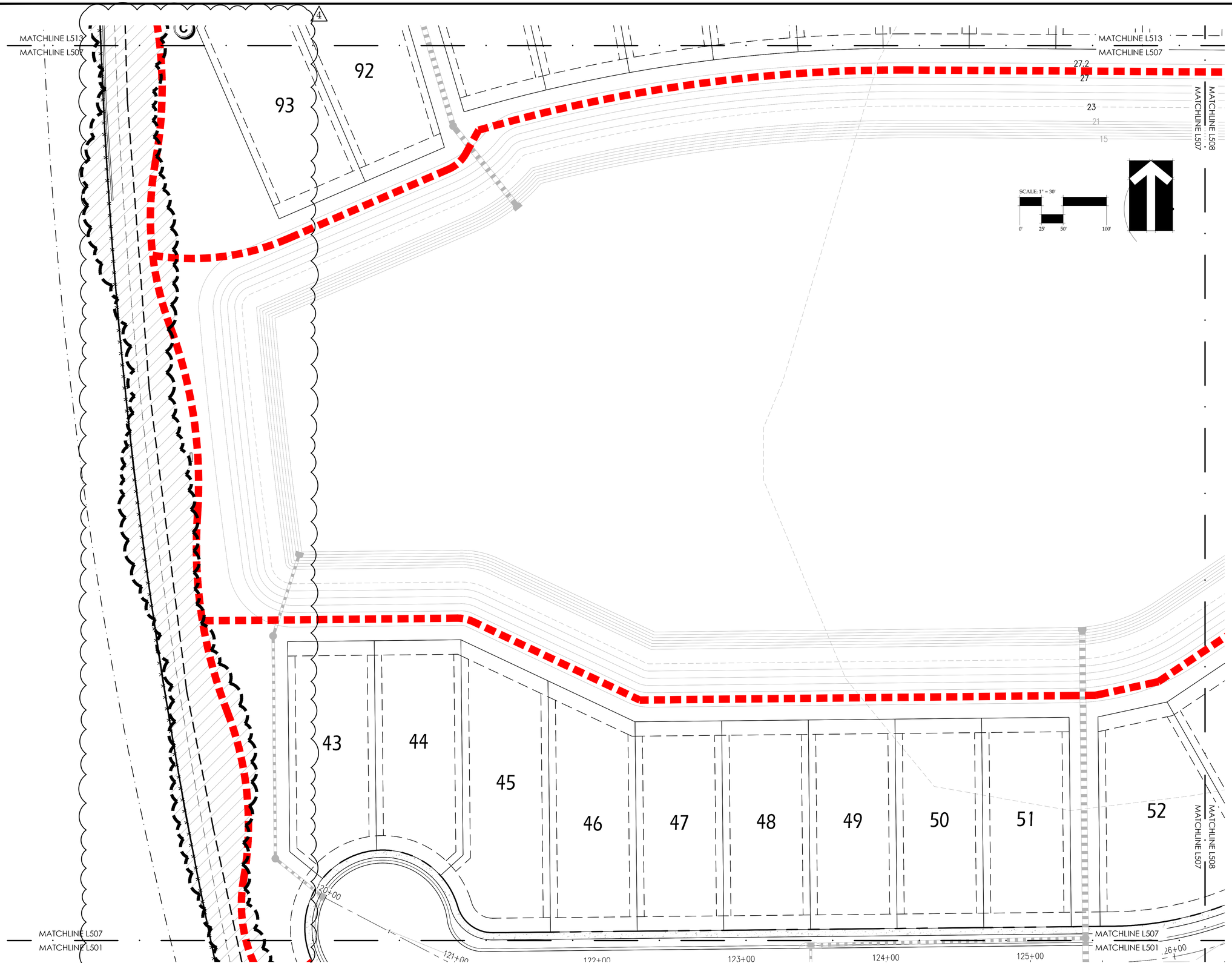

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IRRIGATION PLAN

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DRAWN BY: LWS
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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

REVISIONS:
1 City Comments 11-20-2023

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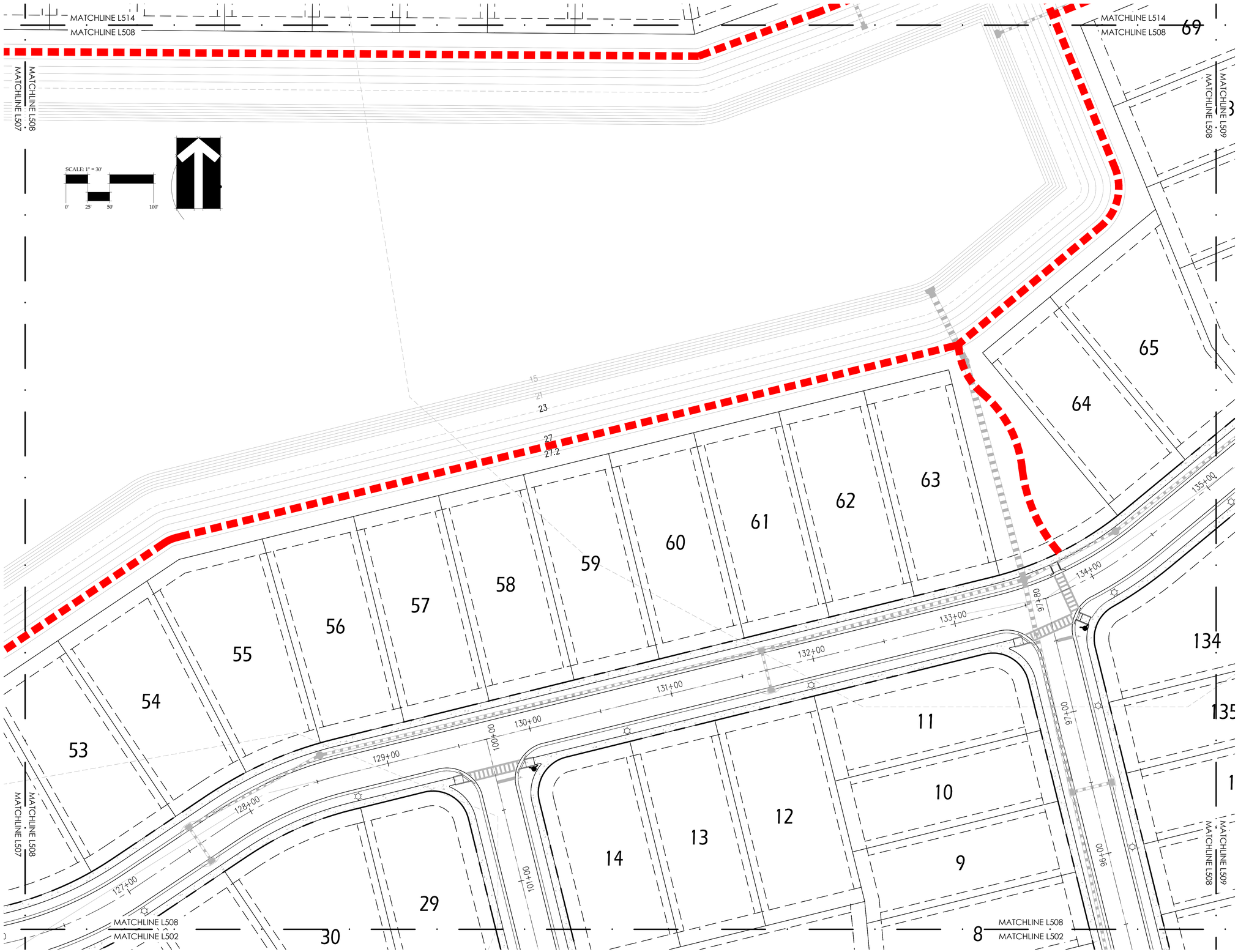
L507



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IRRIGATION PLAN

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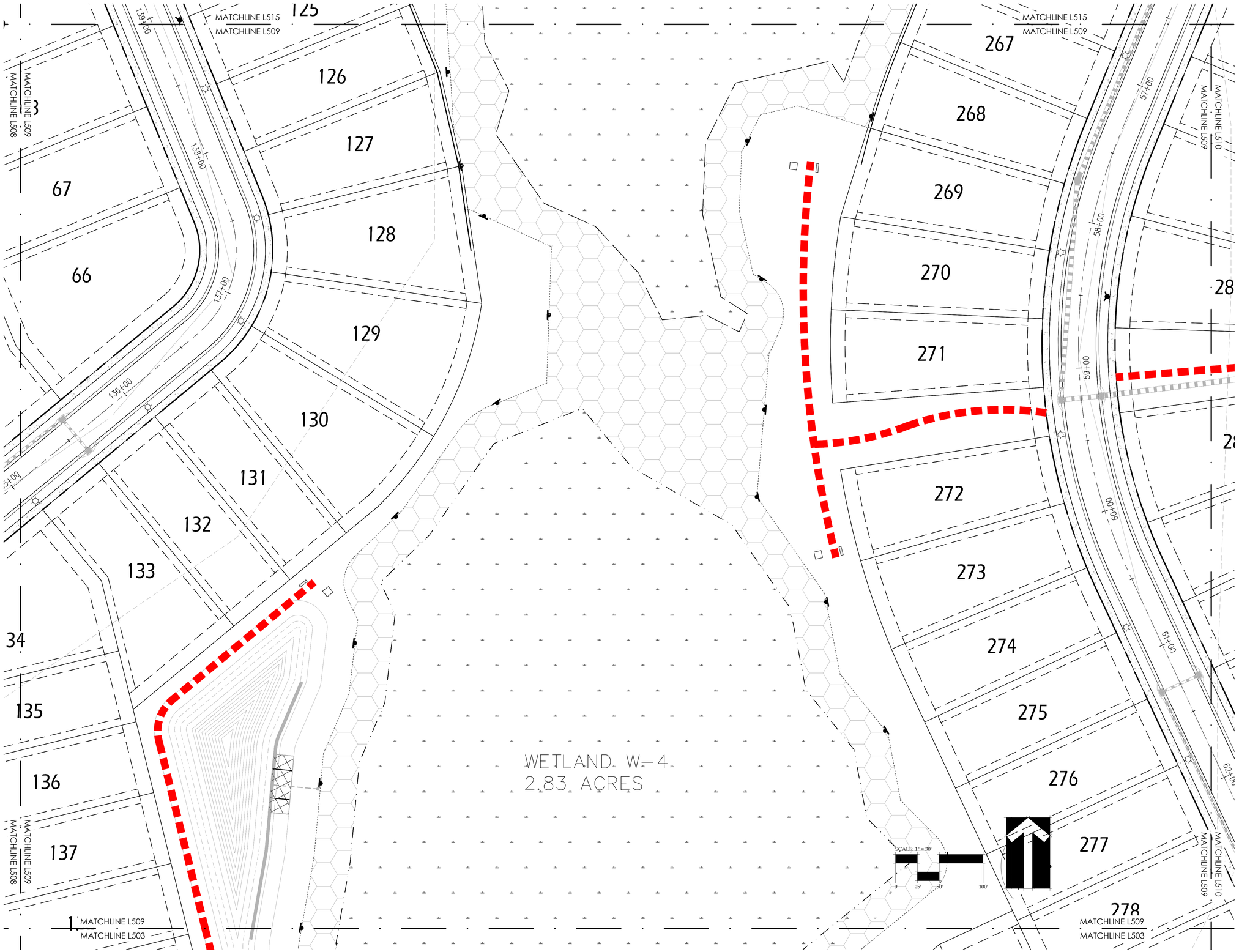

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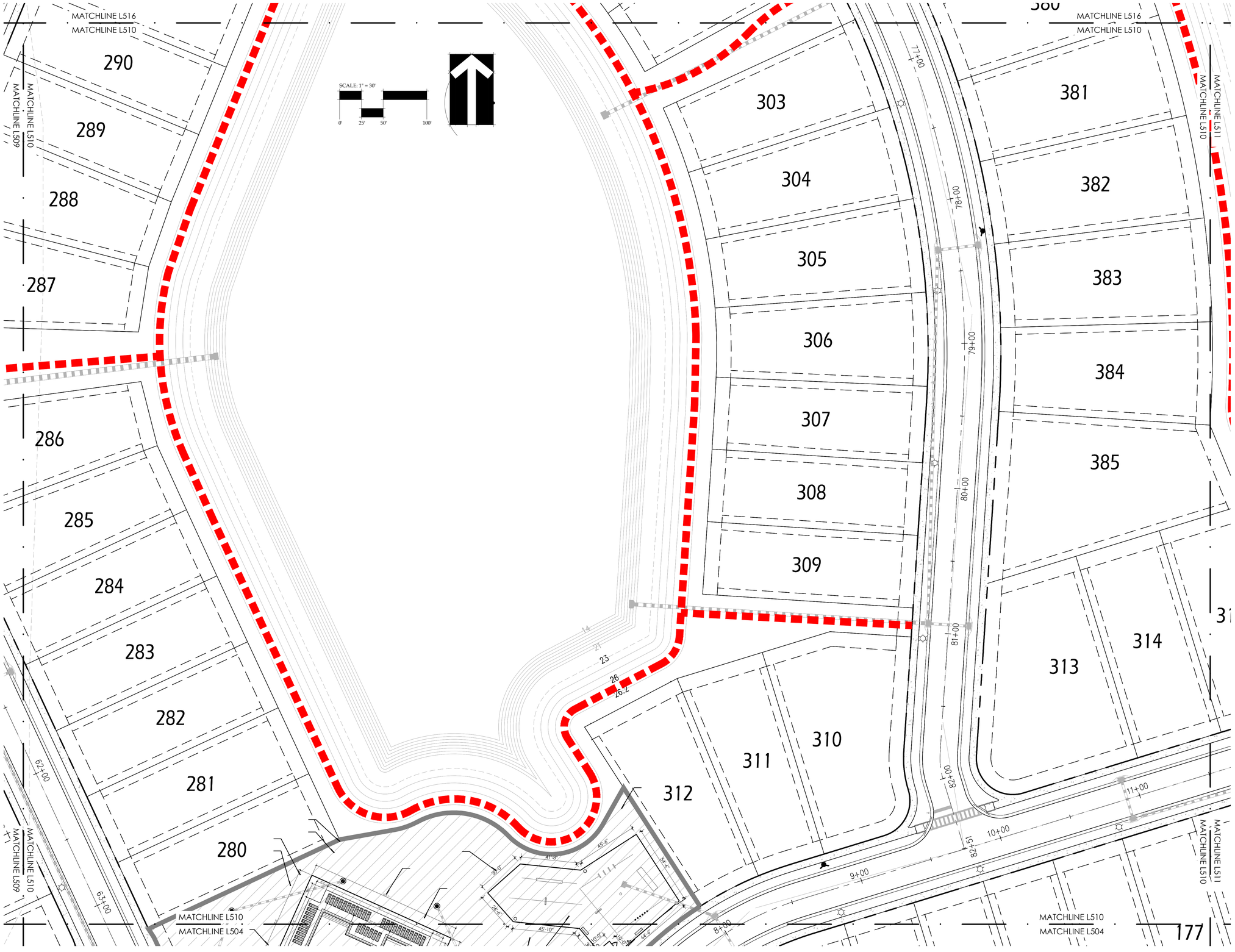

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L510

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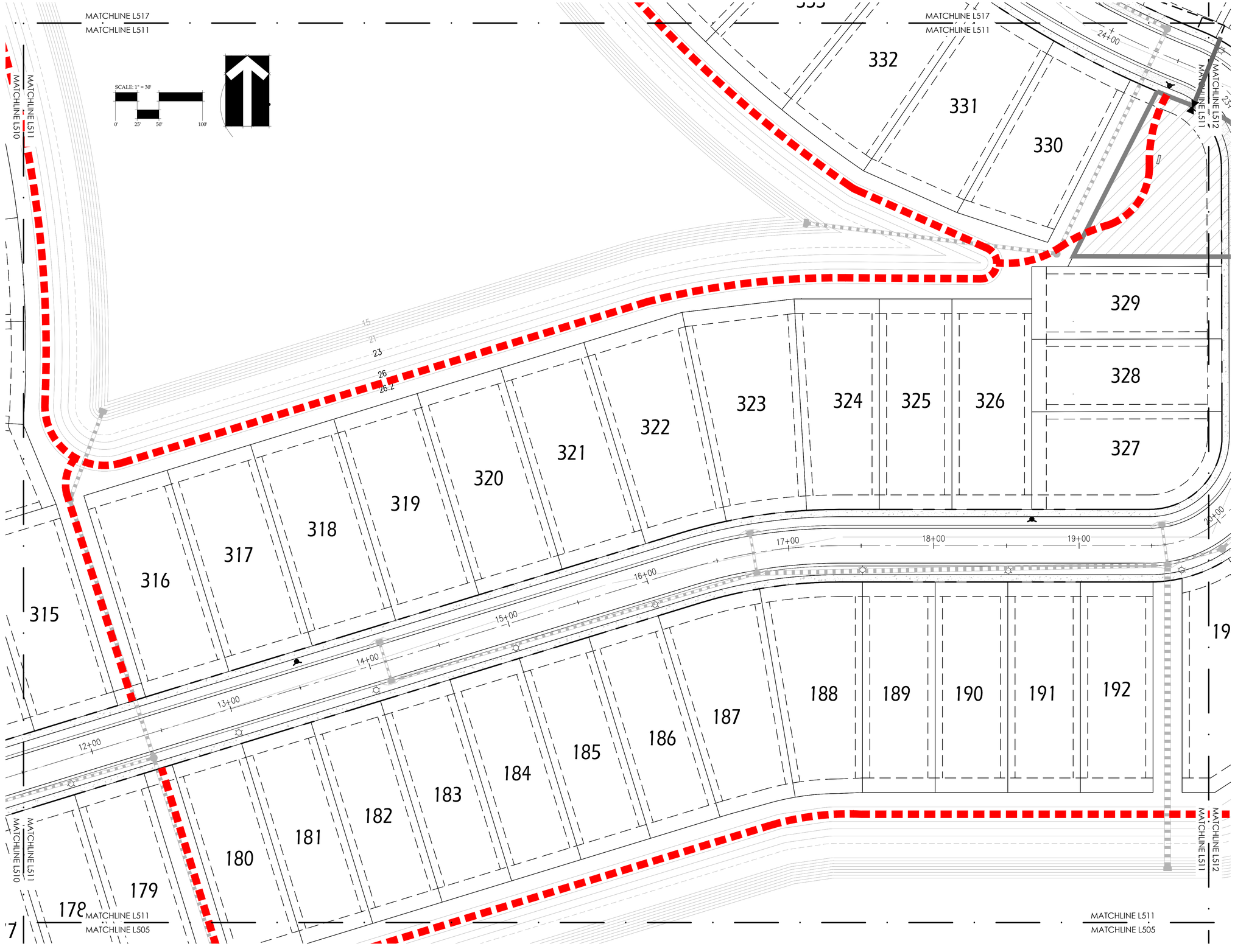

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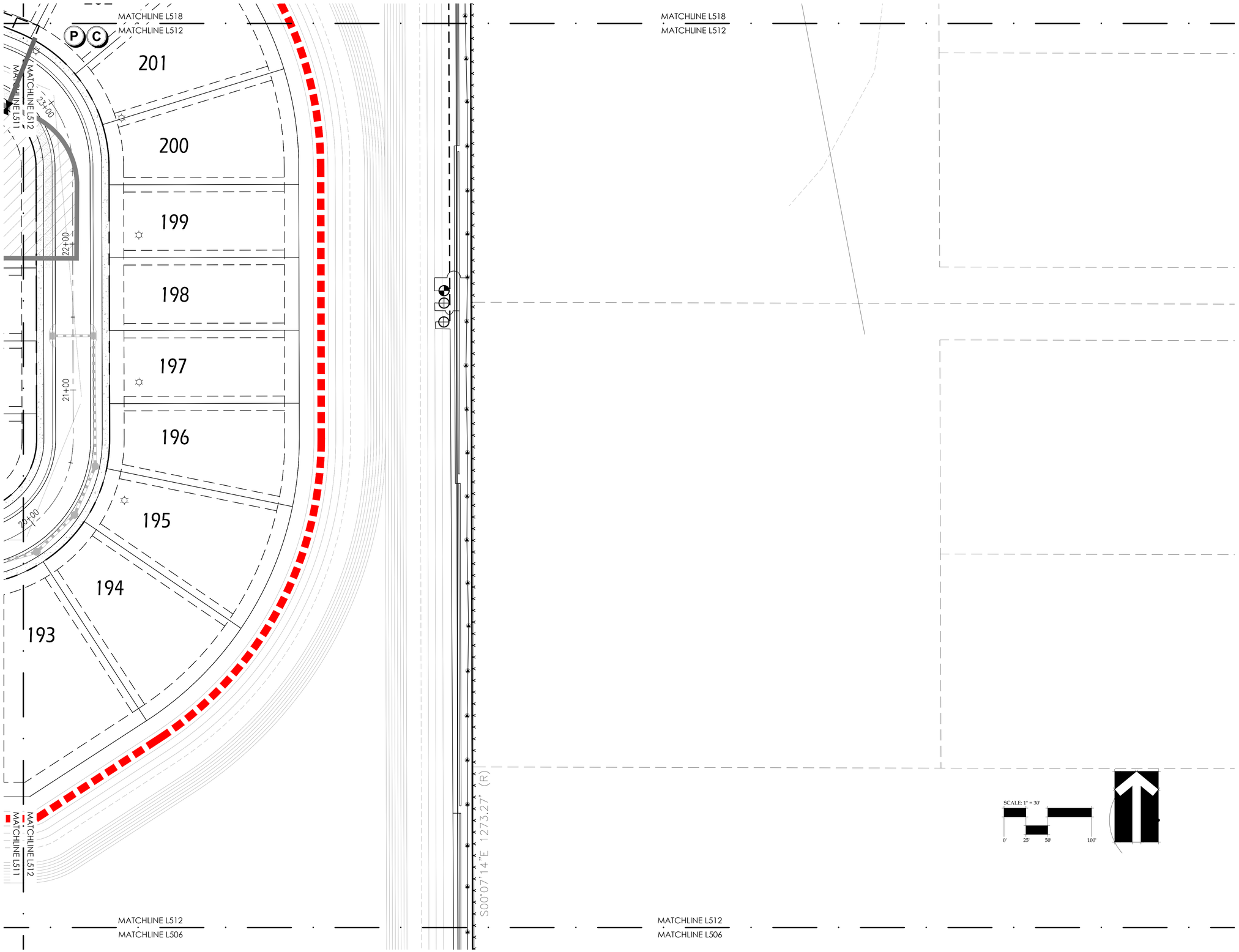
Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
IRRIGATION PLAN

DATE: September 23, 2022
DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

REVISIONS:

Todd W. Bennett, R.L.A # FL0001718

L511



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Landscape Architecture
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DATE: September 23, 2022
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CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

REVISIONS:

Todd W. Bennett, FLA # FLA0003718

L512

SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L514
MATCHLINE L513

4

94 95 96 97 98 99 100 101 102 103 104

153+00 154+00 155+00 156+00 157+137+00 152+00 151+00 150+00

91 90 89 88 87 86 85 84 83

MATCHLINE L513
MATCHLINE L514

P C

MATCHLINE L513
MATCHLINE L507

MATCHLINE L513
MATCHLINE L507

27.2

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Cocoa, Florida
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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

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L513

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SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L514
MATCHLINE L513

MATCHLINE L515
MATCHLINE L514

MATCHLINE L514
MATCHLINE L513

MATCHLINE L515
MATCHLINE L514

MATCHLINE L514
MATCHLINE L508

MATCHLINE L514
MATCHLINE L508

105 106 107 108 109 110 111

112 113 114 115 116 117

70 71 72 73 74 75 76 77 78 79 80 81 82

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142+00 143+00 144+00 145+00 146+00 147+00 148+00 149+00 150+00 141+00

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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

REVISIONS:

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L514

MATCHLINE L520
MATCHLINE L515

MATCHLINE L515
MATCHLINE L514

SCALE: 1" = 30'

0' 25' 50' 100'

WETLAND W-5
11.30 ACRES

118

119

120

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122

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14+00

14+00

13+00

MATCHLINE L515
MATCHLINE L514

MATCHLINE L515
MATCHLINE L509

MATCHLINE L520
MATCHLINE L515

MATCHLINE L515
MATCHLINE L416

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MATCHLINE L515
MATCHLINE L416

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9+00

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MATCHLINE L515
MATCHLINE L509

267

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Cocoa, Florida
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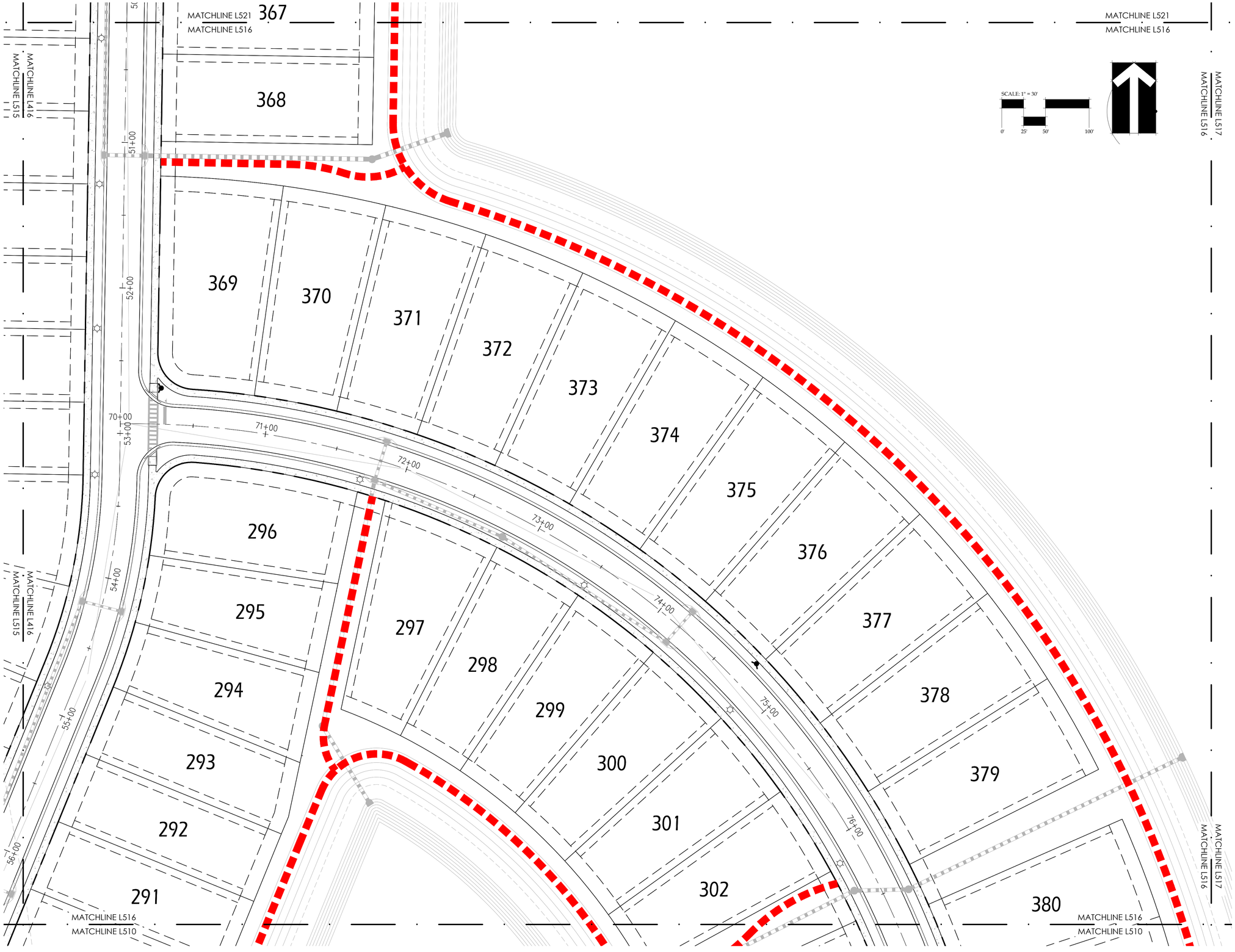
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

REVISIONS:

Todd W. Bonnett, FLA # FL0001728

L515



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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

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Todd W. Bonnett, RLA # FL0001778

L516

MATCHLINE L522
MATCHLINE L517

MATCHLINE L517
MATCHLINE L516

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27+00

26+00

25+00

24+00

MATCHLINE L522
MATCHLINE L517

MATCHLINE L518
MATCHLINE L517

SCALE: 1" = 30'

0' 25' 50' 100'

WETLAND
4.83 ACRE

MATCHLINE L518
MATCHLINE L517

MATCHLINE L517
MATCHLINE L516

MATCHLINE L517
MATCHLINE L511

MATCHLINE L517
MATCHLINE L511

4

DRAWING PLOTTED: 11/20/2023 9:11:25 AM
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FILE NAME: 2022.163_TM - COCOA_IRBASE

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4 City Comments 11-20-2023

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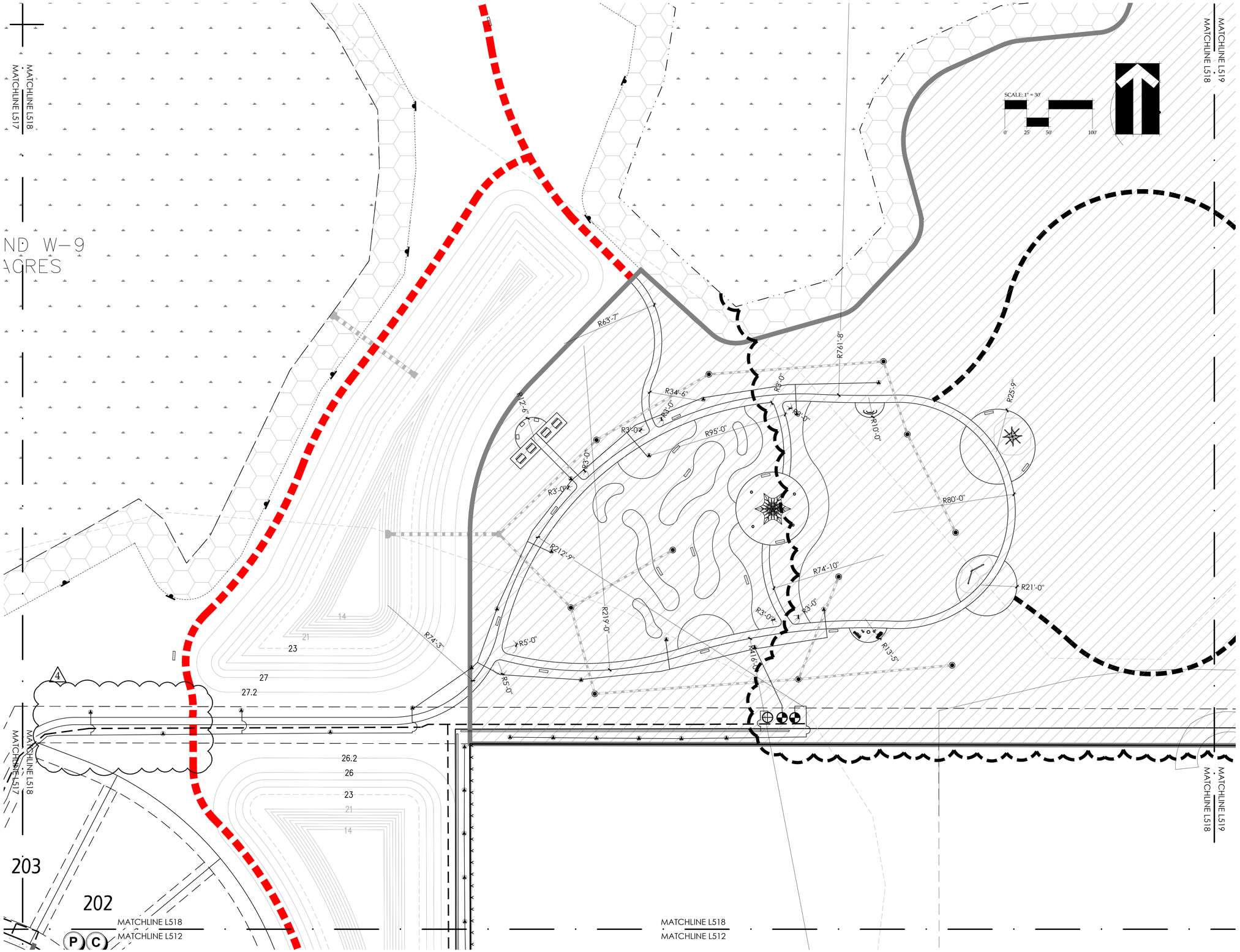
L517



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DATE: September 23, 2022
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CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

REVISIONS:
2 City Comments 04-04-2023
1 City Comments 11-20-2023

Todd W. Bennett, R.L.A. # FL0001718

L518

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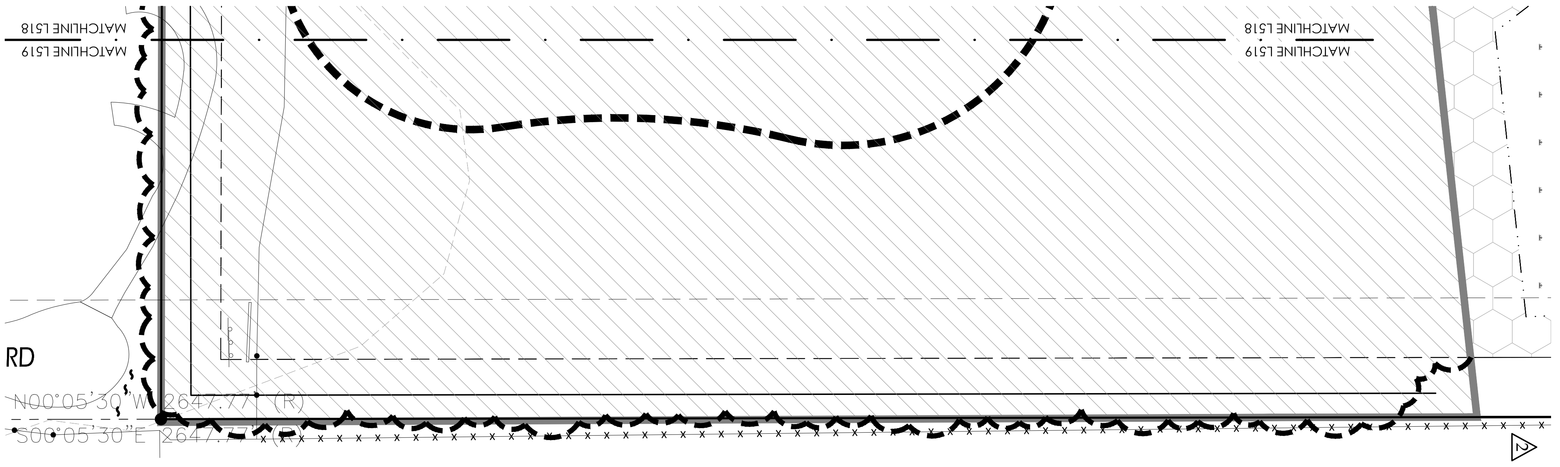



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REVISIONS
1 City Comments 04-04-2023

DATE: September 22, 2022
DRAWN BY: LWS
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JOB NUMBER: 2022.163
FILE NAME: 2022.163_TM - COCOA_IRRASE

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IRRIGATION PLAN

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SCALE: 1" = 30'

0' 25' 50' 100'

MATCHLINE L521

MATCHLINE L520

247

248

249

250

251

252

253

254

22

24

10

MATCHLINE L520

MATCHLINE L515

MATCHLINE L520

MATCHLINE L515

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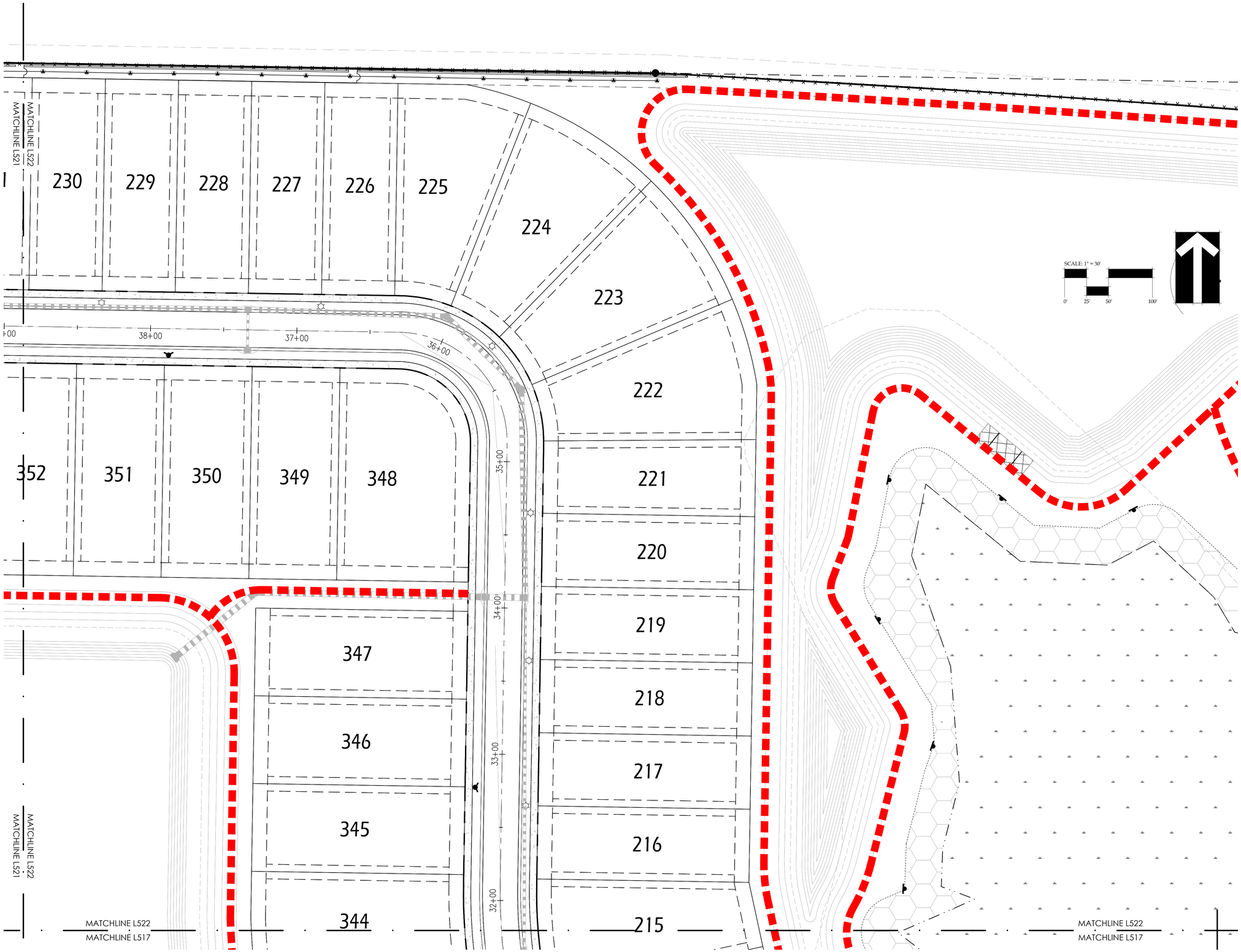
L521



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Todd W. Bennett, RLA # FLA0003718

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DRIP TUBING NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.

2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.

5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.

6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.

7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) INSTALL A A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.

10) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.

11) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)

12) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.

13) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.

14) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.

15) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS/HER WORK WITH THE LANDSCAPE CONTRACTOR.

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

5) NA

6) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.

7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.

8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.

9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2' WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.

11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)

13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.

14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.

15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

LEGEND

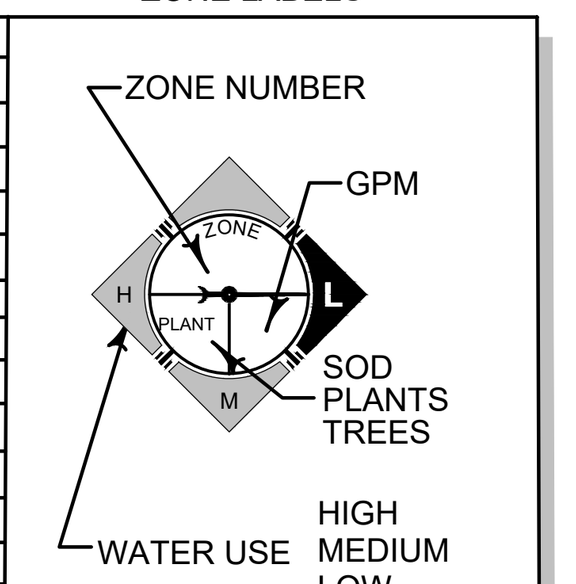
REFER TO RECLAIMED WATER NOTES
USE HUNTER MP ROTATOR NOZZLES

- HUNTER PRS40 6" POP-UP SPRAY HEAD
- HUNTER PRS40 12" POP-UP SPRAY HEAD
- TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE
- CLASS 200 PVC DRIP HEADER PIPE-REFER TO DETAIL
- NETAFIM DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
- HUNTER DRIP ZONE ECO-INDICATOR- REFER TO THE DETAIL
- NETAFIM FLUSH VALVE
- NETAFIM TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
- HUNTER PGP ULTRA ROTOR HEAD - 3 GPM
- HUNTER PGP ULTRA ROTOR HEAD - 6 GPM
- CLASS 200 PURPLE PVC MAINLINE-2 1/2"
- CLASS 200 PURPLE PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
- SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
- HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" PURPLE VALVE BOX AND COVER
  0-25 GPM=1" 26-50 GPM=1 1/2" 51 AND HIGHER GPM=2"
- HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL
- C — CONTROLLER-RAINBIRD ESP-LXD-PED PEDESTAL WITH WIFI CARD. (REFER TO PLAN NOTES) WHERE SHOWN ON THE PLAN. INSTALL WITH A RAINBIRD RAIN SENSOR. GROUND AS PER ASIC SPECIFICATIONS AND DETAILS. SLEEVE TO AS REQUIRED.
- R — POINT OF CONNECTION TO A 2" RECLAIMED WATER METER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

NOZZLE CHART

LETTER	SPEC.	COLOR	G.P.M. 40 PSI	DISTANCE	RADIUS
A	MP2000	RED	1.47	19'	FULL 360˚
B	MP CORNER	TURQUOISE	.45	14'	CORNER 105˚
C	MP CORNER	TURQUOISE	.19	14'	CORNER 45˚
D	MP2000	BLACK	.74	19'	HALF 180˚
F	MP2000	BLACK	.40	19'	QUARTER 90˚
G	MP END STRIP	COPPER	.22	5' X 15'	END STRIP
H	RAIN. XPCN	BLACK	.23	4.5'	HALF PATTERN
K	MP815	OLIVE	1.87	8'-16'	FULL 360˚
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP
S	MP815	MAROON	.49	8'-16'	90˚- 180˚
T	MP815	MAROON	.93	8'-16'	90˚- 180˚
V	MP3000	BLUE	.86	30'	QUARTER 90˚
W	MP3000	BLUE	1.82	30'	HALF 180˚
X	MP3000	YELLOW	2.73	30'	THREE QTR. 270˚
Y	MP3000	GRAY	3.64	30'	FULL 360˚
Z	MP2000	GREEN	1.10	19'	THREE QTR. 270˚

ZONE LABELS



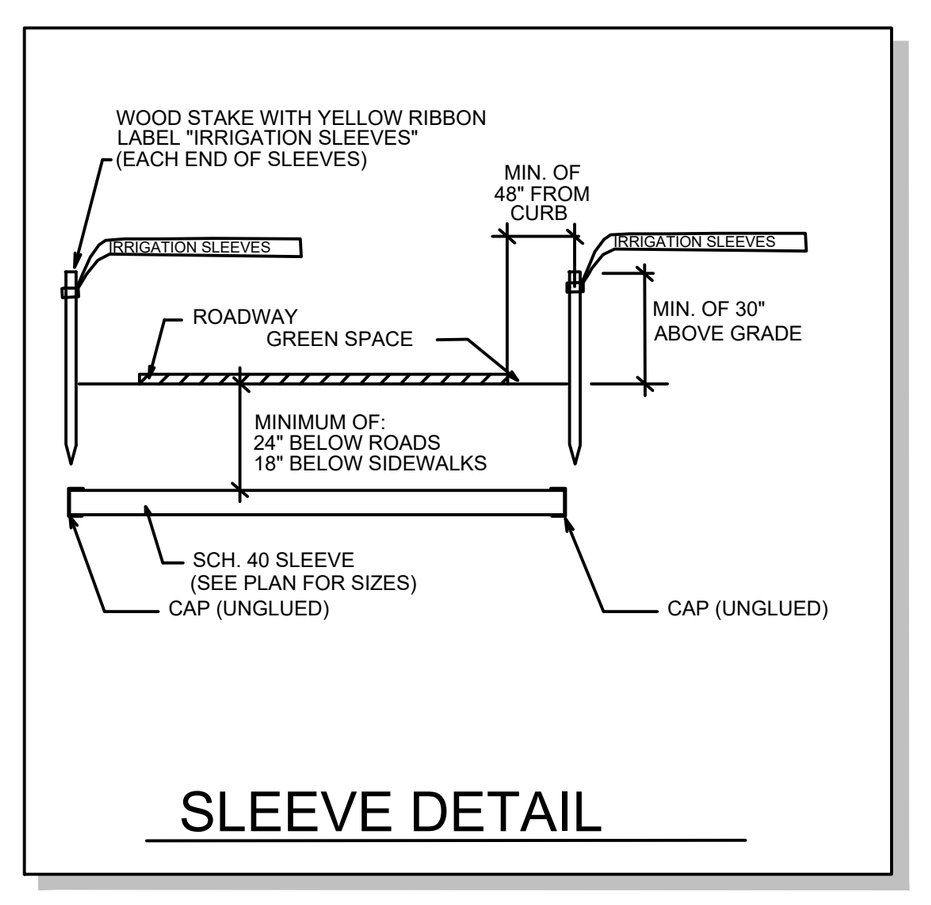
THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED. THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES. THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW ON TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE SPACED AS PER THE PLAN. SCALE THE PLAN FOR DISTANCE. DO NOT ASSUME THAT ALL HEADS ARE SPACED AS PER CONVENTIONAL SPRAY HEADS. THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

RECLAIMED REQUIREMENTS

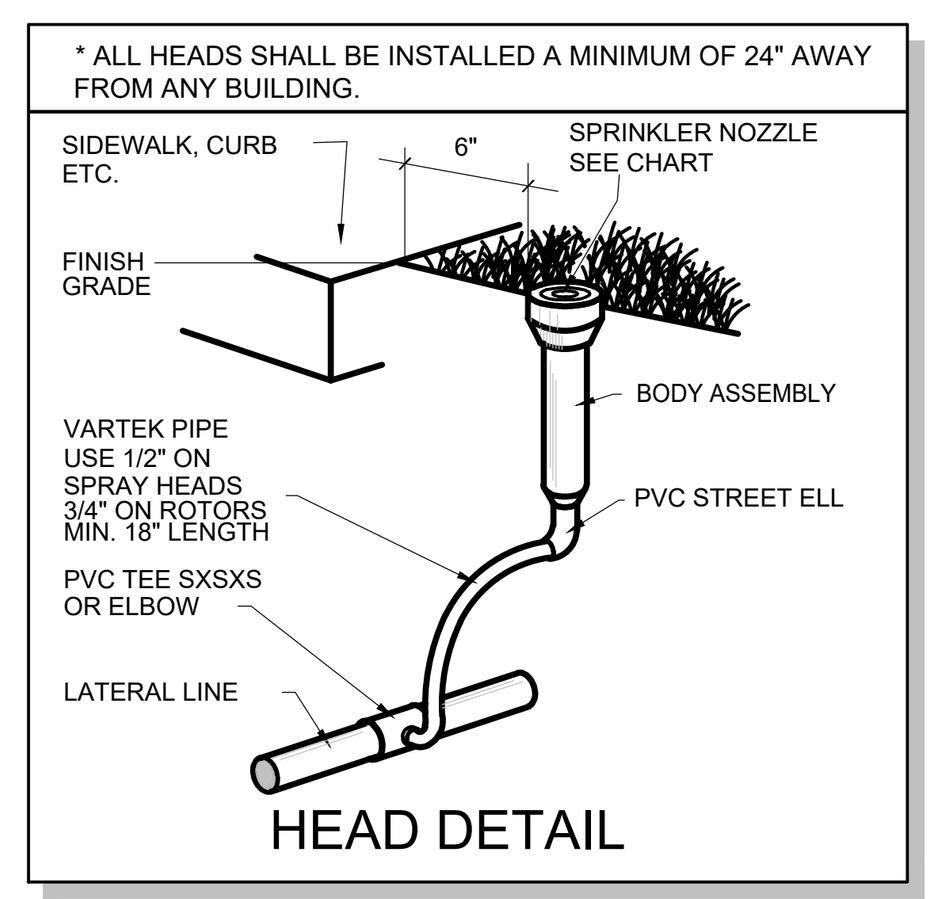
1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
2) ALL SPRINKLER HEADS SHALL HAVE PURPLE INDICATORS.
3) ALL MANUAL AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS. COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
6) ALL CROSSINGS OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THIS VERIFICATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTING THE VERTICAL MEASUREMENT SEPARATING THE PIPES.
7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 5' CENTER TO CENTER AND 3' OUTSIDE TO OUTSIDE IF VERTICAL MINIMUM OF 18" IS NOT MET. REFER TO THE SPECIFIC CODE IF THESE SEPARATIONS CAN NOT BE MET.



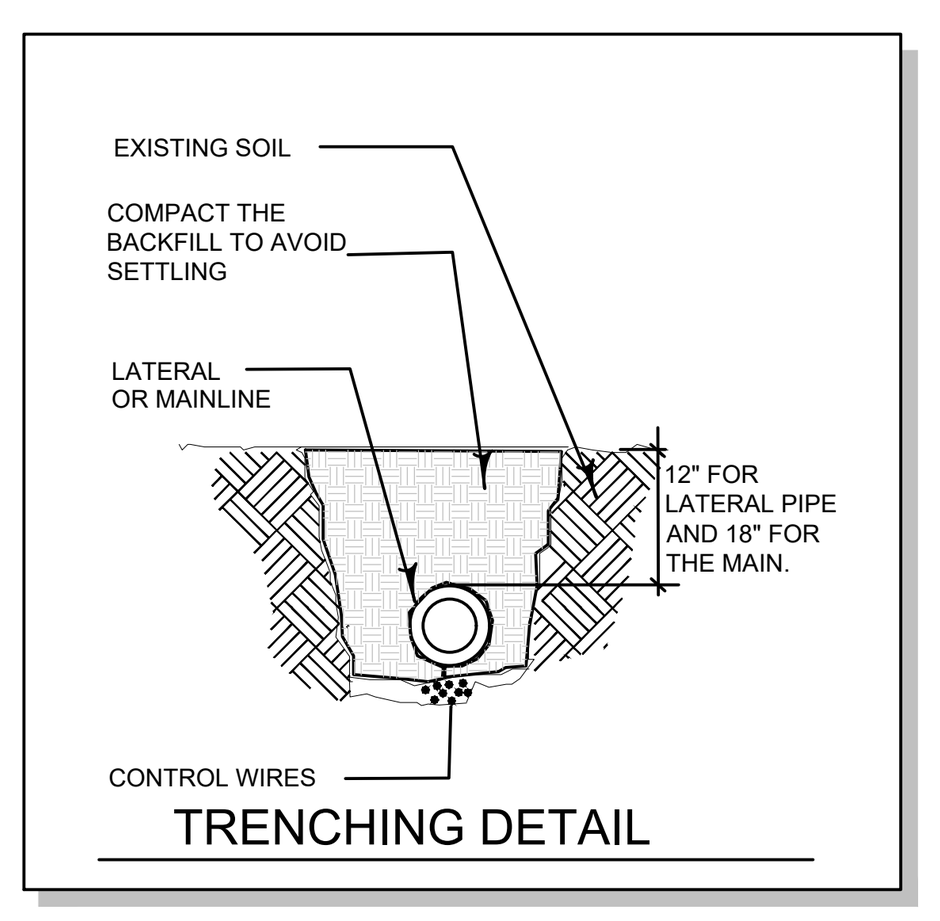
TREE BUBBLER DETAIL



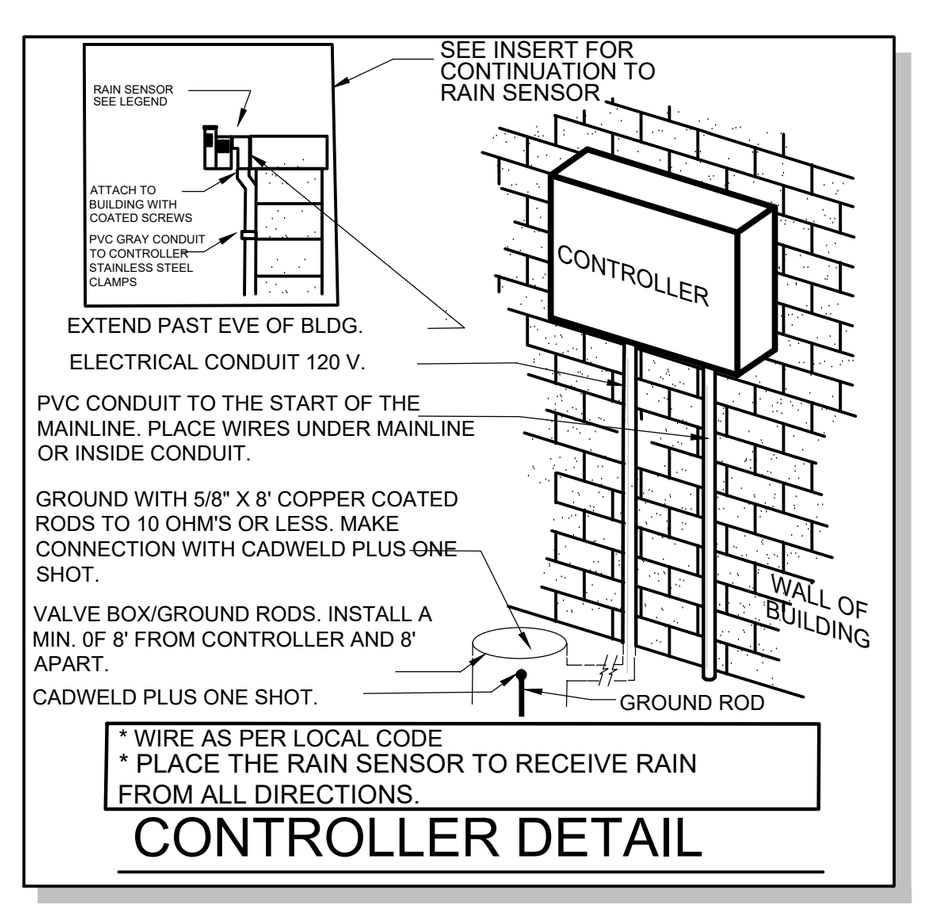
SLEEVE DETAIL



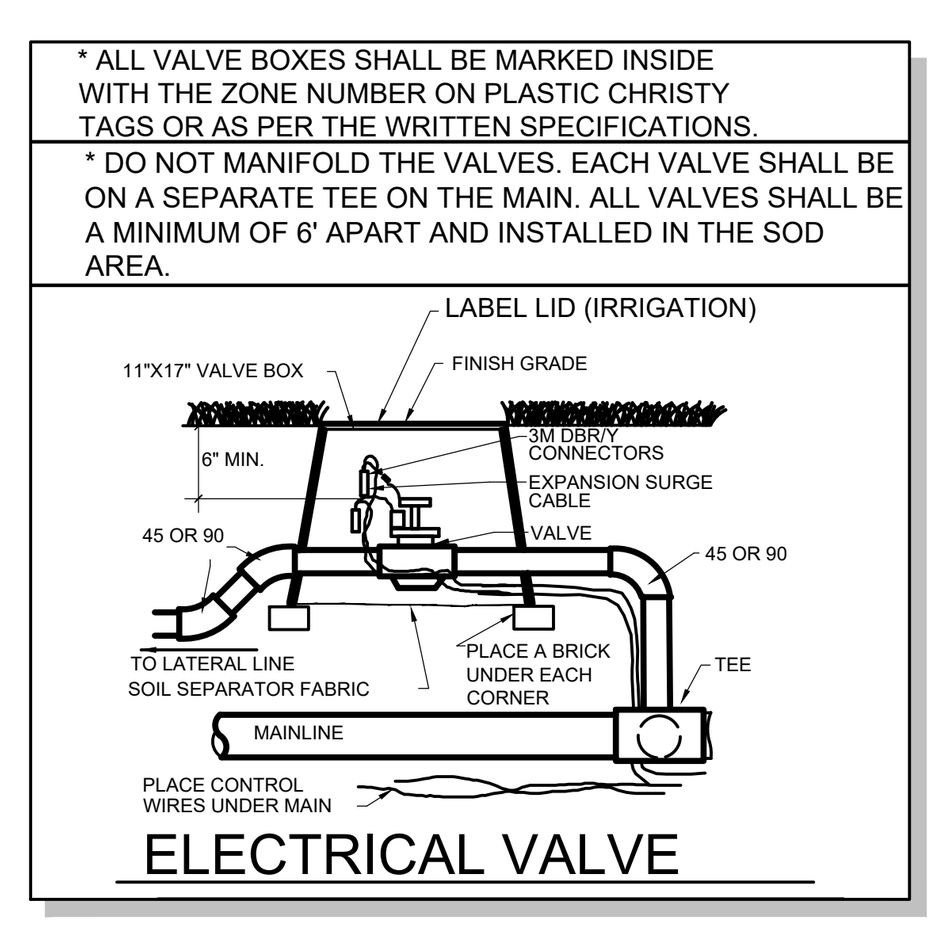
HEAD DETAIL



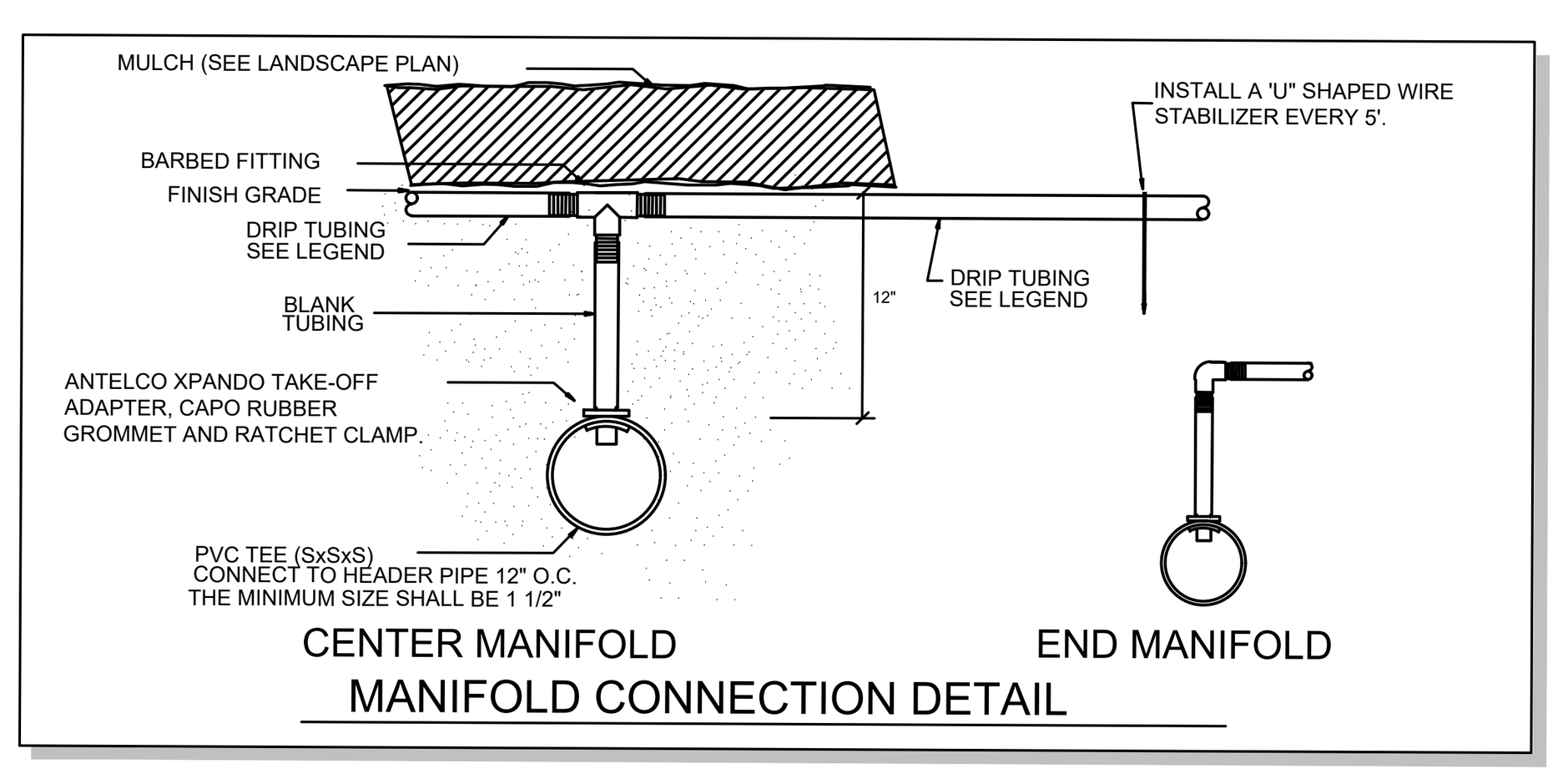
TRENCHING DETAIL



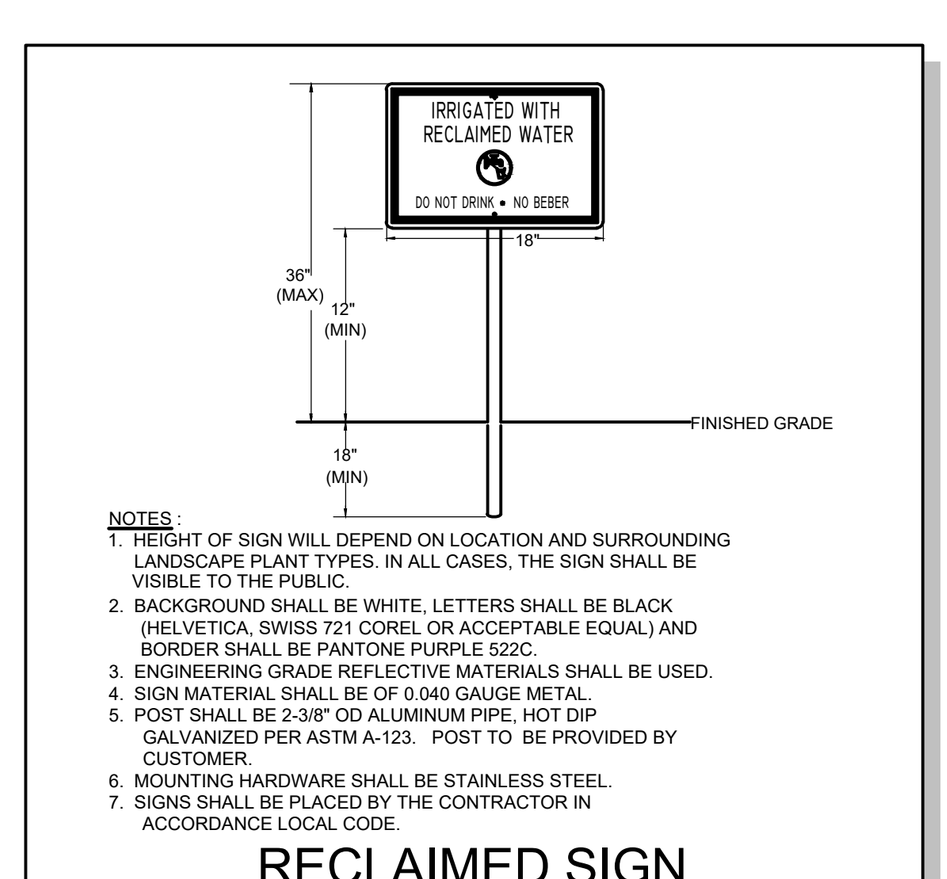
CONTROLLER DETAIL



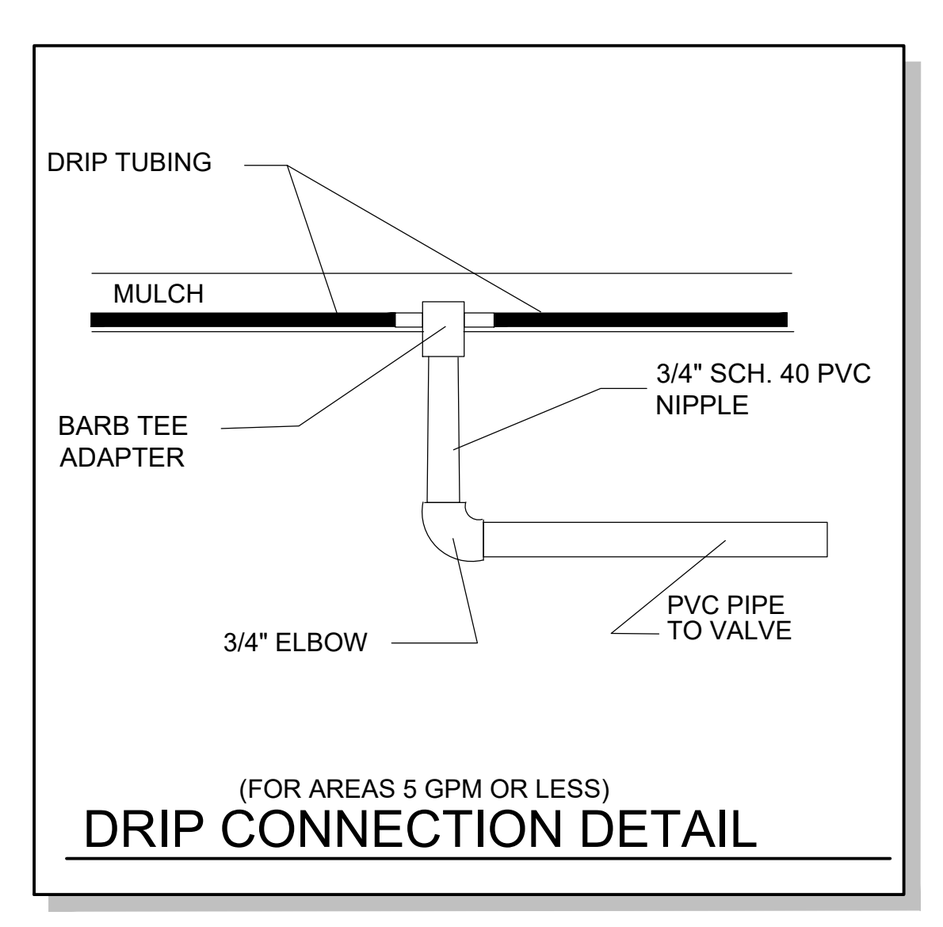
ELECTRICAL VALVE



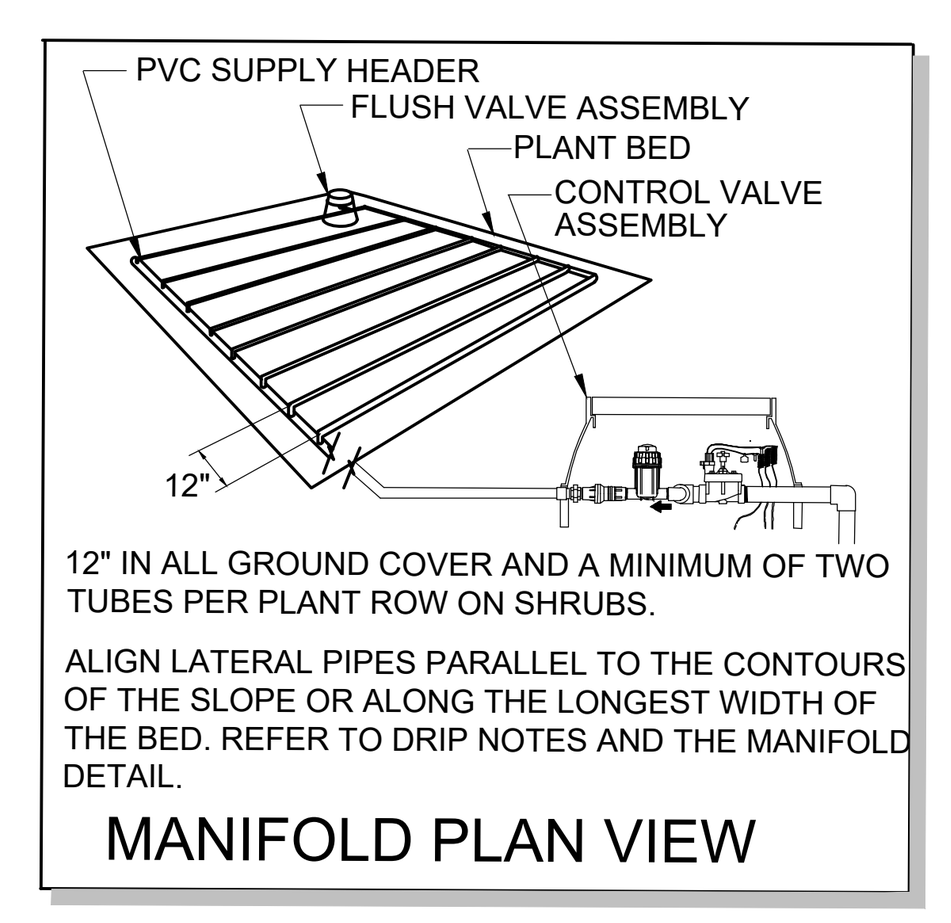
MANIFOLD CONNECTION DETAIL



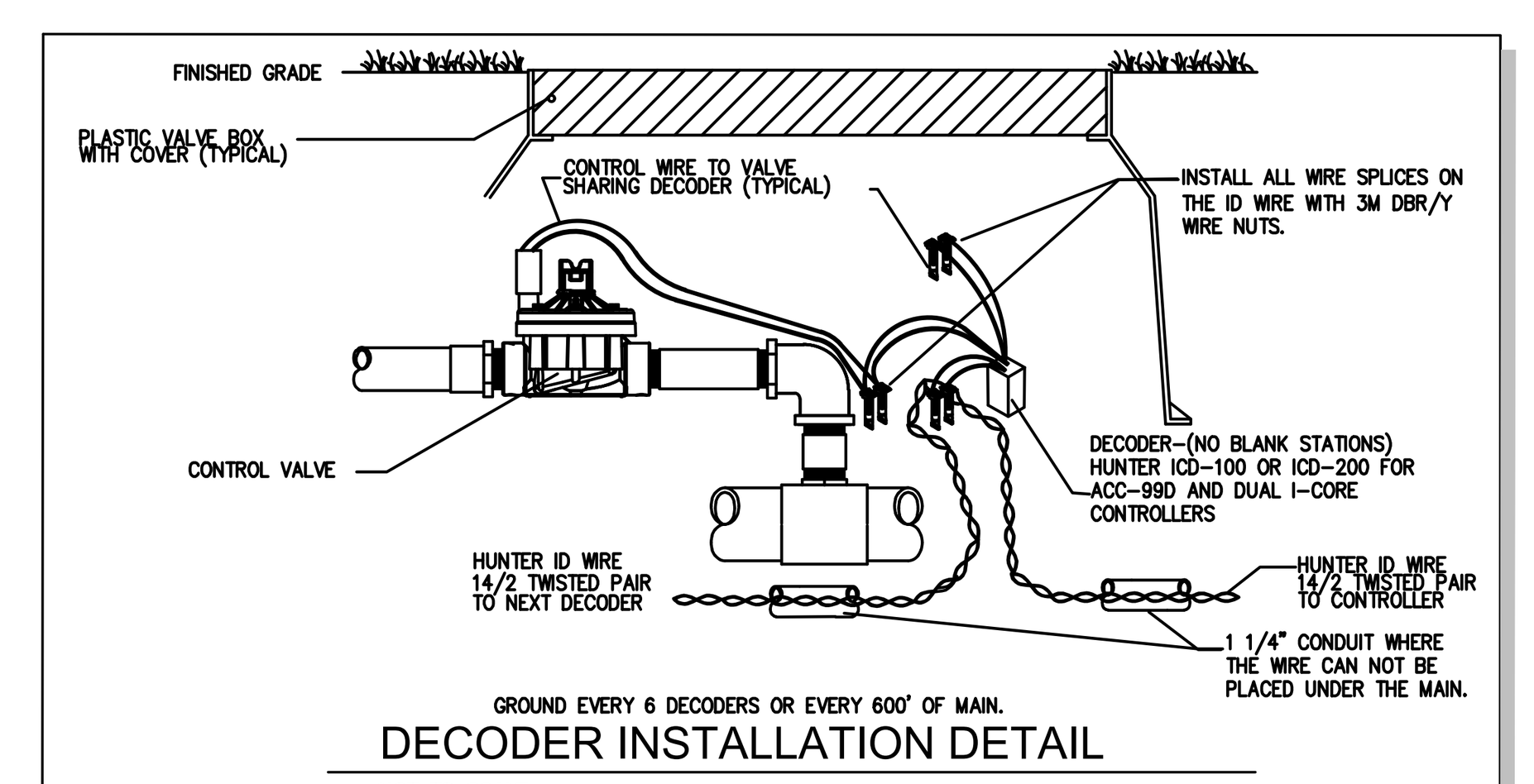
RECLAIMED SIGN



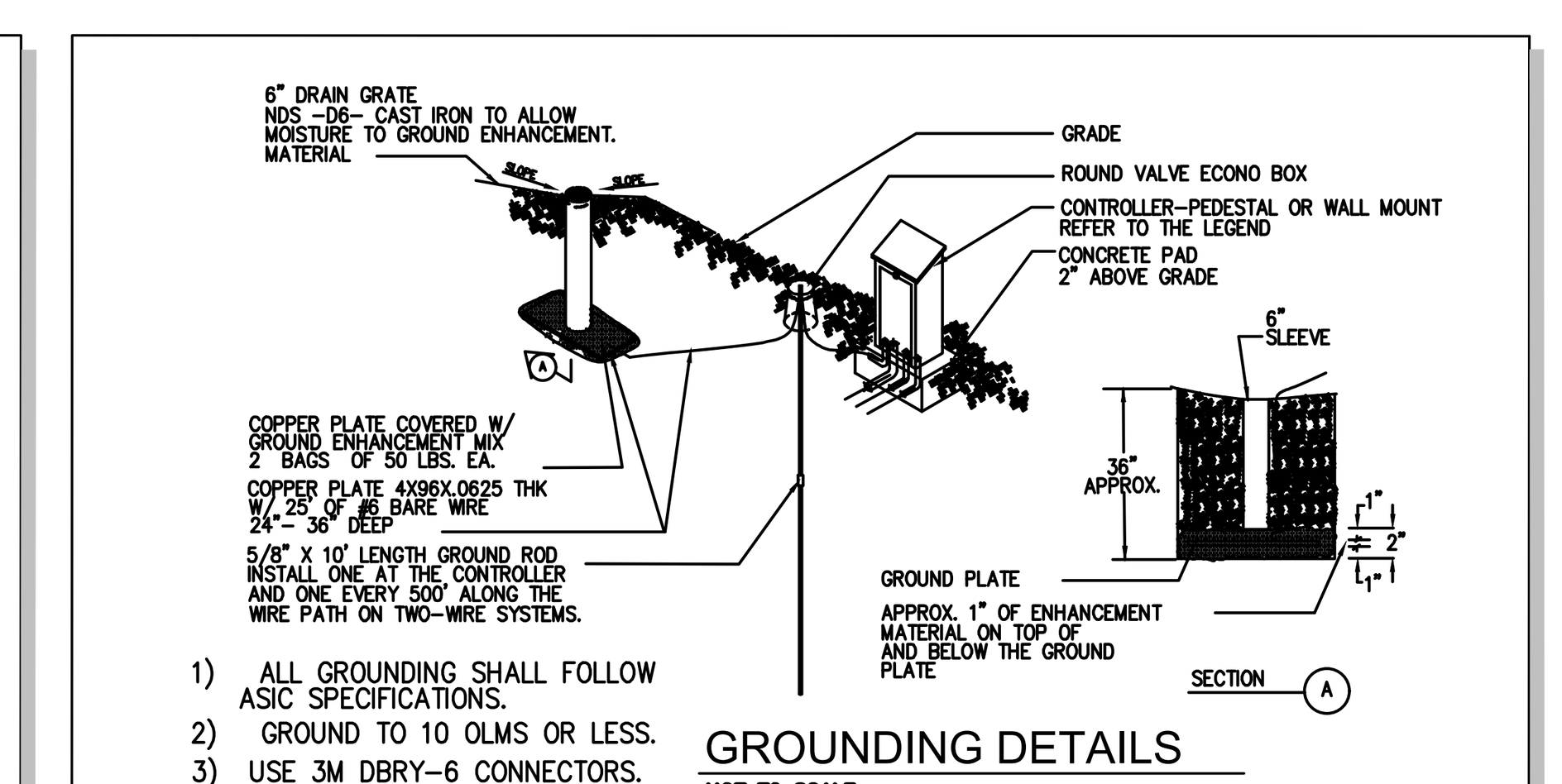
DRIP CONNECTION DETAIL



MANIFOLD PLAN VIEW



DECODER INSTALLATION DETAIL
NOT TO SCALE



GROUNDING DETAILS
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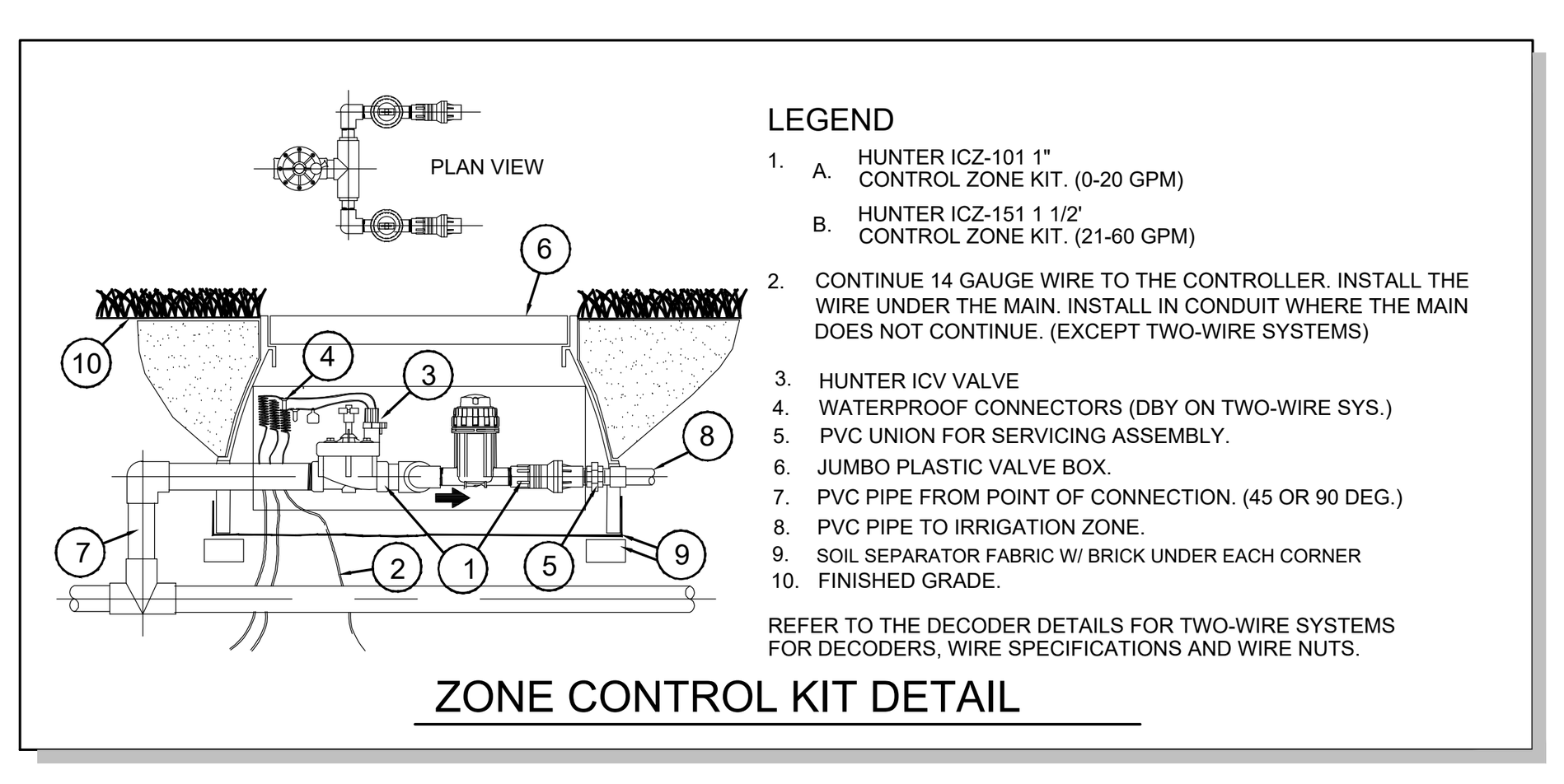
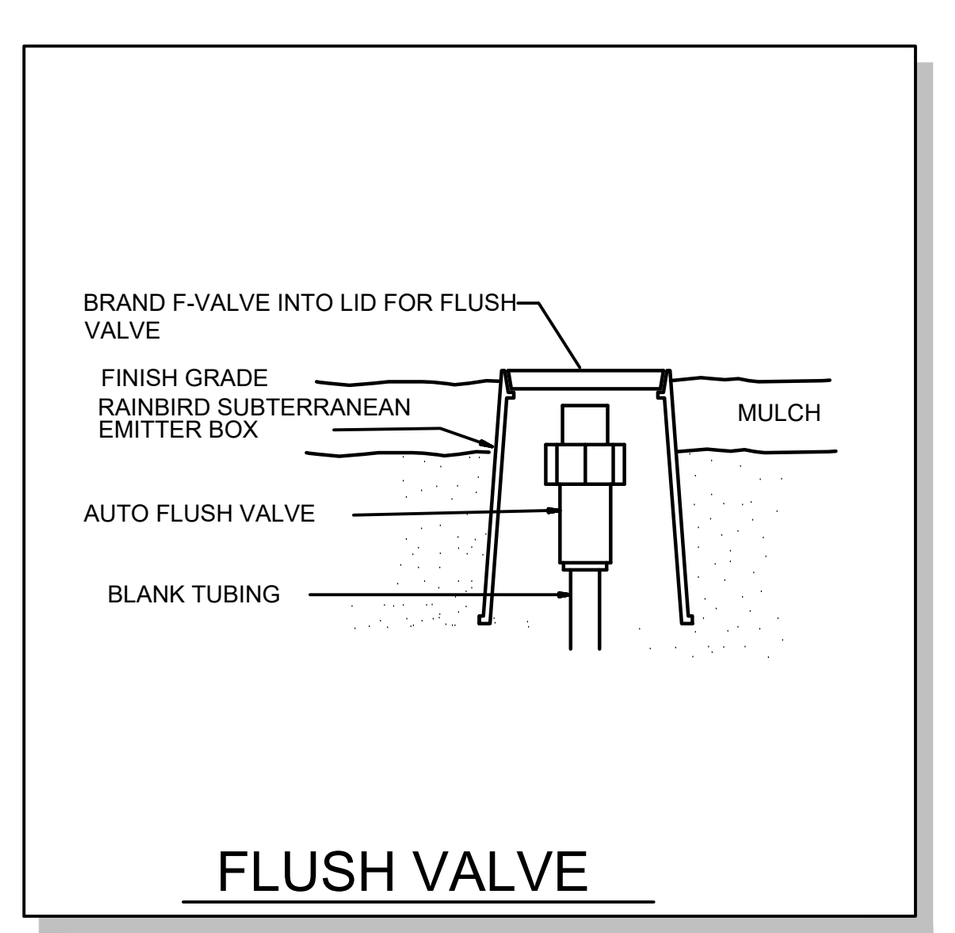
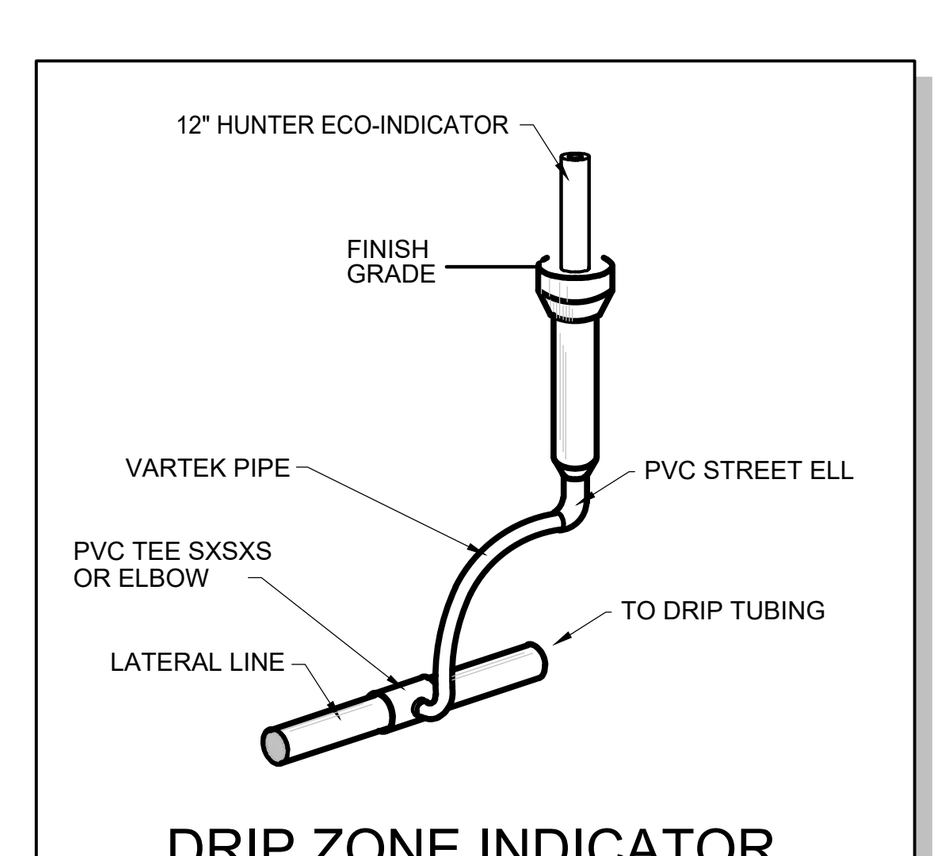


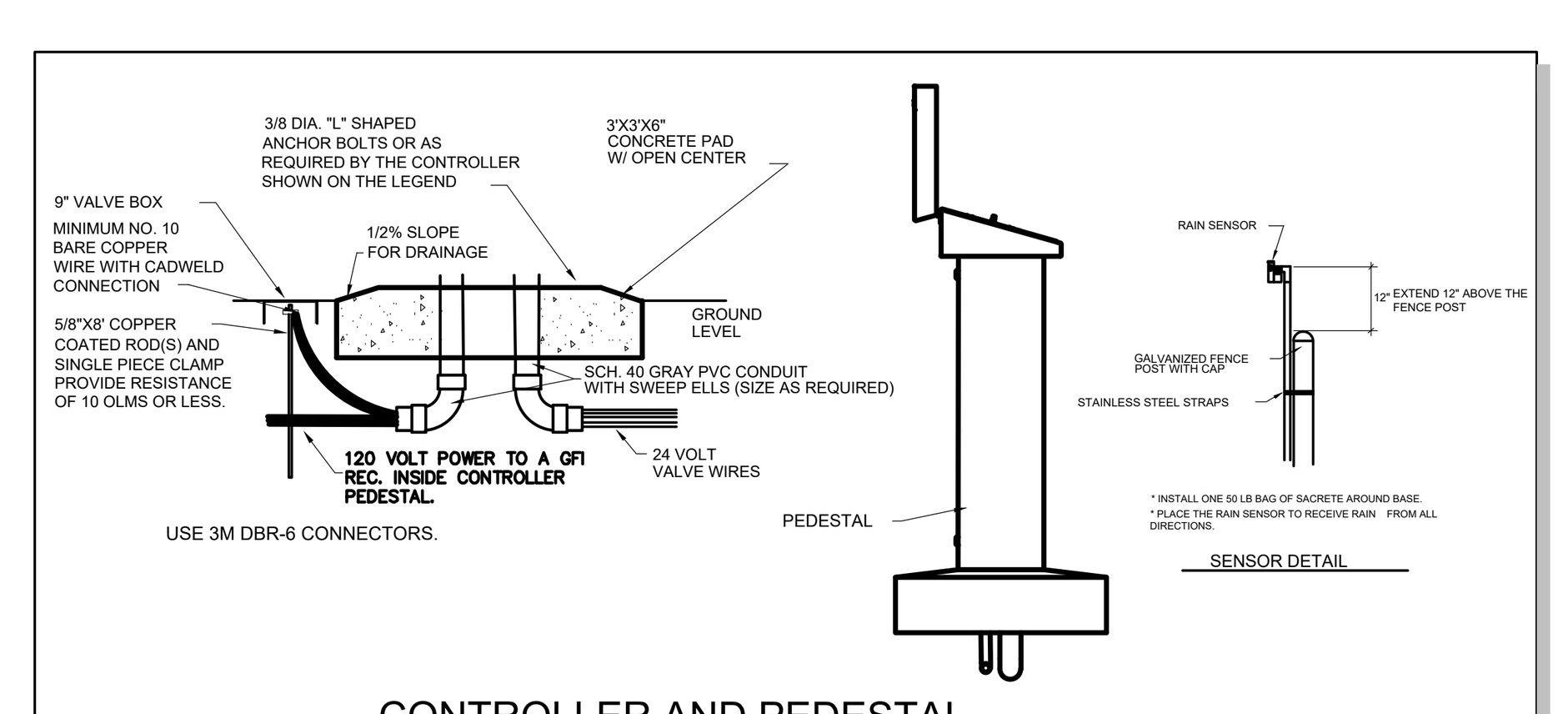
ZONE CONTROL KIT DETAIL



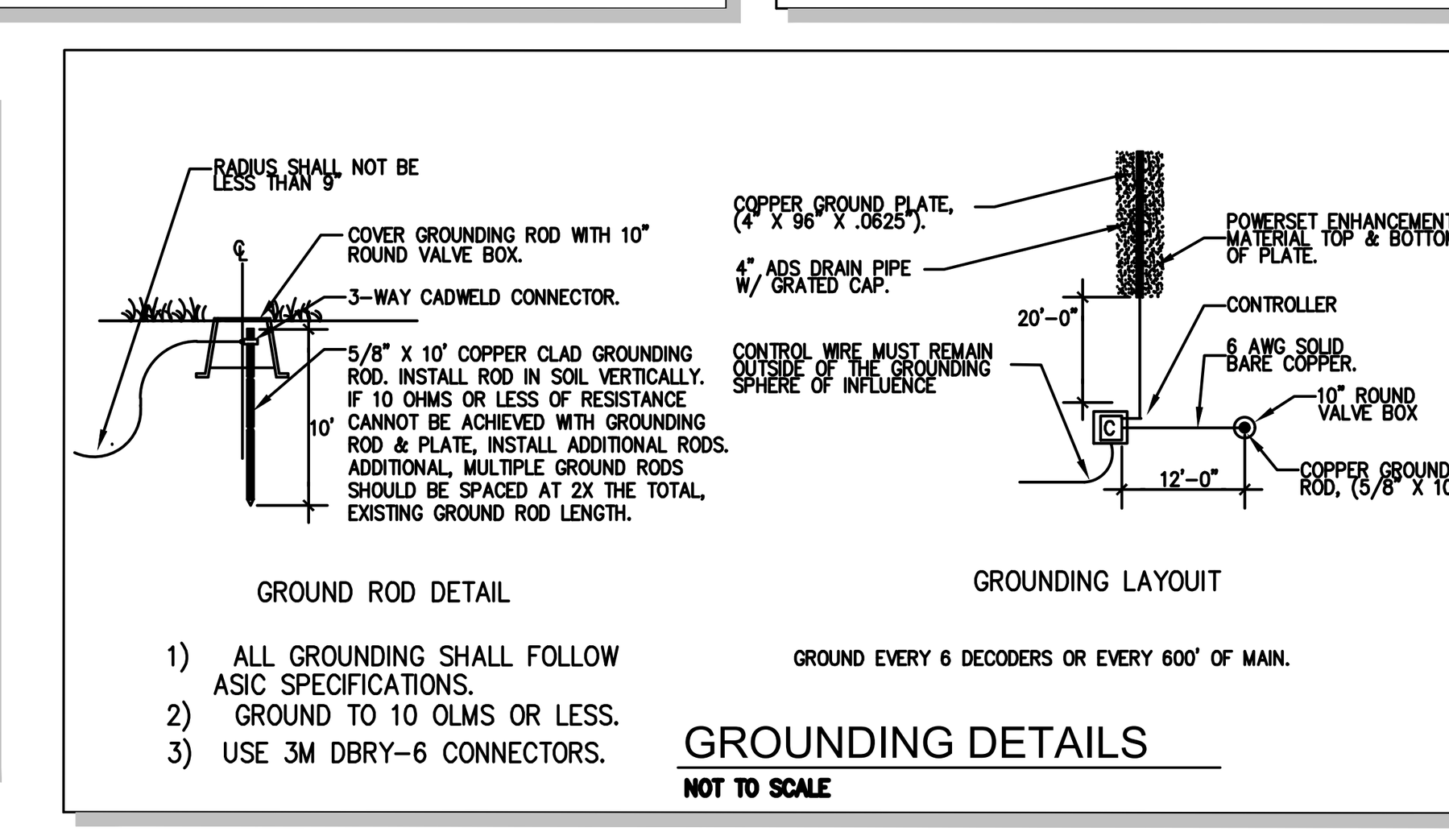
FLUSH VALVE



DRIP ZONE INDICATOR



CONTROLLER AND PEDESTAL



GROUNDING DETAILS
NOT TO SCALE

IRRIGATION SPADE DESIGN — LARRY@LARRYSPADE.COM — LARRY W. SPADE, ASLA — FL. REG. LA #0000707 — PHONE 407.896.3904

BONNETT design group, llc
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community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
IRRIGATION DETAILS & NOTES

DATE:	September 23, 2022
DRAWN BY:	LWS
CHECKED BY:	TWB
JOB NUMBER:	2021.173
FILE NAME:	2022.163_TM - COCOA_IRBASE
REVISIONS:	

Todd W. Bonnett, RLA # FL0001718

L530

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DRAWING PLOTTED: 11/20/2023 9:11:34 AM
Z:\SHARED\BONNETT DESIGN GROUP\2022\2022.163_TM COCOA BEACHLINE ENHANCED-AKA WINDWARD PRESERVE\DESIGN\2022.163_TM - COCOA_IRBASE.DWG

FINAL ENGINEERING PLANS
FOR
WINDWARD PRESERVE AMENITY

PARCEL: 24-35-10-00-502
SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST
BREVARD COUNTY, FLORIDA

FOR

TAYLOR MORRISON, INC.

2600 LAKE LUCIEN DR, SUITE 350
MAITLAND, FLORIDA 32751

PROJECT TEAM MEMBERS:

OWNER:
BEACHLINE PARTNERS LLC
402A HIGH POINT DRIVE
COCOA, FL 32926

DEVELOPER:
TAYLOR MORRISON
2600 LAKE LUCIEN DR. SUITE 350
MAITLAND, FL 32751

ENGINEER:
MADDEN, MOORHEAD, & STOKES, LLC
431 E HORATIO AVENUE, SUITE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330
CONTACT: CHAD MOORHEAD, PE

TRAFFIC:
LTG ENGINEERING AND PLANNING
1450 W GRANADA BLVD #2
ORMOND BEACH, FL 32174

NOTES:
- RIGHT-OF-WAY REVIEW AND APPROVAL DOES NOT CONSTITUTE COUNTY APPROVAL OR REVIEW OF ANY PRIVATE PARTY DEED RESTRICTIONS, COVENANTS, PRIVATE EASEMENTS, OR OTHER PRIVATE AGREEMENTS. ANY CHANGES TO THE APPROVED PLAN MUST BE COORDINATED THROUGH THE PUBLIC WORKS ENGINEERING PROGRAM. THE APPLICATION ASSUMES THE RISK THAT THE RIGHT-OF-WAY PERMIT MAY REQUIRE ADDITIONAL COUNTY REVIEWS INCLUDING ENGINEERING REVISIONS OR OTHER APPLICABLE COUNTY REVIEW PROCESSES SHOULD ANY ACTION TO ENFORCE ANY SUCH RESTRICTIONS REQUIRE REDESIGN OF THE PROJECT.

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST,BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THEEND OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11'53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

INDEX OF SHEETS

C001	COVER SHEET
C002	SYMBOLS AND ABBREVIATIONS
C003	GENERAL NOTES
C100	OVERALL SITE PLAN
C101-C102	SITE PLANS
L400 - L430	LANDSCAPE PLANS

MADDEN
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CIVIL ENGINEERS
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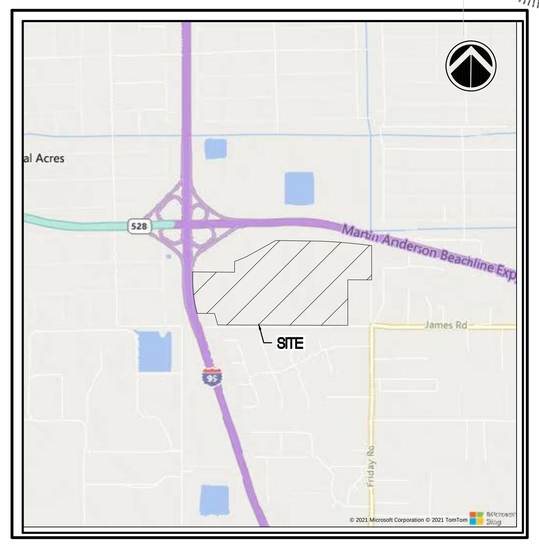
ASHLEY STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
DAVID ASHLEY STOKES, P.E. No. 66527
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

VICINITY MAP
1" = 2,000'



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ABBREVIATIONS

A
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HOA	HOME OWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N
NAWTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POLYPROPYLENE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q
Q	FLOW RATE

R
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y
YD	YARD
YR	YEAR

MISC
&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

LINES
- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81, 80)
- RAILROAD TRACKS
- GAS MAIN (GAS)
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND TELEPHONE (UGT)
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE TELEVISION (CTV)
- EASEMENT

SANITARY
- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN (EX. FM)
- MANHOLE

WATER & REUSE WATER
- WATER MAIN DIP PIPE (EX. WM)
- REUSE WATER MAIN (EX. RM)
- BACKFLOW PREVENTOR (BFP)
- WATER VALVE (WV)
- FIRE HYDRANT
- WATER METER

STORM DRAIN
- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES
- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- STATE ROADS (50)
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER (16, 15, 21, 22)
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATELLITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION (99.50)
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES
- PROPERTY LINE
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81, 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

STORM DRAIN
- 100 LF STS 24 HDPE @ 0.20% — 100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHELENE PIPE @ 0.20%
- UNDERDRAIN 6" HDPE PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- SPOT ELEVATION (000.00)
- STORM INLET

SANITARY
- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FORCE MAIN PVC PIPE
- MANHOLE

WATER & REUSE WATER
- WATER MAIN PVC PIPE
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT (SP 2)
- CEANOUT
- RECLAIM WATER MAIN
- DOUBLE RECLAIM WATER SERVICE

HIGHWAY & UTILITIES
- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- DETAIL REFERENCE (711-001 / C900)
- DUMPSTER
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (FF=98.76 TYPE A)
- GUY POLE
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGNS
- SECTION CORNER (16, 15, 21, 22)
- STATE ROADS (50)
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- CROSS SECTION DETAIL (901 / 24)

MADDEN
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CIVIL ENGINEERS
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SYMBOLS AND ABBREVIATIONS
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: DAVID A. STOKES, P.E. No. 66527
DAVID A. STOKES ★ LICENSE No. 66527 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1		
2		
3		
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9		
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11		

JOB #	21074
DATE:	9/26/22
SCALE:	N/A
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

C002

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GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST LOCAL AGENCY DETAILS, THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE FDOT "DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.

2. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

3. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC. AS SHOWN ON THE PLANS, WITH THE EXCEPTION OF THE LOCATIONS OF EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH UTILITY PROVIDER MAINS, WHICH HAVE BEEN FIELD VERIFIED, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.

3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - FDEP NPDES GENERIC PERMIT FOR STORMWATERDISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES
   - FDOT DRIVEWAY CONNECTION
   - FDOT UTILITY
   - FDOT STORMWATER DISCHARGE CONNECTION
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION PERMIT FOR IMPACTS TO PROTECTED SPECIES
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)

4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.

5. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A LICENSED FLORIDA PROFESSIONAL LAND SURVEYOR (P.L.S.) AT CONTRACTOR'S EXPENSE.

6. DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS TO THE ENGINEER AND OWNER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.

9. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE PRELIMINARY SUBDIVISION PLAN / DEVELOPMENT PLAN AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.

10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FDOT, AND LOCAL AGENCY APPROVED PROCEDURES.

12. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

13. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.

14. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AGENCY REQUIREMENTS FOR INSPECTION AND TESTING.

15. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER LOOP SENSORS PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

17. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

18. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE,, GAS AND CABLE TV COMPANIES.

19. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.

20. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER/OWNER'S REPRESENTATIVE SHALL BE REPORTED TO ENGINEER/OWNER/OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK THAT IS NOT AUTHORIZED BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE.

21. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

22. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE IN WRITING.

23. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT(S), ROAD CENTERLINE GEOMETRY, AND BUILDING COORDINATES PROVIDED IN THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION.

24. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

25. CONTRACTOR IS TO COPY THE CITY WITH ALL MATERIALS TESTING PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

26. CONTRACTOR TO VIDEO OR OTHERWISE DOCUMENT THE EXISTING CONDITIONS ON RIGHT-OF-WAYS AND ADJACENT PARCELS TO AVOID HAVING TO REPAIR DAMAGES NOT CAUSED DURING CONSTRUCTION.

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND LOCAL AGENCY SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.

2. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).

3. EXCAVATION, PAVING, AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH FDOT "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, AND LOCAL AGENCY SPECIFICATIONS.

4. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.

5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF ENGINEER. ENGINEER HAS RELIED ON THE GEOTECHNICAL REPORTS(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER /OWNER'S REPRESENTATIVE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.

7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER AT THE TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.

8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.

9. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT, UNLESS OTHERWISE SPECIFIED.

10. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN STORM PIPES AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

11. ALL PUBLIC STORM PIPE MATERIALS SHALL BE REINFORCED CONCRETE PIPE (RCP) ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

12. ALL PRIVATE STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
    12.1. DIAMETERS LESS THAN OR EQUAL TO 12-INCH SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE
    12.2. DIAMETERS GREATER THAN OR EQUAL TO 15-INCH SHALL BE HIGH PERFORMANCE POLYPROPYLENE (HP) PIPE.

13. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

14. ALL STORM SYSTEM MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.

15. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I..

16. ALL SIDEWALK WIDTHS SHALL BE AS NOTED ON THE SITE PLAN AND SHALL HAVE 1-INCH DEEP CONTRACTION JOINTS EVERY 5-FEET AND AN EXPANSION JOINT EVERY 20-FEET (MINIMUM). MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 2.00% AND MAXIMUM SIDEWALK RUNNING SLOPES SHALL BE 5.00% EXCEPT AT RAMP LOCATIONS. MAXIMUM RAMP SLOPES SHALL BE 8.33%

17. PROVIDE FDOT TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.

18. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO THE LOCAL AGENCY AS SOON AS THEY ARE GENERATED. CLEARANCE FROM THE LOCAL AGENCY SHALL BE RECEIVED PRIOR TO PAVING.

19. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE LOCAL AGENCY'S ENGINEER.

20. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.

21. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER BASE COMPLETION.

22. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.

23. ROADWAY MARKING, STRIPING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), INCLUDING SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY THE USDOT FEDERAL HIGHWAY ADMINISTRATION AS WELL AS FDOT AND LOCAL AGENCY STANDARDS AND SPECIFICATIONS.

24. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.

25. PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

26. POND SLOPES AND BERMS SHALL BE SODDED TO TWO (2) FEET BELOW THE NORMAL WATER LINE (N.W.L.). IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.

27. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.

28. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS, WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO LANDSCAPE ARCHITECT.

29. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS, OR APPROVED EQUAL, WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS. DOMED GRATES SHALL BE PROVIDED IN NON-SODDED AREAS.

30. ALL FIRE HYDRANT LOCATIONS SHALL BE MARKED BY PLACING BLUE REFLECTIVE PAVEMENT MARKERS IN THE CENTER OF THE NEAREST TRAVEL LANE.

31. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.

32. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.

33. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.

34. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET TOPS AND TYPE 'J' OR 'P' STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.

35. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

36. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. THE FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX 199, TYPE D-3, A.O.S. 70-100. INSTALL PER FDOT INDEX 280. PROVIDE A MINIMUM 12" OVERLAP

37. CLEAN THE SURFACE TO BE PRIMED AND ENSURE THAT THE MOISTURE OF THE BASE DOES NOT EXCEED 90% OF THE OPTIMUM MOISTURE. ENSURE THAT THE TEMPERATURE OF THE PRIME COAT IS AT 150 DEGREES. APPLY THE PRIME COAT WITH A PRESSURE DISTRIBUTOR. THE PROPER APPLICATION SPREAD RATE WILL BE AT 1% WHICH IS SUFFICIENT TO COAT THE BASE MATERIAL UNIFORMLY WITH NO EXCESS. ALSO, SECTION 311-5.2: APPLY SAND UNIFORMLY AND FREE OF FOREIGN MATERIALS. THEN ROLL THE ENTIRE PRIMED AND SANDED AREA WITH A RUBBER TIRE TRAFFIC ROLLER. PRIOR TO PUTTING DOWN THE ASPHALT, SWEEP THE ENTIRE AREA OF EXCESS SAND TO PREPARE FOR PAVING.

SANITARY SEWER

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

2. GRAVITY SEWER PIPE SHALL BE SDR35 PVC AND SHALL MEET ASTM D3034, UNLESS OTHERWISE SPECIFIED.

3. ALL SANITARY SERVICE LATERALS SHALL BE 6-INCH DIAMETER PVC AND SHALL END WITH A CLEAN OUT.

4. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.

5. ALL SANITARY SEWER MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48-INCHES AND A MINIMUM ACCESS DIAMETER OF 24-INCHES.

6. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

7. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/ LATERALS AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

8. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH, AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.

9. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES, AND ORDINANCES OF THE WASTEWATER TRANSMISSION AUTHORITY INCLUDING ADVANCED NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.

10. MADDEN, MOORHEAD & STOKES, INC. SHALL BE NOTIFIED A MINIMUM OF FIVE (5) FULL WORKING DAYS PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407)-629-8330.

11. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF COMPLETION OF SEWER CONSTRUCTION.

12. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF BASE COURSE.

13. MINIMUM SLOPE ON ALL SANITARY SEWER GRAVITY MAINS SHALL BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

14. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.

15. MARK RESIDENTIAL LATERALS WITH 6-FOOT HIGH PIECE OF 2"x4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRESSED IN THE CURB.

16. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.

17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EVEN TRANSITION IS MAINTAINED WHERE ASPHALT PAVING ABUTS MANHOLE/VALVE COVERS IN PAVED AREAS. AT EACH OF THESE LOCATIONS THE CONTRACTOR SHALL POUR AN 8-INCH THICK CONCRETE APRON AROUND THE MANHOLE/VALVE COVER A MINIMUM OF 4'x4' AT MANHOLES, AND 2'x2' AT VALVE COVERS LEVEL WITH THE FINAL LIFT OF ASPHALT.

18. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.

19. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.

20. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SLOPES SHALL BE IN ACCORDANCE WITH THE GREATER OF FDEP OR THE UTILITY PROVIDER'S MINIMUM CRITERIA. ANY LINE NOT MEETING MINIMUM SLOPES SHALL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.

21. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.

22. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.

23. WATER-TIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.

WATER

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH LOCAL AGENCY STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.

2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL AGENCY STANDARDS.

3. 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 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.

4. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.

5. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

6. SITE UTILITY WORK SHALL TERMINATE 5-FEET FROM BUILDINGS UNLESS OTHERWISE STATED.

7. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

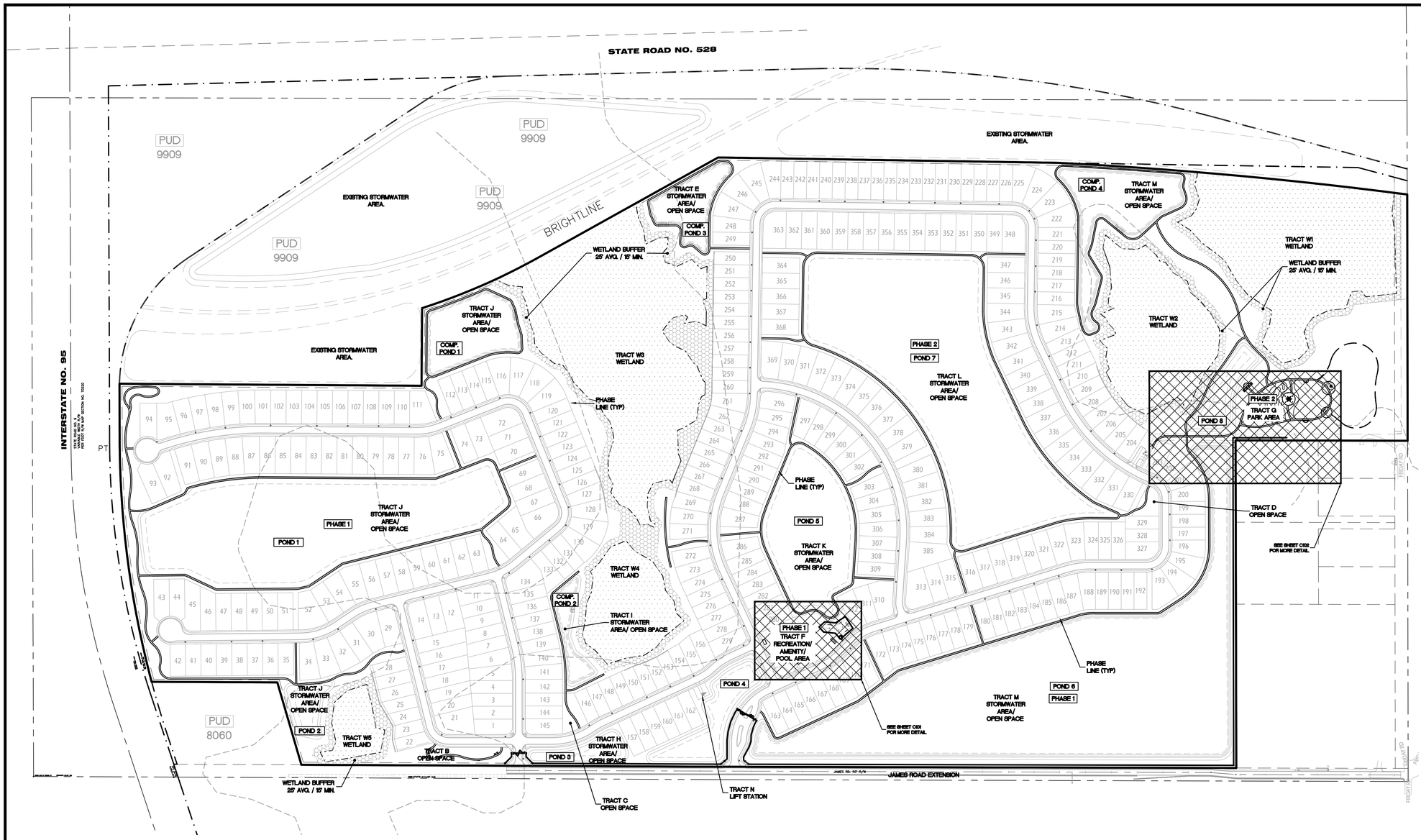
8. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS, WHERE POSSIBLE.

9. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
   9.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER 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.
   9.2. 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.

10. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
   10.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL 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 STORM SEWER, CONTAINMENT FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   10.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   10.3. 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.
   10.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

11. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 8 AND 9 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 CROSSING, THE PIPES SHALL 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.

12. WATER LINES 2-INCHES, OR LESS, IN DIAMETER SHALL BE POLYETHYLENE TUB



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

OVERALL SITE PLAN
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: JOSHUA D. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007223

	DATE	REVISIONS
1		
2		
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11		

JOB #	21074
DATE:	9/26/22
SCALE:	1" = 200'
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

C100

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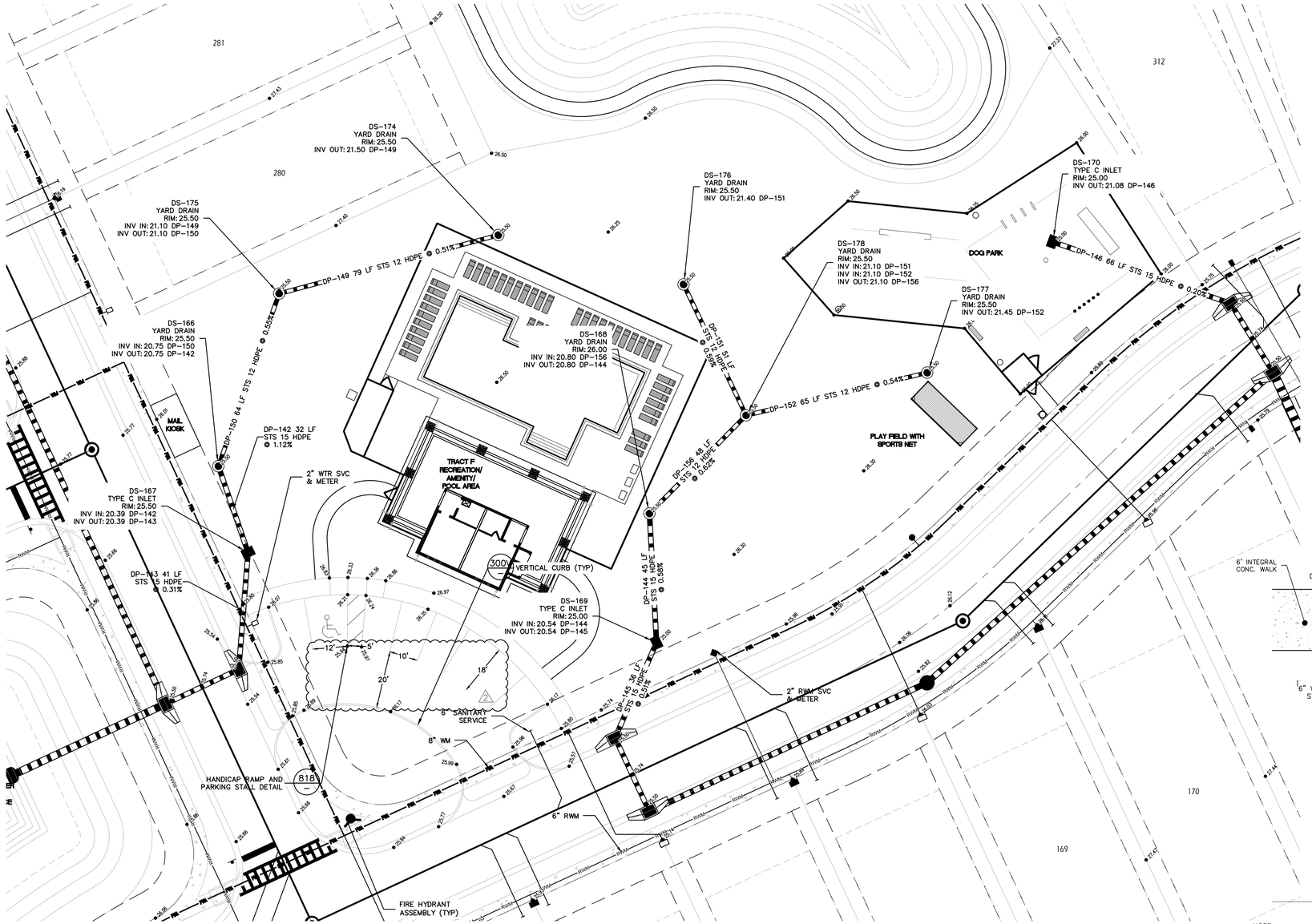
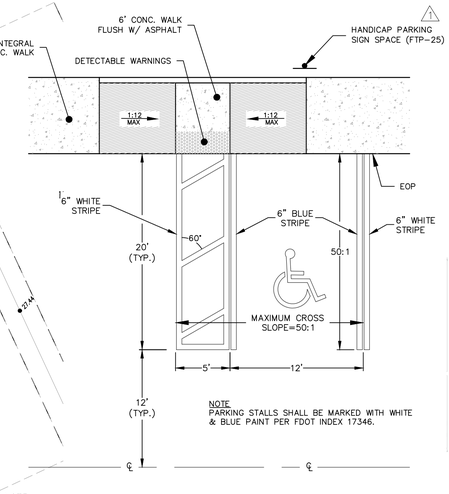


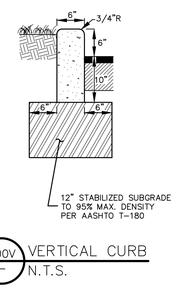
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



NOTE
PARKING STALLS SHALL BE MARKED WITH WHITE & BLUE PAINT PER FDOT INDEX 17346.



300V — VERTICAL CURB
N.T.S.

NOTE:
1. ACCESSIBILITY:
   A. IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 4.1.3 SECTION (1), DATED OCT. 1997 AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY. DOORS ACCESSING THE BUILDING MUST BE DEPICTED ON SITE PLAN. RAMP DETAILS WITH SLOPE INFORMATION SHALL BE DEPICTED ON SITE PLAN.
   B. THE LOCATION OF HANDICAPPED PARKING STALLS, LOADING ZONES, SIDEWALKS AND RAMPS ON SITE SHALL MEET CHAPTER 316.1955 OF THE FLORIDA ACCESSIBILITY CODE. RAMPS SHALL NOT EXCEED 12:1 SLOPES PARKING SPACE AND AISLE SHALL NOT EXCEED 50:1 CROSS-SLOPE. (TLO 11-16-96) 12-11-96

NOTE: (HANDICAP SIGN ONLY)
1. ALL LETTERS SHALL BE BLACK AND SHALL CONFORM TO FDOT "DESIGN STANDARDS".
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. BOTTOM OF SIGN SHALL BE 7' ABOVE GROUND IN ACCORDANCE WITH FDOT "DESIGN STANDARDS".



818 — HANDICAP RAMP AND PARKING STALL DETAIL
N.T.S.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
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SITE PLAN
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2800 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: DANIEL J. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1	10/27/23	REVISED PER CITY COMMENTS
2	11/20/23	REVISED PER CITY COMMENTS
3		
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JOB #	21074
DATE:	9/26/22
SCALE:	1" = 20'
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

C101

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

N

DS-182
YARD DRAIN
RIM: 23.50
INV IN: 19.40 DP-159
INV OUT: 19.40 DP-160

DS-181
YARD DRAIN
RIM: 23.50
INV IN: 20.05 DP-158
INV OUT: 20.05 DP-159

DP-159 120 LF STS 12 HDPE @ 0.54%

DS-180
YARD DRAIN
RIM: 23.50
INV IN: 20.35 DP-157
INV OUT: 20.35 DP-158

DP-158 75 LF STS 12 HDPE @ 0.53%

DS-183
YARD DRAIN
RIM: 23.50
INV IN: 18.95 DP-160
INV OUT: 18.95 DP-161

DP-160 89 LF STS 12 HDPE @ 0.51%

DS-164
TYPE C INLET
RIM: 24.50
INV IN: 18.45 DP-167
INV IN: 18.45 DP-161
INV OUT: 15.00 DP-141

DP-161 93 LF STS 12 HDPE @ 0.54%

DP-141 76 LF STS 24 HDPE @ 2.63%

DP-157 75 LF STS 12 HDPE @ 0.53%

PARK TO INCLUDE PLAY STRUCTURES FOR ALL AGE RANGES.

DS-188
YARD DRAIN
RIM: 23.50
INV OUT: 20.25 DP-166

DS-179
YARD DRAIN
RIM: 23.60
INV OUT: 20.75 DP-157

TRACT Q
PARK AREA

DP-167 70 LF STS 12 HDPE @ 1.00%

DP-166 80 LF STS 12 HDPE @ 1.57%

DS-185
YARD DRAIN
RIM: 23.60
INV OUT: 20.75 DP-163

POND 8

TRACT M
STORMWATER AREA/ OPEN SPACE

DP-165 215 LF STS 12 HDPE @ 0.51%

DP-163 75 LF STS 12 HDPE @ 0.73%

DP-164 140 LF STS 12 HDPE @ 0.50%

DP-162 106 LF STS 12 HDPE @ 0.52%

DS-184
YARD DRAIN
RIM: 23.60
INV OUT: 20.75 DP-162

12" WM

6" RWM

6" FM

25' UTILITY EASEMENT

DS-189
YARD DRAIN
RIM: 23.50
INV IN: 19.15 DP-165
INV IN: 19.15 DP-166
INV OUT: 19.15 DP-167

DS-187
YARD DRAIN
RIM: 23.50
INV IN: 19.50 DP-164
INV OUT: 19.50 DP-165

DS-186
YARD DRAIN
RIM: 23.50
INV IN: 20.20 DP-162
INV IN: 20.20 DP-163
INV OUT: 20.20 DP-164

TRACT M
STORMWATER AREA/ OPEN SPACE

POND 6

20'

R20'

204 203 202 201 200

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

SITE PLAN
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER'S SEAL: DAVID R. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

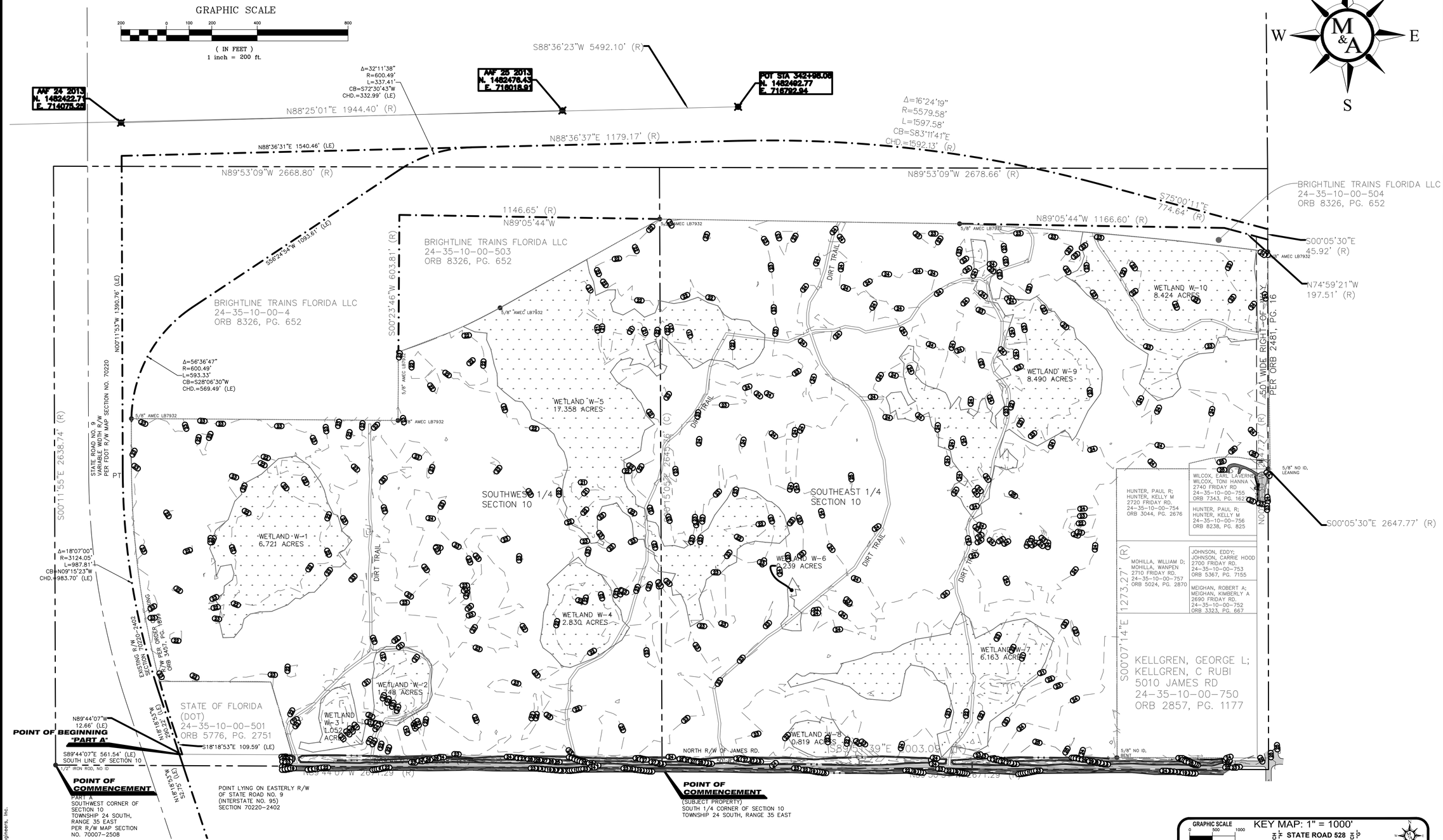
	DATE	REVISIONS
1	10/27/23	REVISED PER CITY COMMENTS
2	11/20/23	REVISED PER CITY COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 21074
DATE: 9/26/22
SCALE: 1" = 30'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

C102

H:\Data\21074\Eng\Final\Amenity Plan Set\21074_C101 Site Plan.dwg November 20, 2023 1:13 PM

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY



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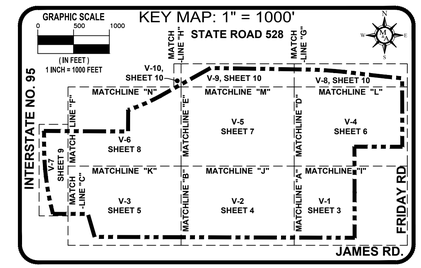
GRAPHIC SCALE
0 500 1000
(IN FEET)
1 INCH = 1000 FEET

KEY MAP: 1" = 1000'



Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN &Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 : L.B. #7040
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG
Scale:
Horiz. 1" = 200'
Vert. N/A
Sheet #:
BOUNDARY & TOPO
SHEET 2 OF 10

The Survey and this drawing have been prepared to conform with applicable Standards of Practice as set forth by The Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This Certification is a statement of professional opinion based on the surveyor's knowledge, information and belief, which is based on the existing field evidence and documentary evidence as provided to the surveyor and is not an expressed or implied warranty or guaranty. This survey is not valid without original surveyor signature and raised seal.

CHRISTOPHER S. BOWERS, FL.
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "A" - SEE SHEET 4

MATCHLINE "I" - SEE SHEET 6

DIRT TRAIL

WETLAND W-7
6.163 ACRES

6' CHAINLINK

MOHILLA, WILLIAM D;
MOHILLA, WANPEN
2710 FRIDAY RD.
24-35-10-00-757
ORB 5024, PG. 2870

JOHNSON, EDDY;
JOHNSON, CARRIE HOOD
2700 FRIDAY RD.
24-35-10-00-753
ORB 5367, PG. 7155

MEIGHAN, ROBERT A;
MEIGHAN, KIMBERLY A
2690 FRIDAY RD.
24-35-10-00-752
ORB 3323, PG. 667

KELLGREN, GEORGE L;
KELLGREN, C RUBI
5010 JAMES RD
24-35-10-00-750
ORB 2857, PG. 1177

5/8" NO ID, BENT

ABANDONED WOOD UTILITY POLE
GUY ANCHOR
WOOD UTILITY POLE
GUY ANCHOR
ABANDONED WOOD UTILITY POLE
WOOD UTILITY POLE

DIRT TRAIL

POWER LINE

ASPHALT

JAMES RD

FRIDAY RD

N
W E
S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

KEY MAP: 1" = 1000'

GRAPHIC SCALE 0 500 1000
(IN FEET)
1 INCH = 1000 FEET

STATE ROAD 528

INTERSTATE NO. 95

MATCHLINE "N" — V-10, SHEET 10
MATCHLINE "M" — V-9, SHEET 10
MATCHLINE "L" — V-8, SHEET 10
MATCHLINE "K" — V-6 SHEET 8
MATCHLINE "J" — V-5 SHEET 7
MATCHLINE "I" — V-4 SHEET 6
MATCHLINE "H" — V-7 SHEET 9
MATCHLINE "G" — V-3 SHEET 5
MATCHLINE "F" — V-2 SHEET 4
MATCHLINE "E" — V-1 SHEET 3

FRIDAY RD.
JAMES RD.

Revision	Date
Drawn: J. HUSSEY	10/11/2021
Checked: C. BOWERS	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 : L.B. #7040
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:
V-1
SHEET 3 OF 10

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CHRISTOPHER S. BOWERS, FL.
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "J" - SEE SHEET 7

MATCHLINE "B" - SEE SHEET 5

MATCHLINE "A" - SEE SHEET 3

WETLAND W-5
17.358 ACRES

WETLAND W-4
2.830 ACRES

WETLAND W-6
0.239 ACRES

WETLAND W-7
6.163 ACRES

WETLAND W-8
0.819 ACRES

DIRT TRAIL

NORTH R/W
JAMES RD

JAMES RD
50' R/W

KEY MAP: 1" = 1000'

GRAPHIC SCALE
0 500 1000
(IN FEET)
1 INCH = 1000 FEET

STATE ROAD 528

INTERSTATE NO. 95

FRIDAY RD

JAMES RD.

MATCH LINE "H"

MATCH LINE "G"

V-10, SHEET 10

V-9, SHEET 10

V-8, SHEET 10

MATCHLINE "N"

MATCHLINE "M"

MATCHLINE "L"

MATCH LINE "F"

MATCHLINE "E"

MATCHLINE "D"

V-6 SHEET 8

V-5 SHEET 7

V-4 SHEET 6

MATCH LINE "C"

SHEET 9

MATCH LINE "C"

MATCHLINE "K"

MATCHLINE "J"

MATCHLINE "I"

MATCHLINE "B"

MATCHLINE "A"

V-3 SHEET 5

V-2 SHEET 4

V-1 SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N
W M&A E
S

REVISION	Drawn: J. HUSSEY	10/11/2021
	Checked: C. BOWERS	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:
V-2
SHEET 4 OF 10

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CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "K" - SEE SHEET 8

WETLAND W-1
6.721 ACRES

WETLAND W-2
1.748 ACRES

WETLAND W-3
1.052 ACRES

WETLAND W-4
2.830 ACRES

DIRT TRAIL

6' CHAINLINK

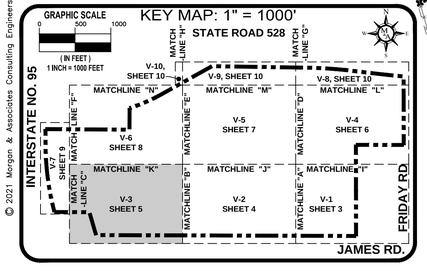
STATE OF FLORIDA (DOT)
24-35-10-00-501
ORB 5776, PG. 2751

N89°44'07"W 2213.38' (LE)

N89°44'07"W 2213.38' (LE)

MATCHLINE "C" - SEE SHEET 9

MATCHLINE "B" - SEE SHEET 4



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG
Scale:
Horiz. 1" = 50'
Vert. N/A
Sheet #:
V-3
SHEET 5 OF 10

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CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "L" - SEE SHEET 10

MATCHLINE "D" - SEE SHEET 7

DIRT TRAIL

WETLAND W-9
8.490 ACRES

WETLAND W-10
8.424 ACRES

50' WIDE R/W ORB 2481, PG. 16

4" HOG WIRE

4 STRAND BARB WIRE

6' CHAINLINK

GUARDRAIL

GRAVEL/MILLINGS DRIVEWAY

3-PIN REFLECTOR SIGN

20±LF 15" CMP

CONCRETE HEADWALL

GRATE

SWALE

ASPHALT

WOOD UTILITY POLE & LIGHT

GUY ANCHOR

HUNTER, PAUL R;
HUNTER, KELLY M
2720 FRIDAY RD.
24-35-10-00-754
ORB 3044, PG. 2676

WILCOX, EARL LAVERNE;
WILCOX, TONI HANNA
2740 FRIDAY RD
24-35-10-00-755
ORB 7343, PG. 1627

HUNTER, PAUL R;
HUNTER, KELLY M
24-35-10-00-756
ORB 8238, PG. 825

N
W
M&A
E
S

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

KEY MAP: 1" = 1000'

GRAPHIC SCALE
0 500 1000
(IN FEET)
1 INCH = 1000 FEET

STATE ROAD 528

INTERSTATE NO. 95

FRIDAY RD.

JAMES RD.

MATCH LINE "H"

MATCH LINE "G"

MATCH LINE "F"

MATCH LINE "C"

V-10, SHEET 10

V-9, SHEET 10

V-8, SHEET 10

MATCHLINE "N"

MATCHLINE "M"

MATCHLINE "L"

MATCHLINE "E"

MATCHLINE "D"

V-6 SHEET 8

V-5 SHEET 7

V-4 SHEET 6

V-9 SHEET 9

MATCHLINE "K"

MATCHLINE "J"

MATCHLINE "I"

MATCHLINE "B"

MATCHLINE "A"

V-3 SHEET 5

V-2 SHEET 4

V-1 SHEET 3

MATCHLINE "I" - SEE SHEET 3

Revision	Drawn: J. HUSSEY	10/11/2021
	Checked: C. BOWERS	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055

Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:

V-4

SHEET 6 OF 10

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CHRISTOPHER S. BOWERS, FL
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "M" - SEE SHEET 10

MATCHLINE "E" - SEE SHEET 8

MATCHLINE "D" - SEE SHEET 6

WETLAND W-5
17.358 ACRES

WETLAND W-9
8.490 ACRES

WETLAND W-5
17.358 ACRES

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

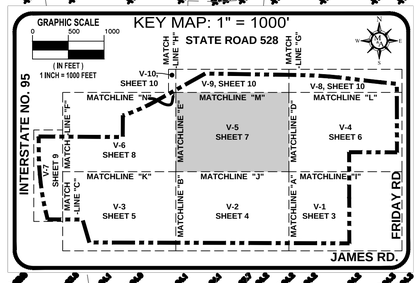
S00°15'05"E 1645.15' (C)

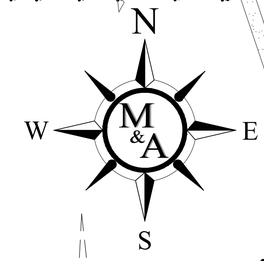
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

KEY MAP: 1" = 1000'





MATCHLINE "J" - SEE SHEET 4

Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 L.B. #7040
504 North Harbor City Blvd. Melbourne, FL. 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:

V-5

SHEET 7 OF 10

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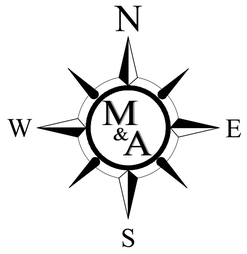
CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

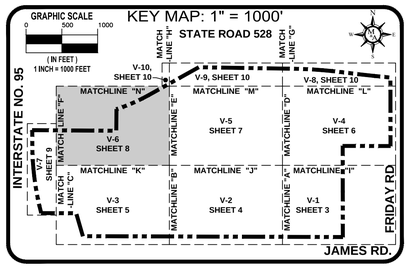
PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





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MATCHLINE "F" - SEE SHEET 9

BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

MATCHLINE "N" - SEE SHEET 10

S00°23'46"W 603

HOG WIRE & 2 STRAND BARB WIRE

5/8" AMEC LB7932

WETLAND W-5
17.358 ACRES

WETLAND W-1
6.721 ACRES

DIRT TRAIL

MATCHLINE "E" - SEE SHEET 7

MATCHLINE "K" - SEE SHEET 5

Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
10/11/2021	10/11/2021	

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040
504 North Harbor City Blvd. Melbourne, FL. 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:
V-6
SHEET 8 OF 10

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CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

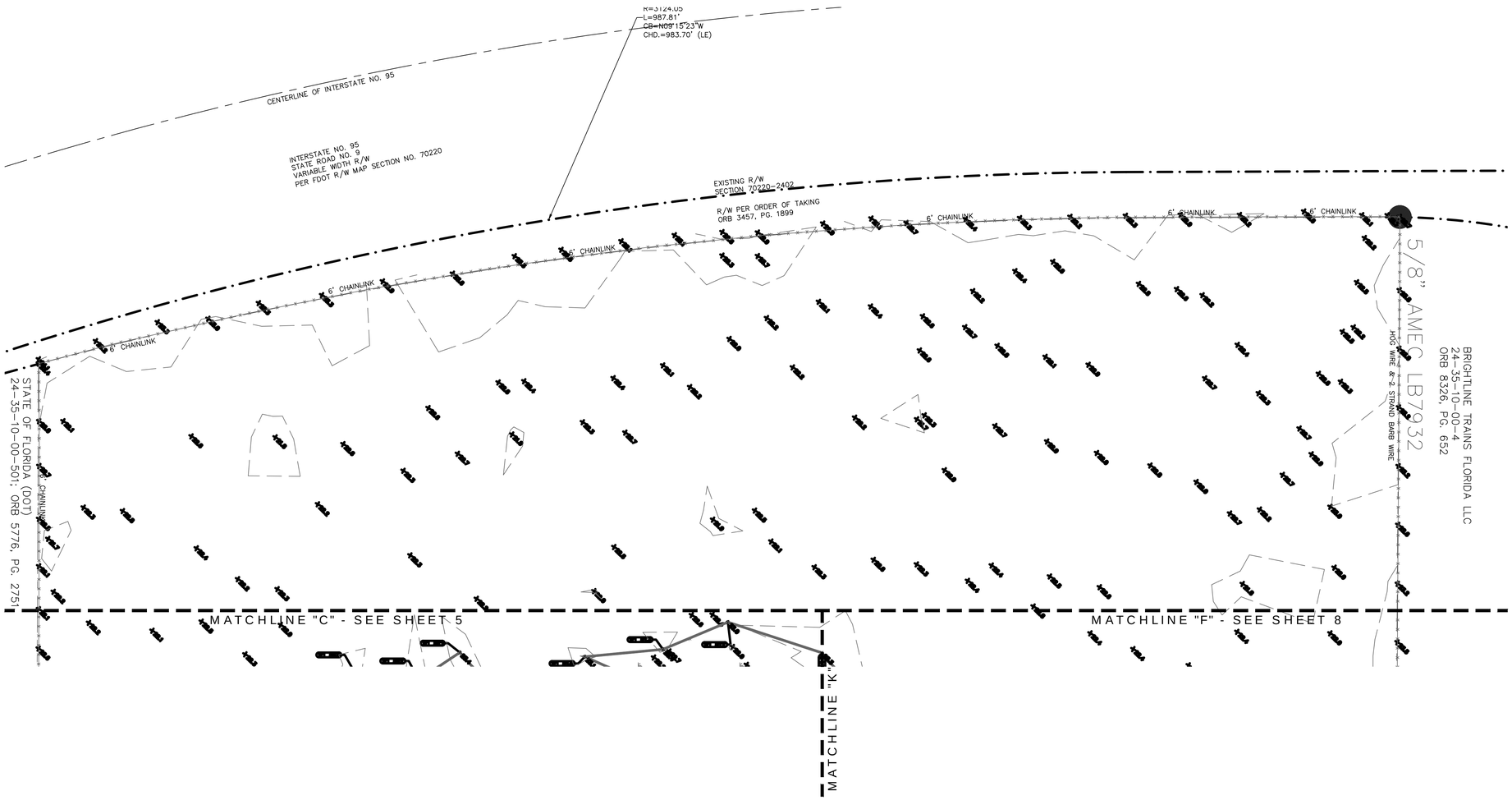
PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

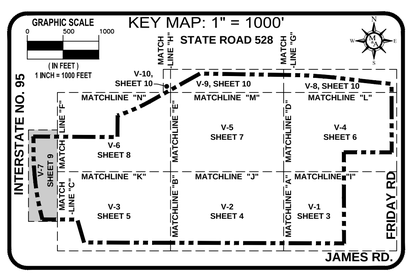
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

W
S M&A N
E





Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:
V-9
SHEET 9 OF 10

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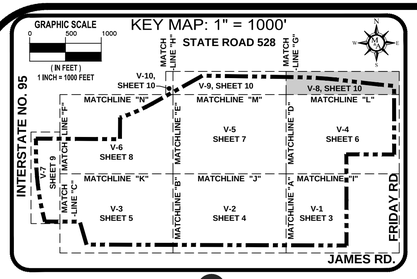
CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY



BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

N89°05'44"W 1166.60' (R)

774.64' (R)

5/8" AMEC LB7932

HOG WIRE & 2 STRAND BARB WIRE

DIRT TRAIL

WETLAND W-9
8.490 ACRES

BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-504
ORB 8326, PG. 652

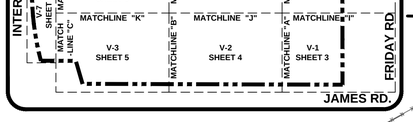
WETLAND W-10
8.424 ACRES

5/8" A

4" HOG WIRE

MATCHLINE "G" - THIS SHEET

MATCHLINE "L" - SEE SHEET 6



BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

HOG WIRE & 2 STRAND BARB WIRE

5/8" AMEC LB7932

DIRT TRAIL

MATCHLINE "H" - THIS SHEET

MATCHLINE "G" - THIS SHEET

WETLAND W-5
17.358 ACRES

HOG WIRE & 2 STRAND BARB WIRE

MATCHLINE "H" - THIS SHEET

MATCHLINE "N" - SEE SHEET 8

MATCHLINE "M" - SEE SHEET 7

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N
W M&A E
S

Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG
Scale:
Horiz. 1" = 50'
Vert. N/A
Sheet #:
V-8
SHEET 10 OF 10

The Survey and this drawing have been prepared to conform with applicable Standards of Practice as set forth by The Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This Certification is a statement of professional opinion based on the surveyor's knowledge, information and belief, which is based on the existing field evidence and documentary evidence as provided to the surveyor and is not an expressed or implied warranty or guaranty. This survey is not valid without original surveyor signature and raised seal.

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CHRISTOPHER S. BOWERS, FL
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PLAT BOOK_____ PAGE _____

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING ARADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

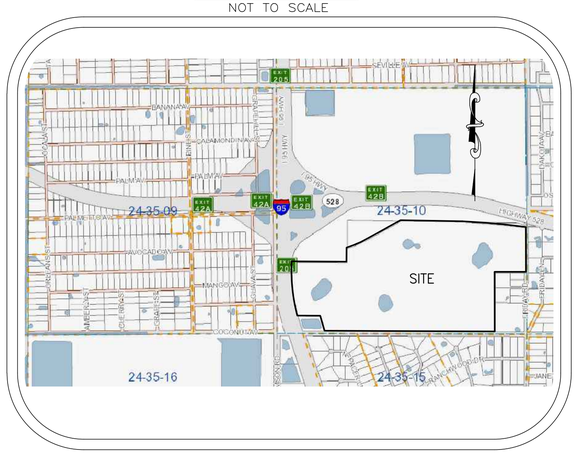
LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINS 212.10 ACRES, MORE OR LESS.

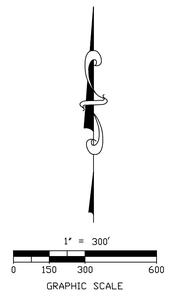
LOCATION MAP:

NOT TO SCALE

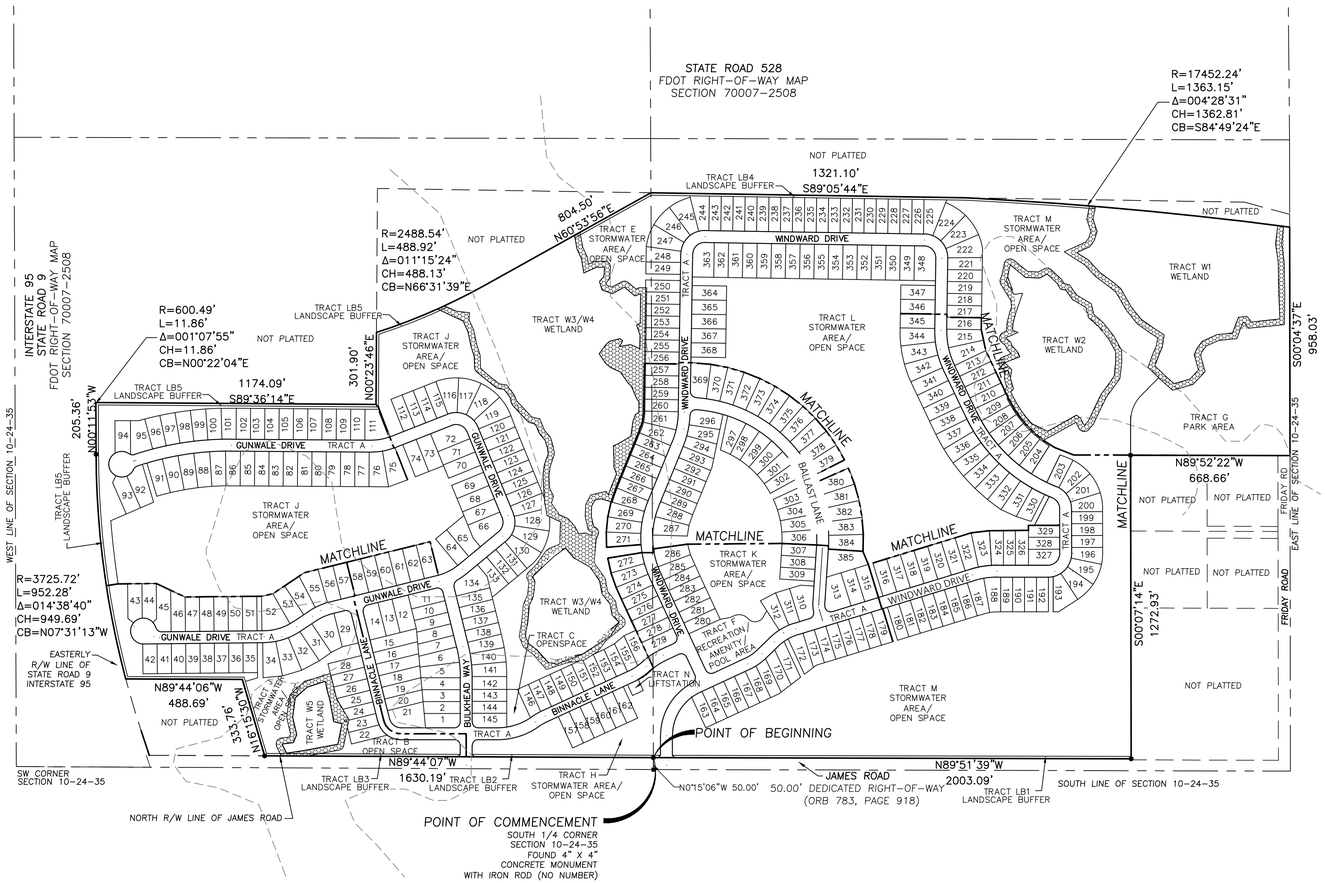

24-35-09
24-35-10
24-35-16
24-35-15
SITE
95
528
EXIT 205
EXIT 429
EXIT 428
EXIT 424
EXIT 424A
EXIT 208
FAY BLVD
FRONTAGE RD
PALMWAY
CANAVERAL GROVES BLVD
CANAVERAL GROVES BLVD
CANAVERAL GROVES BLVD

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



TRACT TABLE					
TRACT NAME	USE	OWNERSHIP	MAINTENANCE	ACRE (%)	
TRACT A	ROW	H.O.A.	H.O.A.	16.31	7.69%
TRACT B	OPEN SPACE	H.O.A.	H.O.A.	0.85	0.40%
TRACT C	OPEN SPACE	H.O.A.	H.O.A.	0.25	0.12%
TRACT D	OPEN SPACE	H.O.A.	H.O.A.	0.24	0.11%
TRACT E	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	1.88	0.89%
TRACT F	RECREATION/AMENITY POOL AREA	H.O.A.	H.O.A.	1.26	0.59%
TRACT G	PARK AREA	H.O.A.	H.O.A.	6.28	2.96%
TRACT H	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	2.95	1.39%
TRACT I	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	2.4	1.13%
TRACT J	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	20.4	9.62%
TRACT K	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	5.1	2.40%
TRACT L	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	15.9	7.50%
TRACT M	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	29.79	14.05%
TRACT N	LIFT STATION	CITY	CITY	0.06	0.03%
TRACT LB1	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.44	0.21%
TRACT LB2	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.17	0.08%
TRACT LB3	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.13	0.06%
TRACT LB4	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.5	0.24%
TRACT LB5	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.87	0.41%
TRACT W1	WETLAND PRESERVATION	H.O.A.	H.O.A.	9.61	4.53%
TRACT W2	WETLAND PRESERVATION	H.O.A.	H.O.A.	6.11	2.88%
TRACT W3/W4	WETLAND PRESERVATION	H.O.A.	H.O.A.	13.6	6.41%
TRACT W5	WETLAND PRESERVATION	H.O.A.	H.O.A.	1.64	0.77%
SINGLE FAMILY LOTS:				75.39	35.54%
TOTAL PROJECT AREA:				212.1	100%



LEGEND

■	SET 4"X4" CONCRETE MONUMENT LB #8052
◉	SET 5/8" IRC LB #8052
IRC	IRON ROD AND CAP
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
NAD 83	NORTH AMERICAN DATUM 1983
℄	CENTERLINE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CB	CHORD BEARING
CH	CHORD
N.R.	NON-RADIAL
	WETLAND BUFFER

(C)	CALCULATED
(D)	DESCRIBED
(M)	MEASURED
LB	LICENSED BUSINESS
NTC	NON-TANGENT CURVE
PC	POINT OF CURVATURE
NTS	NOT TO SCALE
FEMA	FEDERAL EMEREGENCY MANAGEMENT AGENCY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
- - - -	6' CHAIN LINK FENCE
—//—	LIMITED ACCESS RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
W.U.E.	WALL AND UTILITY EASEMENT

SHEET INDEX

Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
801 International Parkway, Ste. 500
Lake Mary, FL 32746
407-926-0333

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C300	99.69'	75.00'	76°09'15"	S51°55'23"E	92.51'
C301	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C302	132.91'	100.00'	76°09'15"	S51°55'23"E	123.34'
C303	14.96'	100.00'	8°34'09"	S18°07'50"E	14.94'
C304	55.67'	100.00'	31°53'50"	S38°21'49"E	54.96'
C305	62.29'	100.00'	35°41'16"	S72°09'22"E	61.28'
C306	39.27'	25.00'	90°00'00"	N58°50'45"W	35.36'
C307	87.22'	250.00'	19°59'21"	S66°09'34"W	86.78'
C308	78.50'	225.00'	19°59'21"	S66°09'34"W	78.10'
C309	95.94'	275.00'	19°59'21"	S66°09'34"W	95.46'
C310	31.04'	275.00'	6°27'58"	S59°23'53"W	31.02'
C311	54.86'	275.00'	11°25'50"	S68°20'47"W	54.77'
C312	10.04'	275.00'	2°05'32"	S75°06'29"W	10.04'
C313	145.04'	250.00'	33°14'31"	N72°47'09"E	143.02'
C314	159.55'	275.00'	33°14'31"	N72°47'09"E	157.32'
C315	130.54'	225.00'	33°14'31"	N72°47'09"E	128.72'
C316	49.49'	275.00'	10°18'40"	N84°15'04"E	49.42'
C317	54.86'	275.00'	11°25'50"	N73°22'49"E	54.77'
C318	55.20'	275.00'	11°30'00"	N61°54'54"E	55.10'
C319	114.09'	225.00'	29°03'08"	N74°52'51"E	112.87'
C320	16.45'	225.00'	4°11'23"	N58°15'35"E	16.45'
C321	24.53'	50.00'	28°06'49"	S76°32'11"E	24.29'
C322	32.54'	25.00'	74°35'03"	S53°18'04"E	30.29'
C323	239.94'	54.00'	254°35'03"	S36°41'56"W	85.92'
C324	122.49'	54.00'	129°57'54"	S25°36'39"E	97.87'
C325	43.31'	54.00'	45°57'17"	S62°20'57"W	42.16'
C326	49.38'	54.00'	52°23'45"	N68°28'32"W	47.68'
C327	24.76'	54.00'	26°16'07"	N29°08'36"W	24.54'
C328	3.29'	54.00'	3°29'23"	S88°50'54"E	3.29'
C329	10.73'	25.00'	24°35'57"	S59°57'47"W	10.65'
C330	17.47'	25.00'	40°02'51"	S27°38'22"W	17.12'
C331	8.98'	25.00'	20°34'44"	S02°40'25"E	8.93'
C332	47.68'	25.00'	109°16'28"	S27°49'11"W	40.78'
C333	29.82'	25.00'	68°19'56"	N45°24'43"E	28.08'

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SHEET INDEX
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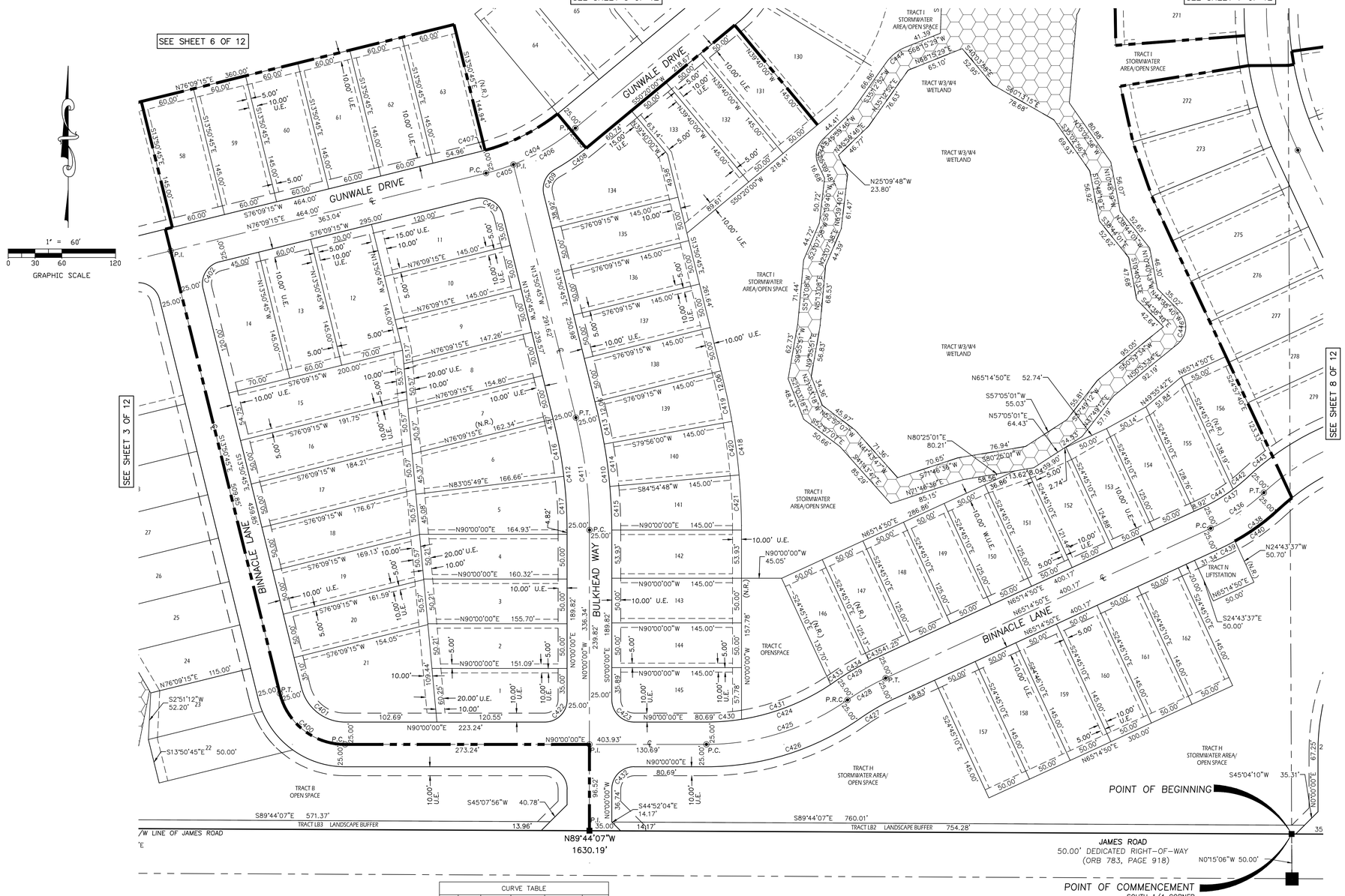
WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



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CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C400	99.69'	75.00'	76°09'15"	S51°55'23"E	92.51'
C401	66.46'	50.00'	76°09'15"	S51°55'23"E	61.67'
C402	39.27'	25.00'	90°00'00"	S31°09'15"W	35.36'
C403	39.27'	25.00'	90°00'00"	N58°50'45"W	35.36'
C404	112.66'	250.00'	25°49'15"	N63°14'38"E	111.71'
C405	32.05'	250.00'	7°20'40"	N72°28'55"E	32.02'
C406	80.62'	250.00'	18°28'35"	N59°34'18"E	80.27'
C407	5.04'	225.00'	1°17'01"	N75°30'44"E	5.04'
C408	47.84'	275.00'	9°57'59"	N55°18'59"E	47.77'
C409	32.35'	25.00'	74°08'44"	S23°13'37"W	30.14'
C410	132.91'	550.00'	13°50'45"	N06°55'23"W	132.59'
C411	126.87'	525.00'	13°50'45"	N06°55'23"W	126.56'
C412	120.83'	500.00'	13°50'45"	N06°55'23"W	120.53'
C413	36.28'	550.00'	3°46'45"	N11°57'23"W	36.27'
C414	47.81'	550.00'	4°58'48"	N07°34'36"W	47.79'
C415	48.83'	550.00'	5°05'12"	N02°32'36"W	48.81'
C416	60.59'	500.00'	6°56'34"	N10°22'28"W	60.55'
C417	60.24'	500.00'	6°54'11"	N03°27'06"W	60.21'
C418	167.95'	695.00'	13°50'45"	N06°55'23"W	167.54'
C419	45.84'	695.00'	3°46'45"	N11°57'23"W	45.83'
C420	60.41'	695.00'	4°58'48"	N07°34'36"W	60.39'
C421	61.70'	695.00'	5°05'12"	N02°32'36"W	61.68'
C422	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C423	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C424	152.68'	250.00'	34°59'32"	N72°30'14"E	150.32'
C425	167.95'	275.00'	34°59'32"	N72°30'14"E	165.35'
C426	183.22'	300.00'	34°59'32"	N72°30'14"E	180.38'
C427	44.68'	250.00'	10°14'22"	S60°07'39"W	44.62'
C428	49.15'	275.00'	10°14'22"	S60°07'39"W	49.08'
C429	53.61'	300.00'	10°14'22"	S60°07'39"W	53.54'
C430	39.47'	250.00'	9°02'48"	N85°28'36"E	39.43'
C431	107.71'	250.00'	24°41'10"	N68°36'37"E	106.88'
C432	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C433	5.50'	250.00'	1°15'34"	N55°38'15"E	5.50'
C434	44.87'	300.00'	8°34'07"	S59°17'32"W	44.82'
C435	8.75'	300.00'	1°40'14"	S64°24'43"W	8.75'
C436	71.86'	225.00'	18°18'01"	N56°05'49"E	71.56'
C437	63.88'	200.00'	18°18'01"	N56°05'49"E	63.61'
C438	79.85'	250.00'	18°18'01"	N56°05'49"E	79.51'
C439	18.67'	250.00'	4°16'47"	N63°06'26"E	18.67'
C440	61.18'	250.00'	14°01'13"	N53°57'26"E	61.02'
C441	41.37'	200.00'	11°51'10"	N59°19'15"E	41.30'
C442	22.51'	200.00'	6°26'50"	N50°10'14"E	22.49'
C443	34.93'	300.00'	6°40'18"	S50°16'58"W	34.91'
C444	28.84'	50.00'	33°02'37"	S51°44'11"W	28.44'
C445	31.05'	25.00'	71°09'34"	S10°24'59"W	29.09'
C446	41.66'	25.00'	95°29'13"	N03°08'57"E	37.01'

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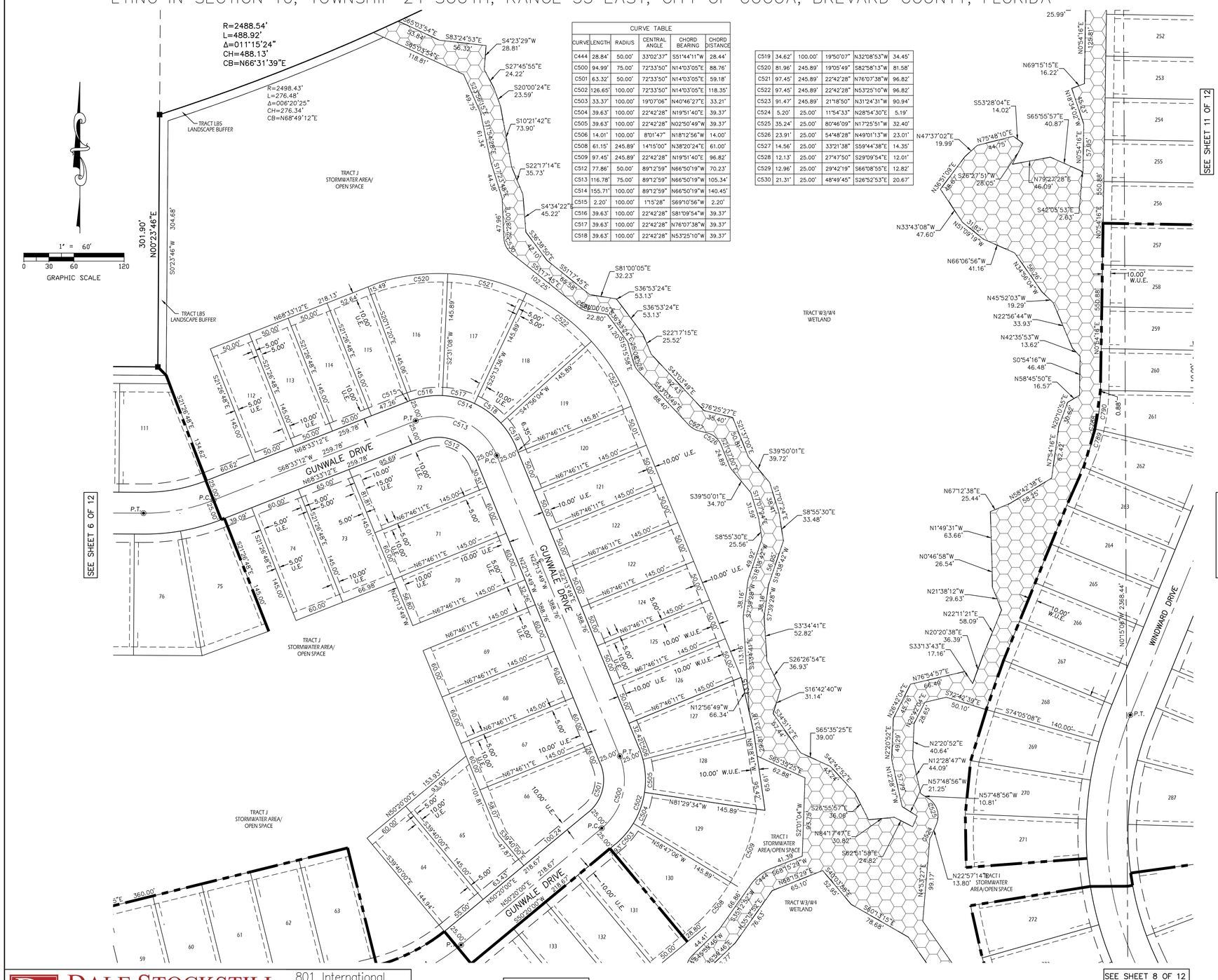
WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C444	28.84'	50.00'	33°02'37"	S51°44'11"W	28.44'
C500	94.99'	75.00'	72°33'50"	N14°03'05"E	88.76'
C501	63.32'	50.00'	72°33'50"	N14°03'05"E	59.18'
C502	126.65'	100.00'	72°33'50"	N14°03'05"E	118.35'
C503	33.37'	100.00'	19°07'06"	N40°46'27"E	33.21'
C504	39.63'	100.00'	22°42'28"	N19°51'40"E	39.37'
C505	39.63'	100.00'	22°42'28"	N02°50'49"W	39.37'
C506	14.01'	100.00'	8°01'47"	N18°12'56"W	14.00'
C508	61.15'	245.89'	14°15'00"	N38°20'24"E	61.00'
C509	97.45'	245.89'	22°42'28"	N19°51'40"E	96.82'
C512	77.86'	50.00'	89°12'59"	N66°50'19"W	70.23'
C513	116.78'	75.00'	89°12'59"	N66°50'19"W	105.34'
C514	155.71'	100.00'	89°12'59"	N66°50'19"W	140.45'
C515	2.20'	100.00'	1°15'28"	S69°10'56"W	2.20'
C516	39.63'	100.00'	22°42'28"	S81°09'54"W	39.37'
C517	39.63'	100.00'	22°42'28"	N76°07'38"W	39.37'
C518	39.63'	100.00'	22°42'28"	N53°25'10"W	39.37'
C519	34.62'	100.00'	19°50'07"	N32°08'53"W	34.45'
C520	81.96'	245.89'	19°05'49"	S82°58'13"W	81.58'
C521	97.45'	245.89'	22°42'28"	N76°07'38"W	96.82'
C522	97.45'	245.89'	22°42'28"	N53°25'10"W	96.82'
C523	91.47'	245.89'	21°18'50"	N31°24'31"W	90.94'
C524	5.20'	25.00'	11°54'33"	N28°54'30"E	5.19'
C525	35.24'	25.00'	80°46'09"	N17°25'51"W	32.40'
C526	23.91'	25.00'	54°48'28"	N49°01'13"W	23.01'
C527	14.56'	25.00'	33°21'38"	S59°44'38"E	14.35'
C528	12.13'	25.00'	27°47'50"	S29°09'54"E	12.01'
C529	12.96'	25.00'	29°42'19"	S66°08'55"E	12.82'
C530	21.31'	25.00'	48°49'45"	S26°52'53"E	20.67'



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WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

1" = 60'
0 30 60 120
GRAPHIC SCALE

INTERSTATE 95
STATE ROAD 9
FDOT RIGHT-OF-WAY MAP
SECTION 70007-2508

205.36'
N00°11'53"W

S01°12'25"E 207.16'

R=600.49'
L=11.86'
Δ=001°07'55"
CH=11.86'
CB=N00°22'04"E

NOT PLATTED

1174.09'
S89°36'14"E

N89°36'14"W 1173.91'

TRACT LBS LANDSCAPE BUFFER

TRACT PD6 STORMWATER

GUNWALE DRIVE

TRACT J STORMWATER AREA/ OPEN SPACE

SEE SHEET 5 OF 12

R=3725.72'
L=952.28'
Δ=014°38'40"
CH=949.69'
CB=N07°31'13"W

N89°24'24"E 159.76'
S84°48'02"E 133.28'
N89°24'24"E 300.56'
S66°09'54"W 158.69'
S76°09'15"W 543.06'
N76°09'15"E 360.00'

R=3723.84'
L=942.01'
Δ=014°29'38"
CH=939.50'
CB=S07°27'14"E

EASTERLY R/W LINE OF STATE ROAD 9 INTERSTATE 95

GUNWALE DRIV

SEE SHEET 3 OF 12

SEE SHEET 4 OF 12

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C600	85.78'	225.00'	21°50'34"	N79°28'29"E	85.26'
C601	76.25'	200.00'	21°50'34"	N79°28'29"E	75.78'
C602	95.31'	250.00'	21°50'34"	N79°28'29"E	94.73'
C603	44.62'	250.00'	10°13'36"	N85°16'58"E	44.56'
C604	50.69'	250.00'	11°36'58"	N74°21'41"E	50.60'
C605	407.03'	1238.00'	18°50'16"	S80°58'38"W	405.20'
C606	401.54'	1213.00'	18°58'00"	S80°54'46"W	399.71'
C607	412.97'	1263.00'	18°44'04"	S81°01'44"W	411.14'
C608	20.81'	25.00'	47°41'11"	S47°35'10"W	20.21'
C609	265.17'	54.00'	281°21'06"	S15°34'53"E	68.44'
C610	23.31'	25.00'	53°25'59"	S81°37'19"E	22.48'
C611	308.36'	1067.74'	16°32'49"	S81°46'00"W	307.29'
C612	23.69'	1213.00'	1°07'09"	S71°59'20"W	23.69'
C613	20.00'	1213.00'	0°56'41"	S73°01'15"W	20.00'
C614	66.90'	1213.00'	3°09'35"	S75°04'23"W	66.89'
C615	66.90'	1213.00'	3°09'35"	S78°13'59"W	66.89'
C616	66.90'	1213.00'	3°09'35"	S81°23'34"W	66.89'
C617	66.90'	1213.00'	3°09'35"	S84°33'10"W	66.89'
C618	66.90'	1213.00'	3°09'35"	S87°42'45"W	66.89'
C619	23.36'	1213.00'	1°06'13"	S89°50'39"W	23.36'
C620	13.93'	1067.74'	0°44'52"	S89°39'59"W	13.93'
C621	58.89'	1067.74'	3°09'35"	S87°42'45"W	58.88'
C622	58.89'	1067.74'	3°09'35"	S84°33'10"W	58.88'
C623	58.89'	1067.74'	3°09'35"	S81°23'34"W	58.88'
C624	58.89'	1067.74'	3°09'35"	S78°13'59"W	58.88'
C625	58.89'	1067.74'	3°09'35"	S75°04'23"W	58.88'
C626	10.62'	200.00'	3°02'29"	N73°04'45"E	10.62'
C627	79.75'	1263.00'	3°37'05"	S73°28'14"W	79.74'
C628	58.83'	1263.00'	2°40'07"	S76°36'50"W	58.82'
C629	58.83'	1263.00'	2°40'07"	S79°16'58"W	58.82'
C630	58.83'	1263.00'	2°40'07"	S81°57'05"W	58.82'
C631	58.83'	1263.00'	2°40'07"	S84°37'12"W	58.82'
C632	58.83'	1263.00'	2°40'07"	S87°17'19"W	58.82'
C633	39.08'	1263.00'	1°46'23"	S89°30'34"W	39.08'
C634	64.88'	1393.00'	2°40'07"	S87°17'19"W	64.88'
C635	64.88'	1393.00'	2°40'07"	S84°37'12"W	64.88'
C636	64.88'	1393.00'	2°40'07"	S81°57'05"W	64.88'
C637	64.88'	1393.00'	2°40'07"	S79°16'58"W	64.88'
C638	64.88'	1393.00'	2°40'07"	S76°36'50"W	64.88'
C639	23.04'	1393.00'	0°56'52"	S74°48'21"W	23.04'
C640	15.92'	25.00'	36°28'31"	N89°53'57"E	15.65'
C641	7.40'	25.00'	16°57'28"	S63°23'03"E	7.37'
C642	61.80'	54.00'	65°34'04"	N87°41'21"W	58.48'
C643	115.97'	54.00'	123°02'46"	S01°59'46"E	94.93'
C644	46.99'	54.00'	49°51'24"	S88°26'51"E	45.52'
C645	40.41'	54.00'	42°52'53"	N45°11'01"E	39.48'

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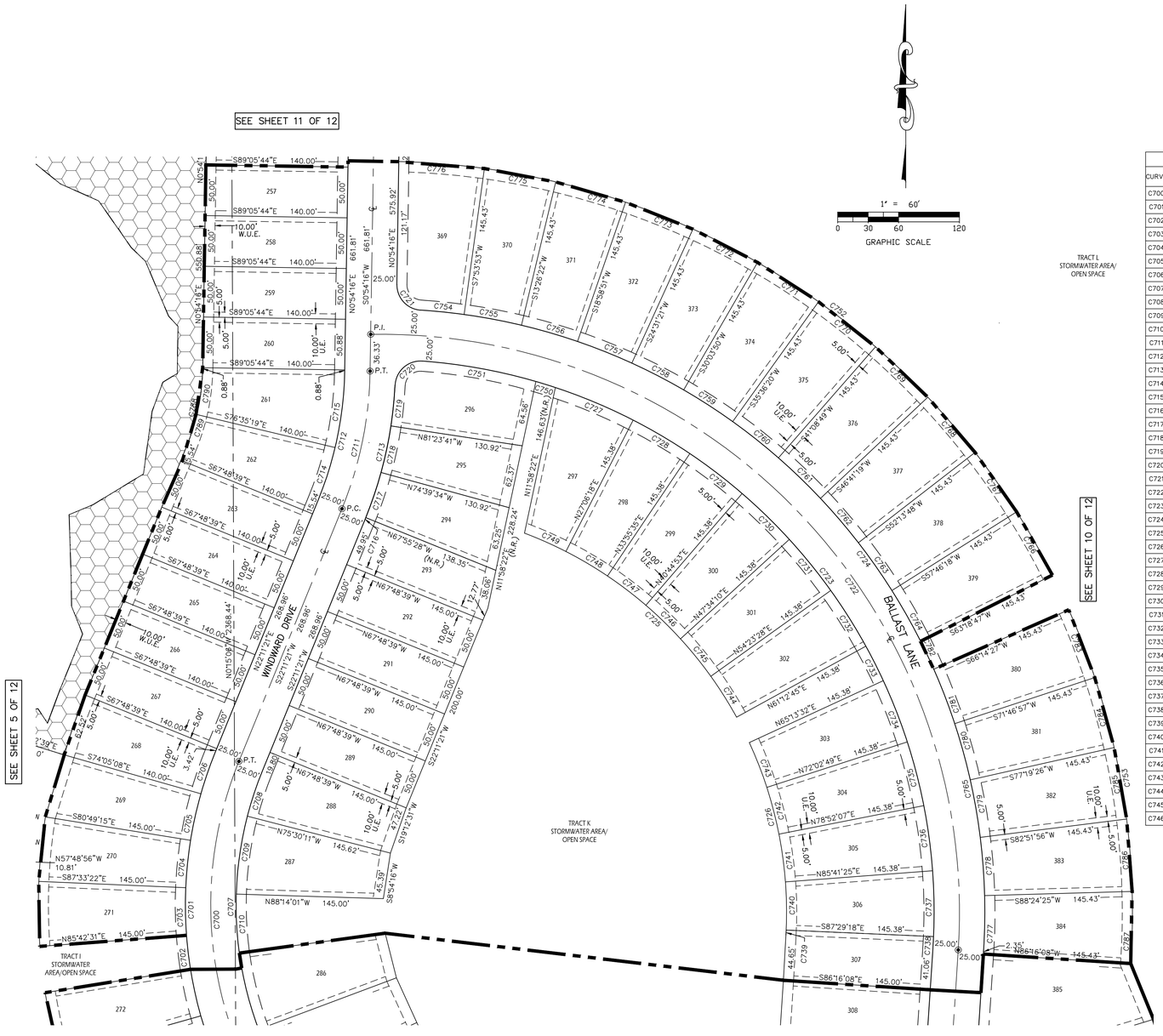
WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C700	308.41'	375.00'	47°07'19"	S01°22'19"E	299.79'
C701	328.97'	400.00'	47°07'19"	S01°22'19"E	319.78'
C702	33.75'	400.00'	4°50'05"	S06°42'31"E	33.74'
C703	47.02'	400.00'	6°44'07"	S00°55'25"E	46.99'
C704	47.02'	400.00'	6°44'07"	S05°48'41"W	46.99'
C705	47.02'	400.00'	6°44'07"	S12°32'48"W	46.99'
C706	43.81'	400.00'	6°16'29"	S19°03'06"W	43.78'
C707	287.85'	350.00'	47°07'19"	S01°22'19"E	279.81'
C708	46.99'	350.00'	7°41'32"	S18°20'35"W	46.95'
C709	77.58'	350.00'	12°42'01"	S08°07'00"W	77.42'
C710	58.37'	350.00'	9°33'17"	S03°00'40"E	58.30'
C711	139.31'	375.00'	21°17'05"	N11°32'48"E	138.51'
C712	130.02'	350.00'	21°17'05"	N11°32'48"E	129.27'
C713	135.19'	400.00'	19°21'52"	N12°30'25"E	134.55'
C714	53.62'	350.00'	8°46'39"	N17°48'01"E	53.57'
C715	76.40'	350.00'	12°30'25"	N07°09'29"E	76.25'
C716	0.79'	400.00'	0°06'48"	N22°07'57"E	0.79'
C717	47.02'	400.00'	6°44'07"	N18°42'29"E	46.99'
C718	47.02'	400.00'	6°44'07"	N11°58'22"E	46.99'
C719	40.36'	400.00'	5°46'50"	N05°42'54"E	40.34'
C720	39.90'	25.00'	91°26'25"	S48°32'42"W	35.80'
C721	38.03'	25.00'	87°09'35"	S42°40'32"E	34.47'
C722	942.76'	570.00'	94°45'54"	N43°39'05"W	838.91'
C723	851.01'	545.00'	89°27'58"	N41°00'07"W	767.15'
C724	934.48'	595.00'	89°59'12"	N41°15'44"W	841.36'
C725	282.53'	399.62'	40°30'30"	N49°02'30"W	276.68'
C726	195.23'	399.62'	27°59'28"	N10°46'44"W	193.29'
C727	83.15'	545.00'	8°44'29"	N67°15'57"W	83.07'
C728	64.89'	545.00'	6°49'18"	N59°29'03"W	64.85'
C729	64.89'	545.00'	6°49'18"	N52°39'46"W	64.85'
C730	64.89'	545.00'	6°49'18"	N45°50'28"W	64.85'
C731	64.89'	545.00'	6°49'18"	N39°01'11"W	64.85'
C732	64.89'	545.00'	6°49'18"	N32°11'53"W	64.85'
C733	38.17'	545.00'	4°00'47"	N26°46'51"W	38.16'
C734	64.89'	545.00'	6°49'18"	N21°21'49"W	64.85'
C735	64.89'	545.00'	6°49'18"	N14°32'32"W	64.85'
C736	64.89'	545.00'	6°49'18"	N07°43'14"W	64.85'
C737	64.89'	545.00'	6°49'18"	N00°53'57"W	64.85'
C738	11.60'	545.00'	1°13'10"	N03°07'17"E	11.60'
C739	4.92'	399.62'	0°42'18"	N02°51'51"E	4.92'
C740	47.58'	399.62'	6°49'18"	N00°53'57"W	47.55'
C741	47.58'	399.62'	6°49'18"	N07°43'14"W	47.55'
C742	47.58'	399.62'	6°49'18"	N14°32'32"W	47.55'
C743	47.58'	399.62'	6°49'18"	N21°21'49"W	47.55'
C744	47.58'	399.62'	6°49'18"	N32°11'53"W	47.55'
C745	47.58'	399.62'	6°49'18"	N39°01'11"W	47.55'
C746	47.58'	399.62'	6°49'18"	N45°50'28"W	47.55'
C747	47.58'	399.62'	6°49'18"	N52°39'46"W	47.55'
C748	47.58'	399.62'	6°49'18"	N59°29'03"W	47.55'
C749	44.64'	399.62'	6°24'02"	N66°05'43"W	44.62'
C750	20.09'	545.00'	2°06'43"	N72°41'33"W	20.09'
C751	114.02'	545.00'	11°59'12"	N79°44'30"W	113.81'
C752	800.79'	740.43'	61°57'57"	N57°40'12"W	762.33'
C753	357.61'	740.43'	27°40'20"	N09°55'22"W	354.14'
C754	43.13'	595.00'	4°09'12"	N84°10'43"W	43.12'
C755	57.55'	595.00'	5°32'29"	N79°19'53"W	57.52'
C756	57.55'	595.00'	5°32'29"	N73°47'23"W	57.52'
C757	57.55'	595.00'	5°32'29"	N68°14'54"W	57.52'
C758	57.55'	595.00'	5°32'29"	N62°42'24"W	57.52'
C759	57.55'	595.00'	5°32'29"	N57°09'55"W	57.52'
C760	58.07'	595.00'	5°35'29"	N51°38'55"W	58.04'
C761	57.55'	595.00'	5°32'29"	N46°04'56"W	57.52'
C762	57.55'	595.00'	5°32'29"	N40°32'27"W	57.52'
C763	57.55'	595.00'	5°32'29"	N34°59'57"W	57.52'
C764	57.55'	595.00'	5°32'29"	N29°27'28"W	57.52'
C765	315.88'	595.00'	30°25'05"	N11°28'40"W	312.19'
C766	71.61'	740.43'	5°32'29"	N29°27'28"W	71.59'
C767	71.61'	740.43'	5°32'29"	N34°59'57"W	71.59'
C768	71.61'	740.43'	5°32'29"	N40°32'27"W	71.59'
C769	71.61'	740.43'	5°32'29"	N46°04'56"W	71.59'
C770	71.61'	740.43'	5°32'29"	N51°37'25"W	71.59'
C771	71.61'	740.43'	5°32'29"	N57°09'55"W	71.59'
C772	71.61'	740.43'	5°32'29"	N62°42'24"W	71.59'
C773	71.61'	740.43'	5°32'29"	N68°14'54"W	71.59'
C774	71.61'	740.43'	5°32'29"	N73°47'23"W	71.59'
C775	71.61'	740.43'	5°32'29"	N79°19'53"W	71.59'
C776	84.66'	740.43'	6°33'03"	N85°22'39"W	84.61'
C777	55.29'	595.00'	5°19'27"	N01°04'09"E	55.27'
C778	57.55'	595.00'	5°32'29"	N04°21'50"W	57.52'
C779	57.55'	595.00'	5°32'29"	N09°54'19"W	57.52'
C780	57.55'	595.00'	5°32'29"	N15°26'48"W	57.52'
C781	57.55'	595.00'	5°32'29"	N20°59'18"W	57.52'
C782	30.41'	595.00'	2°55'40"	N25°13'23"W	30.40'
C783	71.61'	740.43'	5°32'29"	N20°59'18"W	71.59'
C784	71.61'	740.43'	5°32'29"	N15°26'48"W	71.59'
C785	71.61'	740.43'	5°32'29"	N09°54'19"W	71.59'
C786	71.61'	740.43'	5°32'29"	N04°21'50"W	71.59'
C787	71.16'	740.43'	5°30'23"	N01°09'36"E	71.13'
C788	78.01'	210.00'	21°17'05"	N11°32'48"E	77.56'
C789	32.17'	210.00'	8°46'39"	N17°48'01"E	32.14'
C790	45.84'	210.00'	12°30'25"	N07°09'29"E	45.75'

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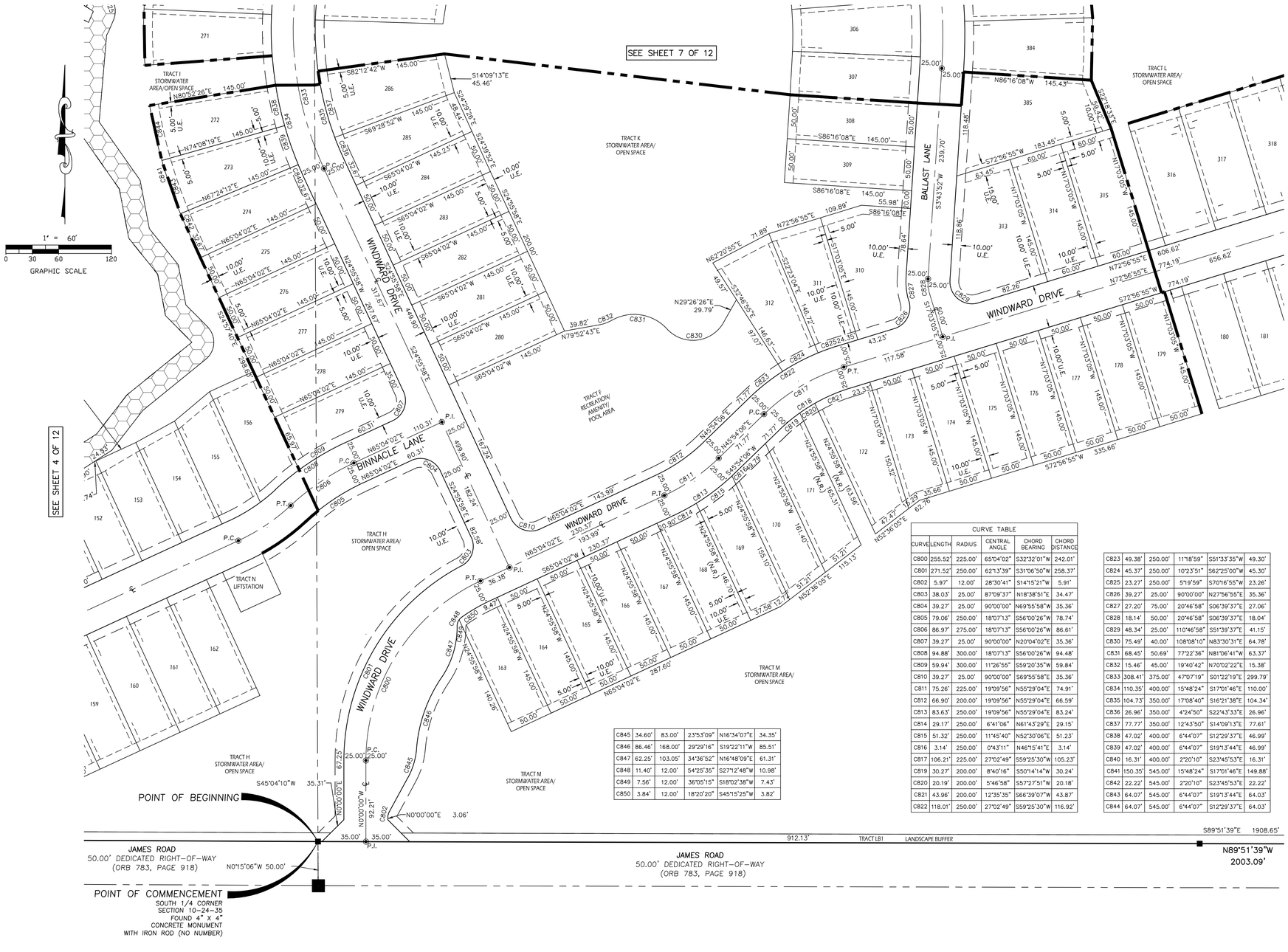
LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C800	255.52'	225.00'	65°04'02"	S32°32'01"W	242.01'
C801	271.52'	250.00'	62°13'39"	S31°06'50"W	258.37'
C802	5.97'	12.00'	28°30'41"	S14°15'21"W	5.91'
C803	38.03'	25.00'	87°09'37"	N18°38'51"E	34.47'
C804	39.27'	25.00'	90°00'00"	N69°55'58"W	35.36'
C805	79.06'	250.00'	18°07'13"	S56°00'26"W	78.74'
C806	86.97'	275.00'	18°07'13"	S56°00'26"W	86.61'
C807	39.27'	25.00'	90°00'00"	N20°04'02"E	35.36'
C808	94.88'	300.00'	18°07'13"	S56°00'26"W	94.48'
C809	59.94'	300.00'	11°26'55"	S59°20'35"W	59.84'
C810	39.27'	25.00'	90°00'00"	S69°55'58"E	35.36'
C811	75.26'	225.00'	19°09'56"	N55°29'04"E	74.91'
C812	66.90'	200.00'	19°09'56"	N55°29'04"E	66.59'
C813	83.63'	250.00'	19°09'56"	N55°29'04"E	83.24'
C814	29.17'	250.00'	6°41'06"	N61°43'29"E	29.15'
C815	51.32'	250.00'	11°45'40"	N52°30'06"E	51.23'
C816	3.14'	250.00'	0°43'11"	N46°15'41"E	3.14'
C817	106.21'	225.00'	27°02'49"	S59°25'30"W	105.23'
C819	30.27'	200.00'	8°40'16"	S50°14'14"W	30.24'
C820	20.19'	200.00'	5°46'58"	S57°27'51"W	20.18'
C821	43.96'	200.00'	12°35'35"	S66°39'07"W	43.87'
C822	118.01'	250.00'	27°02'49"	S59°25'30"W	116.92'
C823	49.38'	250.00'	11°18'59"	S51°33'35"W	49.30'
C824	45.37'	250.00'	10°23'51"	S62°25'00"W	45.30'
C825	23.27'	250.00'	5°19'59"	S70°16'55"W	23.26'
C826	39.27'	25.00'	90°00'00"	N27°56'55"E	35.36'
C827	27.20'	75.00'	20°46'58"	S06°39'37"E	27.06'
C828	18.14'	50.00'	20°46'58"	S06°39'37"E	18.04'
C829	48.34'	25.00'	110°46'58"	S51°39'37"E	41.15'
C830	75.49'	40.00'	108°08'10"	N83°30'31"E	64.78'
C831	68.45'	50.69'	77°22'36"	N81°06'41"W	63.37'
C832	15.46'	45.00'	19°40'42"	N70°02'22"E	15.38'
C833	308.41'	375.00'	47°07'19"	S01°22'19"E	299.79'
C834	110.35'	400.00'	15°48'24"	S17°01'46"E	110.00'
C835	104.73'	350.00'	17°08'40"	S16°21'38"E	104.34'
C836	26.96'	350.00'	4°24'50"	S22°43'33"E	26.96'
C837	77.77'	350.00'	12°43'50"	S14°09'13"E	77.61'
C838	47.02'	400.00'	6°44'07"	S12°29'37"E	46.99'
C839	47.02'	400.00'	6°44'07"	S19°13'44"E	46.99'
C840	16.31'	400.00'	2°20'10"	S23°45'53"E	16.31'
C841	150.35'	545.00'	15°48'24"	S17°01'46"E	149.88'
C842	22.22'	545.00'	2°20'10"	S23°45'53"E	22.22'
C843	64.07'	545.00'	6°44'07"	S19°13'44"E	64.03'
C844	64.07'	545.00'	6°44'07"	S12°29'37"E	64.03'
C845	34.60'	83.00'	23°53'09"	N16°34'07"E	34.35'
C846	86.46'	168.00'	29°29'16"	S19°22'11"W	85.51'
C847	62.25'	103.05'	34°36'52"	N16°48'09"E	61.31'
C848	11.40'	12.00'	54°25'35"	S27°12'48"W	10.98'
C849	7.56'	12.00'	36°05'15"	S18°02'38"W	7.43'
C850	3.84'	12.00'	18°20'20"	S45°15'25"W	3.82'

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
801 International Parkway, Ste. 500
Lake Mary, FL 32746
407-926-0333

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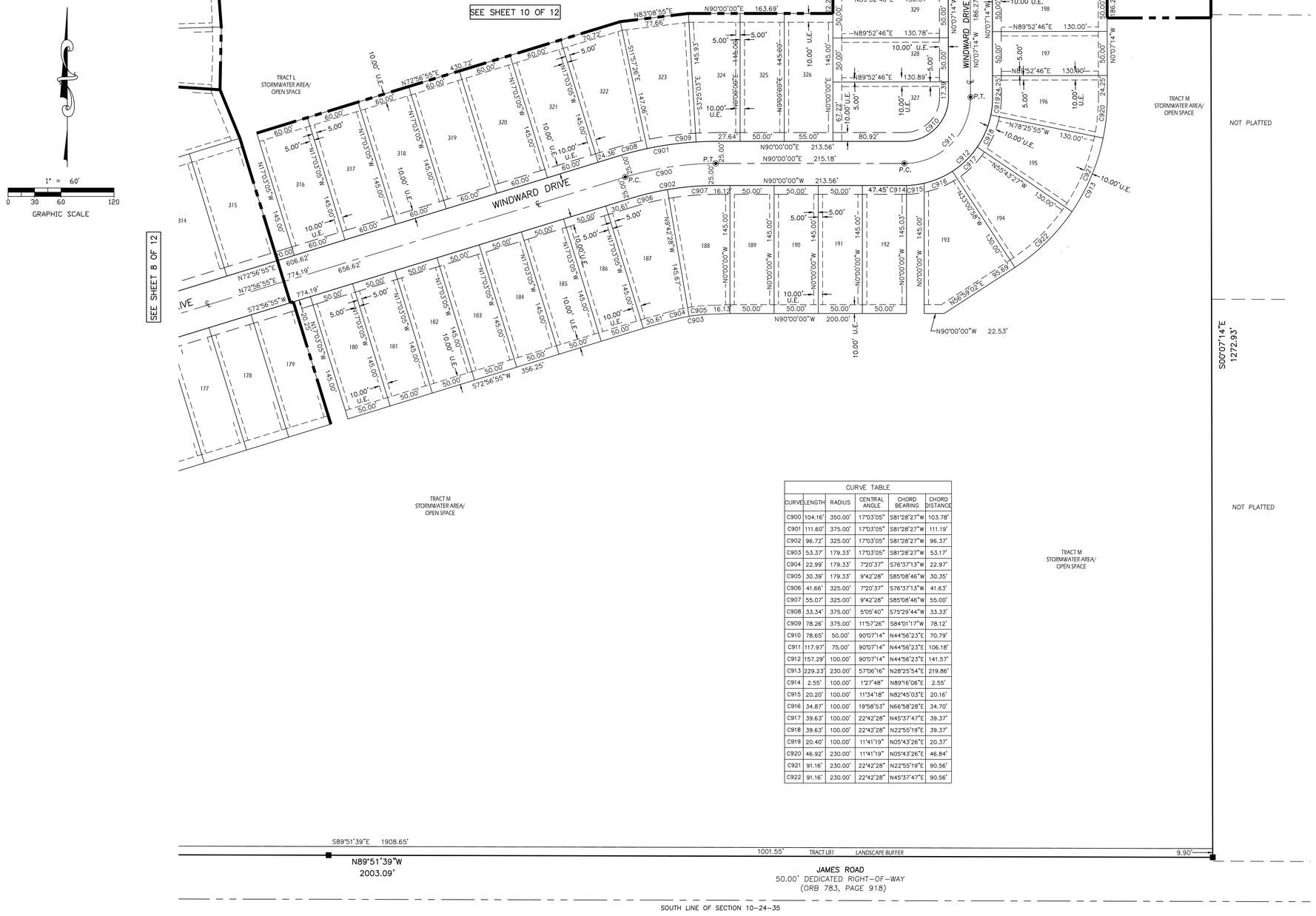
WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C900	104.16'	350.00'	17°03'05"	S81°28'27"W	103.78'
C901	111.60'	375.00'	17°03'05"	S81°28'27"W	111.19'
C902	96.72'	325.00'	17°03'05"	S81°28'27"W	96.37'
C903	53.37'	179.33'	17°03'05"	S81°28'27"W	53.17'
C904	22.99'	179.33'	7°20'37"	S76°37'13"W	22.97'
C905	30.39'	179.33'	9°42'28"	S85°08'46"W	30.35'
C906	41.66'	325.00'	7°20'37"	S76°37'13"W	41.63'
C907	55.07'	325.00'	9°42'28"	S85°08'46"W	55.00'
C908	33.34'	375.00'	5°05'40"	S75°29'44"W	33.33'
C909	78.26'	375.00'	11°57'26"	S84°01'17"W	78.12'
C910	78.65'	50.00'	90°07'14"	N44°56'23"E	70.79'
C911	117.97'	75.00'	90°07'14"	N44°56'23"E	106.18'
C912	157.29'	100.00'	90°07'14"	N44°56'23"E	141.57'
C913	229.23'	230.00'	57°06'16"	N28°25'54"E	219.86'
C914	2.55'	100.00'	1°27'48"	N89°16'06"E	2.55'
C915	20.20'	100.00'	11°34'18"	N82°45'03"E	20.16'
C916	34.87'	100.00'	19°58'53"	N66°58'28"E	34.70'
C917	39.63'	100.00'	22°42'28"	N45°37'47"E	39.37'
C918	39.63'	100.00'	22°42'28"	N22°55'19"E	39.37'
C919	20.40'	100.00'	11°41'19"	N05°43'26"E	20.37'
C920	46.92'	230.00'	11°41'19"	N05°43'26"E	46.84'
C921	91.16'	230.00'	22°42'28"	N22°55'19"E	90.56'
C922	91.16'	230.00'	22°42'28"	N45°37'47"E	90.56'

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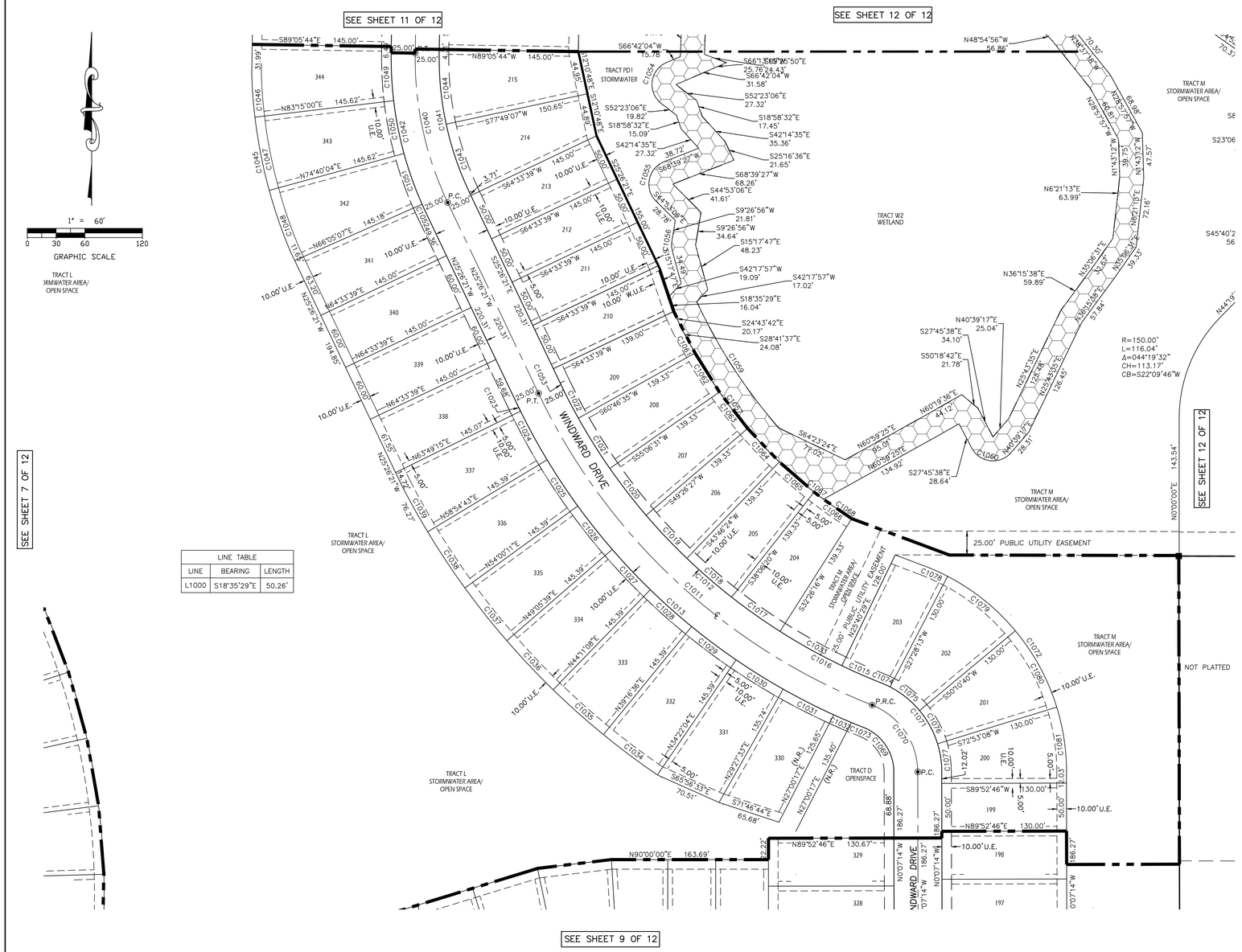

LINE TABLE		
LINE	BEARING	LENGTH
L1000	S18°35'29"E	50.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1011	487.61'	650.00'	42°58'53"	S46°55'48"E	476.25'
C1012	468.81'	625.00'	42°58'37"	S46°55'40"E	457.89'
C1013	506.31'	675.00'	42°58'37"	S46°55'40"E	494.52'
C1015	8.47'	625.00'	0°46'35"	S68°01'41"E	8.47'
C1016	109.93'	625.00'	10°04'40"	S62°36'04"E	109.79'
C1017	61.83'	625.00'	5°40'04"	S54°43'42"E	61.80'
C1018	61.82'	625.00'	5°40'04"	S49°03'38"E	61.80'
C1019	61.82'	625.00'	5°40'04"	S43°23'35"E	61.80'
C1020	61.82'	625.00'	5°40'03"	S37°43'31"E	61.80'
C1021	61.83'	625.00'	5°40'04"	S32°03'27"E	61.80'
C1022	37.88'	625.00'	3°28'23"	S27°29'14"E	37.88'
C1023	8.72'	675.00'	0°44'24"	S25°48'33"E	8.72'
C1024	57.83'	675.00'	4°54'32"	S28°38'01"E	57.81'
C1025	57.83'	675.00'	4°54'32"	S33°32'33"E	57.81'
C1026	57.83'	675.00'	4°54'32"	S38°27'05"E	57.81'
C1027	57.83'	675.00'	4°54'32"	S43°21'36"E	57.81'
C1028	57.83'	675.00'	4°54'32"	S48°16'08"E	57.81'
C1029	57.83'	675.00'	4°54'32"	S53°10'40"E	57.81'
C1030	57.83'	675.00'	4°54'32"	S58°05'12"E	57.81'
C1031	59.12'	675.00'	5°01'06"	S63°03'00"E	59.10'
C1032	20.04'	675.00'	1°42'03"	S66°24'34"E	20.04'
C1034	70.29'	820.39'	4°54'32"	S53°10'40"E	70.27'
C1035	70.29'	820.39'	4°54'32"	S48°16'08"E	70.27'
C1036	70.29'	820.39'	4°54'32"	S43°21'36"E	70.27'
C1037	70.29'	820.39'	4°54'32"	S38°27'05"E	70.27'
C1038	70.29'	820.39'	4°54'32"	S33°32'33"E	70.27'
C1039	55.57'	820.39'	3°52'51"	S29°08'51"E	55.56'
C1040	160.92'	350.00'	26°20'37"	S12°16'03"E	159.51'
C1041	149.43'	325.00'	26°20'37"	S12°16'03"E	148.12'
C1042	172.42'	375.00'	26°20'37"	S12°16'03"E	170.90'
C1043	75.20'	325.00'	13°15'28"	S18°48'37"E	75.03'
C1044	74.23'	325.00'	13°05'09"	S05°38'19"E	74.07'
C1045	188.36'	520.62'	20°43'48"	S12°16'03"E	187.34'
C1046	44.05'	520.62'	4°50'51"	S04°19'34"E	44.03'
C1047	77.98'	520.62'	8°34'56"	S11°02'28"E	77.91'
C1048	66.33'	520.62'	7°18'00"	S18°58'56"E	66.29'
C1049	50.10'	375.00'	7°39'16"	S02°55'22"E	50.06'
C1050	56.17'	375.00'	8°34'56"	S11°02'28"E	56.12'
C1051	56.17'	375.00'	8°34'56"	S19°37'24"E	56.12'
C1052	8.12'	375.00'	1°14'29"	S24°49'07"E	8.12'
C1053	3.40'	625.00'	0°18'41"	S25°35'42"E	3.40'
C1054	51.96'	25.00'	119°05'10"	S07°09'29"W	43.10'
C1055	49.54'	25.00'	113°32'33"	S11°53'10"W	41.82'
C1056	10.80'	25.00'	24°44'43"	S02°55'25"E	10.71'
C1057	208.95'	485.67'	24°39'00"	S41°01'07"E	207.34'
C1058	48.69'	25.00'	111°35'05"	S83°33'11"E	41.35'
C1059	157.25'	558.99'	16°07'03"	S32°57'04"E	156.73'
C1060	48.69'	25.00'	111°35'05"	S83°33'11"E	41.35'
C1061	4.49'	485.67'	0°31'49"	S28°57'31"E	4.49'
C1062	48.04'	485.67'	5°40'04"	S32°03'27"E	48.02'
C1063	48.04'	485.67'	5°40'03"	S37°43'31"E	48.02'
C1064	48.04'	485.67'	5°40'04"	S43°23'35"E	48.02'
C1065	48.04'	485.67'	5°40'04"	S49°03'38"E	48.02'
C1066	48.04'	485.67'	5°40'04"	S54°43'42"E	48.02'
C1067	12.28'	485.67'	1°26'57"	S52°37'09"E	12.28'
C1068	35.76'	485.67'	4°13'07"	S55°27'11"E	35.75'
C1069	59.60'	50.00'	68°17'44"	N34°16'06"W	56.13'
C1070	89.40'	75.00'	68°17'44"	N34°16'06"W	84.20'
C1071	119.20'	100.00'	68°17'44"	N34°16'06"W	112.27'
C1072	277.19'	230.00'	69°03'06"	N34°38'47"W	260.72'
C1073	13.62'	675.00'	1°09'23"	S67°50'17"E	13.62'
C1074	10.27'	100.00'	5°53'11"	N65°28'23"W	10.27'
C1075	39.63'	100.00'	22°42'28"	N51°10'34"W	39.37'
C1076	39.63'	100.00'	22°42'28"	N28°28'06"W	39.37'
C1077	29.66'	100.00'	16°59'38"	N08°37'03"W	29.55'
C1078	26.66'	230.00'	6°38'33"	N65°51'04"W	26.65'
C1079	91.15'	230.00'	22°42'28"	N51°10'34"W	90.56'
C1080	91.15'	230.00'	22°42'28"	N28°28'06"W	90.56'
C1081	68.22'	230.00'	16°59'38"	N08°37'03"W	67.97'

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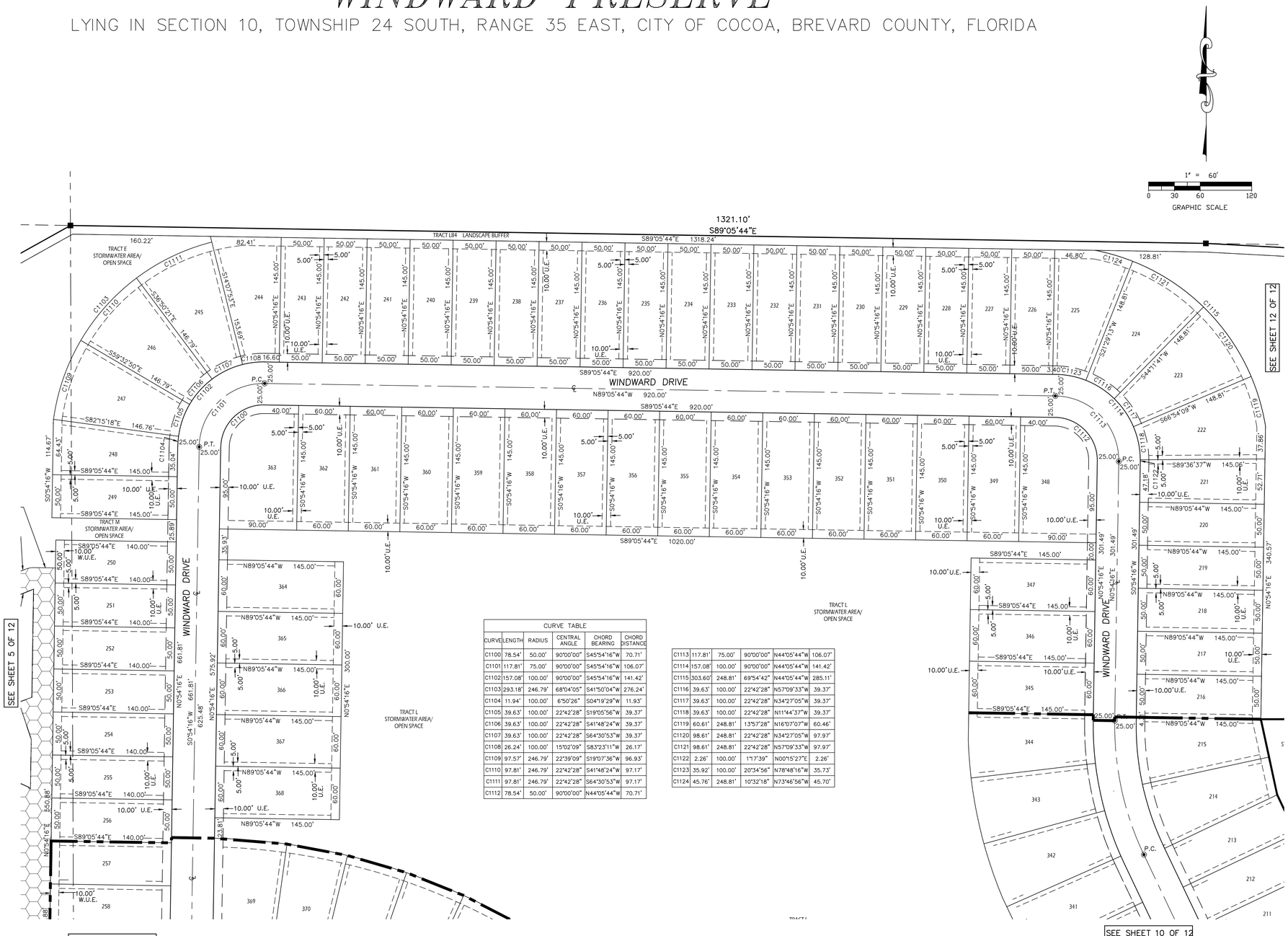

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1100	78.54'	50.00'	90°00'00"	S45°54'16"W	70.71'
C1101	117.81'	75.00'	90°00'00"	S45°54'16"W	106.07'
C1102	157.08'	100.00'	90°00'00"	S45°54'16"W	141.42'
C1103	293.18'	246.79'	68°04'05"	S41°50'04"W	276.24'
C1104	11.94'	100.00'	6°50'26"	S04°19'29"W	11.93'
C1105	39.63'	100.00'	22°42'28"	S19°05'56"W	39.37'
C1106	39.63'	100.00'	22°42'28"	S41°48'24"W	39.37'
C1107	39.63'	100.00'	22°42'28"	S64°30'53"W	39.37'
C1108	26.24'	100.00'	15°02'09"	S83°23'11"W	26.17'
C1109	97.57'	246.79'	22°39'09"	S19°07'36"W	96.93'
C1110	97.81'	246.79'	22°42'28"	S41°48'24"W	97.17'
C1111	97.81'	246.79'	22°42'28"	S64°30'53"W	97.17'
C1112	78.54'	50.00'	90°00'00"	N44°05'44"W	70.71'
C1113	117.81'	75.00'	90°00'00"	N44°05'44"W	106.07'
C1114	157.08'	100.00'	90°00'00"	N44°05'44"W	141.42'
C1115	303.60'	248.81'	69°54'42"	N44°05'44"W	285.11'
C1116	39.63'	100.00'	22°42'28"	N57°09'33"W	39.37'
C1117	39.63'	100.00'	22°42'28"	N34°27'05"W	39.37'
C1118	39.63'	100.00'	22°42'28"	N11°44'37"W	39.37'
C1119	60.61'	248.81'	13°57'28"	N16°07'07"W	60.46'
C1120	98.61'	248.81'	22°42'28"	N34°27'05"W	97.97'
C1121	98.61'	248.81'	22°42'28"	N57°09'33"W	97.97'
C1122	2.26'	100.00'	1°17'39"	N00°15'27"E	2.26'
C1123	35.92'	100.00'	20°34'56"	N78°48'16"W	35.73'
C1124	45.76'	248.81'	10°32'18"	N73°46'56"W	45.70'

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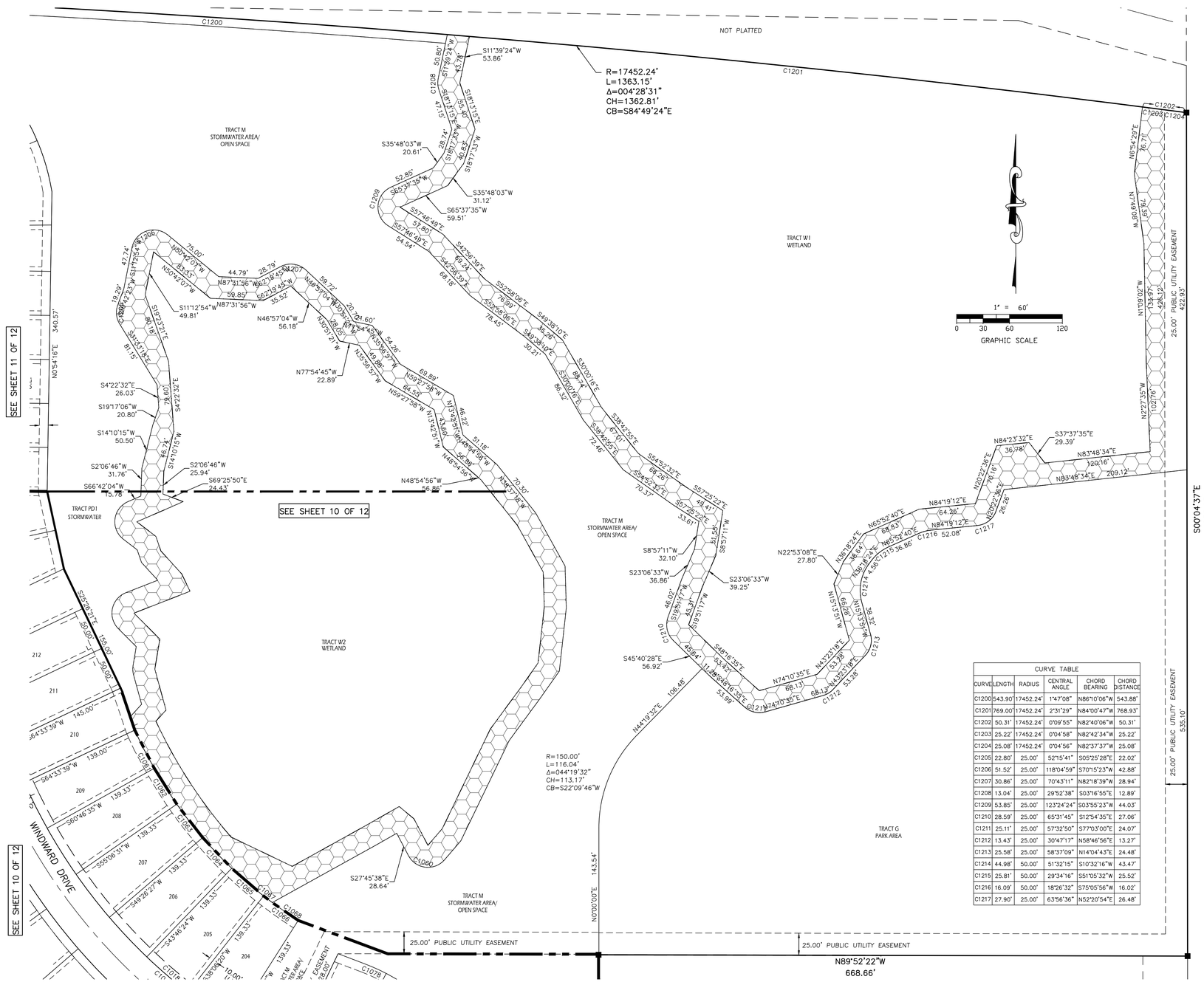
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NOT PLATTED
C1201
R=17452.24'
L=1363.15'
Δ=004°28'31"
CH=1362.81'
CB=S84°49'24"E
C1202
C1203
C1204
S11°39'24"W
53.86'
C1208
S35°48'03"W
20.61'
C1209
S35°48'03"W
31.12'
S65°37'35"W
59.51'
TRACT M
STORMWATER AREA/
OPEN SPACE
TRACT W1
WETLAND
1" = 60'
0 30 60 120
GRAPHIC SCALE
N6°54'29"E
76.71'
N6°00'49"W
78.59'
N1°19'02"W
134.97'
N2°27'35"W
102.76'
25.00' PUBLIC UTILITY EASEMENT
422.93'
S00°04'37"E
958.03'
N84°23'32"E
36.78'
S37°37'35"E
29.39'
N83°48'34"E
20.16'
N93°48'34"E
209.12'
N84°19'12"E
64.26'
N65°52'40"E
68.63'
C1216 52.08'
C1217
N20°02'28"E
46.15'
N20°02'28"E
48.88'
N36°18'24"E
38.64'
N22°53'08"E
27.80'
C1214
C1215 36.86'
N15°13'51"W
66.29'
S8°57'11"W
32.10'
S23°06'33"W
36.86'
S23°06'33"W
39.25'
S85°57'11"W
61.54'
S57°25'22"E
49.41'
S57°25'22"E
33.61'
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S30°01'16"E
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86.32'
S49°38'10"E
30.28'
S49°38'10"E
30.21'
S52°56'06"E
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78.45'
S42°56'39"E
69.24'
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68.18'
S57°46'48"E
57.80'
S65°46'16"E
54.54'
S65°37'35"W
59.51'
C1209
C1210
C1211
C1212
C1213
S45°40'28"E
56.92'
S74°10'35"E
68.13'
N74°10'35"W
68.13'
N43°23'18"E
53.28'
N43°23'18"E
53.28'
C1214
C1215
C1216
C1217
S74°10'35"E
53.28'
S45°40'28"E
45.64'
N44°19'32"E
106.46'
R=150.00'
L=116.04'
Δ=044°19'32"
CH=113.17'
CB=S22°09'46"W
N0°00'00"E
143.54'
TRACT G
PARK AREA
TRACT PD1
STORMWATER
TRACT W2
WETLAND
TRACT M
STORMWATER AREA/
OPEN SPACE
SEE SHEET 11 OF 12
SEE SHEET 10 OF 12
SEE SHEET 10 OF 12
N0°54'16"E
340.57'
S4°22'32"E
26.03'
S19°17'06"W
20.80'
S14°10'15"W
50.50'
S2°06'46"W
31.76'
S2°06'46"W
25.94'
S69°25'50"E
24.43'
S66°42'04"W
13.78'
S14°10'15"W
46.24'
S3°22'32"E
109.69'
S19°17'06"E
80.18'
S11°12'54"W
49.81'
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N87°31'56"W
44.79'
28.79'
N46°57'04"W
56.18'
N46°57'04"W
59.76'
N46°57'04"W
35.52'
N80°42'07"W
85.35'
N80°42'07"W
75.00'
S11°12'54"W
47.74'
C1206
C1207
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C1234
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C1240
C1241
C1242
C1243
C1244
C1245

School Board of Brevard County
2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark J. Rendell, Ed.D., Superintendent

Brevard Public Schools

November 28, 2023

City of Cocoa
Eric P. Raasch, Jr., AICP
Planning & Zoning Department
65 Stone Street
Cocoa, Florida 32922

RE: Proposed Windward Preserve Development
School Impact Analysis – School Concurrency SCADL-2023-25

Dear Eric P. Raasch, Jr.,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account number 2462086 (Parcel ID number: 24-35-10-00-502 containing a total of approximately 216.21 acres in the City of Cocoa, Florida. The proposed development includes 385 single-family homes. The School Concurrency Determination of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014).* The following capacity analysis is performed using capacities/projected students as shown in years 2023-24 to 2027-28 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2022-23 to 2027-28 which* is attached for reference.

Single-Family Homes	385		
Students Generated	**Student Generation Rates**	**Calculated Students Generated**	**Rounded Number of Students Generated**
Elementary	0.24	92.4	92
Middle	0.07	26.95	27
High	0.12	46.2	46
Total	0.43		**165**

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646

An Equal Opportunity Employer

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

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

Projected Student Membership

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	649	677	821	794	786
Cocoa	1,536	1,555	1,525	1,518	1,470
Cocoa	1,536	1,555	1,525	1,518	1,470

Students Generated by Newly Issued SCADL Reservations Since FFP

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	-	17	34	34	34
Cocoa	-	3	6	6	6
Cocoa	-	8	16	16	16

Cumulative Students Generated by Proposed Development

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	-	23	46	69	92
Cocoa	-	7	13	20	27
Cocoa	-	12	23	35	46

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

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

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

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

At this time, **there is projected to be sufficient capacity at every school level for the proposed Windward Preserve development.**

This letter is the official ***School Concurrency Availability Determination Letter (SCADL)*** for the Windward Preserve development. In accordance with Section 13.2(e) of the *Interlocal Agreement for Public School Facility Planning and School Concurrency (ILA).* This letter will become binding, and capacity will be reserved in Brevard Public Schools for the projected student membership impact of this development as of the date of this letter.

The School Capacity Reservation at the above schools is valid for 24 months from the date of this letter. At that time, if the project has not received the Certificate of Completion approval from The City of Cocoa, a Time Extension application can be submitted to the School Board through The City of Cocoa. A maximum of 2 additional years can be requested. If the final planning approval has not been completed after the 2-year Time Extension is granted, a new application for School Concurrency must be submitted.

Also, in accordance with Section 13.2(f) of the ILA, so that the school district can track capacity reservations, please provide notification:

1. When this residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent.
2. The date the development order expires, is extended, or is revoked.
3. When the concurrency reservations become vested.
4. When the school impact fees have been paid.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2022-23 to 2027-28*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services
File SCADL-2023-25

David G. Lindemann, AICP, Director of Planning & Project Management, Facilities Services
File SCADL-2023-25

Windward Preserve Development Location Map

Brevard Public Schools

N

Windward Preserve Development
SCADL-2023-25
385 Single-Family Units

Schools Affected by Development:
Saturn Elementary School
Cocoa Jr./Sr. High School

Drawn By:
Planning & Project Management
Karen M. Black
November 28, 2023

0 0.5 1 2 Miles

Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service

Data and Analysis for School Years 2022-23 to 2027-28

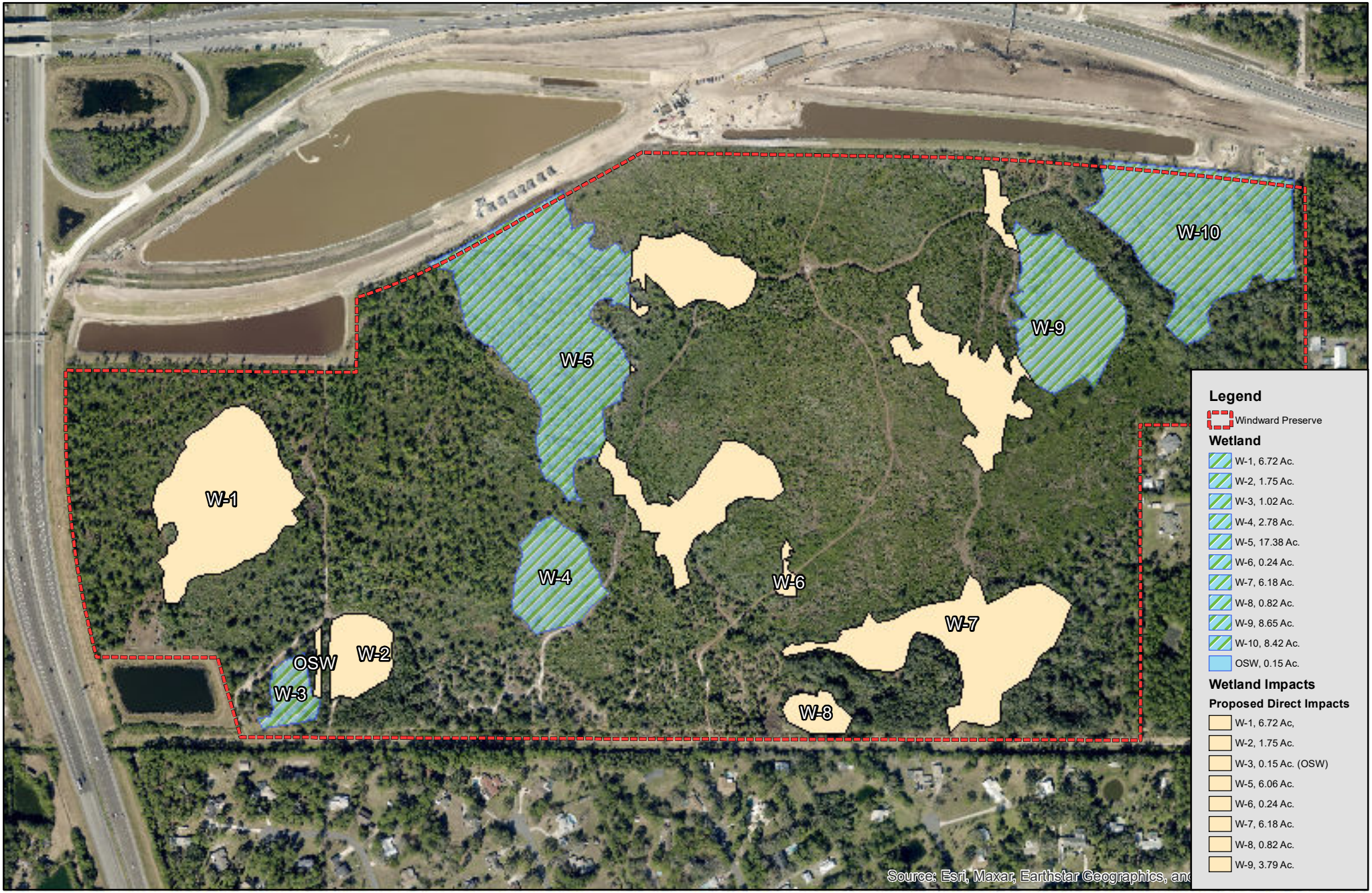
Summary	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Highest Utilization Elementary Schools:	93%	99%	100%	99%	99%	100%
Highest Utilization Middle Schools:	88%	88%	94%	92%	91%	100%
Highest Utilization Jr / Sr High Schools:	83%	83%	81%	78%	77%	76%
Highest Utilization High Schools:	107%	99%	97%	98%	100%	100%

				School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
School	Type	Grades	Utilization Factor	FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	751	598	80%	751	598	80%	751	635	85%	751	704	94%	751	720	96%	773	766	99%
Andersen	Elementary	K-6	100%	884	568	64%	884	568	64%	884	549	62%	884	537	61%	884	530	60%	884	501	57%
Apollo	Elementary	K-6	100%	902	731	81%	902	731	81%	902	749	83%	902	753	83%	902	736	82%	902	718	80%
Atlantis	Elementary	PK-6	100%	739	620	84%	739	620	84%	739	608	82%	739	596	81%	739	585	79%	739	572	77%
Audubon	Elementary	PK-6	100%	761	450	59%	761	450	59%	761	435	57%	761	422	55%	761	419	55%	761	426	56%
Cambridge	Elementary	PK-6	100%	787	495	63%	787	495	63%	787	511	65%	787	505	64%	787	510	65%	787	524	67%
Cape View	Elementary	PK-6	100%	570	305	54%	570	288	51%	570	309	54%	570	314	55%	570	315	55%	570	329	58%
Carroll	Elementary	K-6	100%	751	626	83%	751	633	84%	751	643	86%	751	623	83%	751	619	82%	751	628	84%
Challenger 7	Elementary	PK-6	100%	573	503	88%	573	503	88%	573	474	83%	573	462	81%	573	433	76%	573	413	72%
Columbia	Elementary	PK-6	100%	751	506	67%	751	512	68%	751	531	71%	751	522	70%	751	538	72%	751	538	72%
Coquina	Elementary	K-6	100%	711	560	79%	711	560	79%	711	565	79%	711	602	85%	711	590	83%	711	585	82%
Creel	Elementary	PK-6	100%	1,114	626	56%	1,114	660	59%	1,114	668	60%	1,114	668	60%	1,114	667	60%	1,114	658	59%
Croton	Elementary	PK-6	100%	795	488	61%	795	488	61%	795	514	65%	795	528	66%	795	542	68%	795	542	68%
Discovery	Elementary	PK-6	100%	980	643	66%	980	664	68%	980	675	69%	980	671	68%	980	720	73%	980	761	78%
Endeavour	Elementary	PK-6	100%	968	719	74%	968	750	77%	968	717	74%	968	707	73%	968	674	70%	968	671	69%
Enterprise	Elementary	K-6	100%	729	597	82%	729	597	82%	729	578	79%	729	552	76%	729	538	74%	729	529	73%
Fairglen	Elementary	PK-6	100%	789	617	78%	789	617	78%	789	617	78%	789	632	80%	789	635	80%	789	625	79%
Gemini	Elementary	K-6	100%	711	468	66%	711	477	67%	711	465	65%	711	468	66%	711	455	64%	711	457	64%
Golfview	Elementary	PK-6	100%	777	441	57%	777	441	57%	777	460	59%	777	481	62%	777	489	63%	777	503	65%
Harbor City	Elementary	PK-6	100%	629	403	64%	629	405	64%	629	457	73%	629	474	75%	629	494	79%	629	509	81%
Holland	Elementary	PK-6	100%	605	432	71%	605	450	74%	605	451	75%	605	444	73%	605	442	73%	605	431	71%
Imperial Estates	Elementary	K-6	100%	729	659	90%	729	684	94%	729	712	98%	729	724	99%	751	742	99%	795	779	98%
Indialantic	Elementary	K-6	100%	798	686	86%	798	686	86%	798	685	86%	798	671	84%	798	676	85%	798	651	82%
Jupiter	Elementary	PK-6	100%	930	729	78%	930	735	79%	930	801	86%	930	882	95%	974	940	97%	1,040	1,030	99%
Lockmar	Elementary	PK-6	100%	892	585	66%	892	585	66%	892	569	64%	892	552	62%	892	558	63%	892	559	63%
Longleaf	Elementary	PK-6	100%	790	631	80%	790	637	81%	790	613	78%	790	590	75%	790	563	71%	790	528	67%
Manatee	Elementary	K-6	100%	998	898	90%	998	910	91%	998	889	89%	998	845	85%	998	888	89%	998	881	88%
McAuliffe	Elementary	PK-6	100%	838	621	74%	838	621	74%	838	580	69%	838	568	68%	838	553	66%	838	528	63%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	825	74%	1,114	825	74%	1,114	779	70%	1,114	773	69%	1,114	805	72%	1,114	843	76%
Meadowlane Primary	Elementary	K-6	100%	824	651	79%	824	666	81%	824	660	80%	824	630	76%	824	618	75%	824	613	74%
Mila	Elementary	PK-6	100%	707	435	62%	707	435	62%	707	439	62%	707	396	56%	707	383	54%	707	362	51%
Mims	Elementary	PK-6	100%	725	464	64%	725	464	64%	725	481	66%	725	512	71%	725	525	72%	725	513	71%
Oak Park	Elementary	PK-6	100%	968	505	52%	968	505	52%	968	471	49%	968	478	49%	968	475	49%	968	447	46%
Ocean Breeze	Elementary	PK-6	100%	654	554	85%	654	550	84%	654	542	83%	654	533	81%	654	534	82%	654	531	81%
Palm Bay Elem	Elementary	PK-6	100%	983	586	60%	983	613	62%	983	610	62%	983	627	64%	983	630	64%	983	636	65%
Pinewood	Elementary	PK-6	100%	569	521	92%	591	521	88%	591	541	92%	613	572	93%	613	598	98%	613	600	98%
Port Malabar	Elementary	PK-6	100%	852	640	75%	852	640	75%	852	683	80%	852	746	88%	852	760	89%	852	795	93%
Quest	Elementary	PK-6	100%	932	693	74%	932	693	74%	932	684	73%	932	681	73%	932	685	73%	932	697	75%
Riviera	Elementary	PK-6	100%	777	699	90%	777	714	92%	777	718	92%	799	780	98%	843	827	98%	887	866	98%
Roosevelt	Elementary	K-6	100%	599	288	48%	599	298	50%	599	269	45%	599	256	43%	599	239	40%	599	220	37%
Sabal	Elementary	PK-6	100%	785	500	64%	785	500	64%	785	503	64%	785	516	66%	785	534	68%	785	535	68%
Saturn	Elementary	PK-6	100%	998	649	65%	998	649	65%	998	677	68%	998	821	82%	998	794	80%	998	786	79%
Sea Park	Elementary	PK-6	100%	461	337	73%	461	337	73%	461	327	71%	461	321	70%	461	326	71%	461	329	71%
Sherwood	Elementary	PK-6	100%	609	459	75%	609	459	75%	609	458	75%	609	459	75%	609	450	74%	609	441	72%
Sunrise	Elementary	PK-6	100%	913	759	83%	913	767	84%	913	836	92%	935	908	97%	1,023	1,004	98%	1,067	1,067	100%
Suntree	Elementary	K-6	100%	755	600	79%	755	602	80%	755	561	74%	755	541	72%	755	516	68%	755	480	64%
Surfside	Elementary	K-6	100%	541	442	82%	541	442	82%	541	425	79%	541	418	77%	541	417	77%	541	407	75%
Tropical	Elementary	K-6	100%	910	669	74%	910	669	74%	910	614	67%	910	600	66%	910	572	63%	910	545	60%
Turner	Elementary	PK-6	100%	874	555	64%	874	564	65%	874	589	67%	874	647	74%	874	675	77%	874	691	79%
University Park	Elementary	PK-6	100%	811	487	60%	811	487	60%	811	545	67%	811	592	73%	811	642	79%	811	658	81%
Viera Elem	Elementary	K-6	100%	1,030	695	67%	1,030	717	70%	1,030	759	74%	1,030	857	83%	1,030	926	90%	1,074	1,061	99%
Westside	Elementary	K-6	100%	857	799	93%	857	846	99%	923	922	100%	989	974	98%	1,033	988	96%	1,099	1,100	100%
Williams	Elementary	PK-6	100%	715	451	63%	715	450	63%	715	443	62%	715	414	58%	715	411	57%	715	415	58%
Elementary Totals				**42,215**	**30,468**		**42,237**	**30,778**		**42,303**	**30,996**		**42,435**	**31,549**		**42,677**	**31,905**		**43,007**	**32,280**	

School	Type	Grades	Utilization Factor	School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
				FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,129	75%	1,514	1,129	75%	1,514	1,158	76%	1,514	1,228	81%	1,514	1,289	85%	1,514	1,377	91%
DeLaura	Middle	7-8	90%	960	842	88%	960	844	88%	960	902	94%	960	820	85%	960	789	82%	960	826	86%
Hoover	Middle	7-8	90%	680	505	74%	680	505	74%	680	534	79%	680	574	84%	680	577	85%	680	588	86%
Jackson	Middle	7-8	90%	660	550	83%	660	550	83%	660	545	83%	660	538	82%	660	555	84%	660	588	89%
Jefferson	Middle	7-8	90%	873	608	70%	873	608	70%	873	600	69%	873	609	70%	873	563	64%	873	548	63%
Johnson	Middle	7-8	90%	1,064	610	57%	1,064	610	57%	1,064	650	61%	1,064	698	66%	1,064	753	71%	1,064	825	78%
Kennedy	Middle	7-8	90%	869	671	77%	869	671	77%	869	687	79%	869	670	77%	869	669	77%	869	677	78%
Madison	Middle	7-8	90%	781	446	57%	781	453	58%	781	484	62%	781	452	58%	781	476	61%	781	593	76%
McNair	Middle	7-8	90%	616	365	59%	616	369	60%	616	346	56%	616	354	57%	616	337	55%	616	347	56%
Southwest	Middle	7-8	90%	1,230	920	75%	1,230	920	75%	1,230	1,024	83%	1,230	1,127	92%	1,289	1,174	91%	1,289	1,285	100%
Stone	Middle	7-8	90%	1,076	668	62%	1,076	708	66%	1,076	799	74%	1,076	823	76%	1,076	890	83%	1,076	977	91%
Middle Totals				**10,323**	**7,314**		**10,323**	**7,367**		**10,323**	**7,729**		**10,323**	**7,893**		**10,382**	**8,072**		**10,382**	**8,631**	
Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	2,097	1,545	74%	2,097	1,536	73%	2,097	1,555	74%	2,097	1,525	73%	2,097	1,518	72%	2,097	1,470	70%
Cocoa Beach	Jr / Sr High	7-12	90%	1,445	983	68%	1,445	1,000	69%	1,445	1,000	69%	1,445	941	65%	1,445	928	64%	1,445	867	60%
Space Coast	Jr / Sr High	7-12	90%	1,852	1,534	83%	1,852	1,534	83%	1,852	1,505	81%	1,852	1,450	78%	1,852	1,428	77%	1,852	1,402	76%
Jr / Sr High Totals				**5,394**	**4,062**		**5,394**	**4,070**		**5,394**	**4,060**		**5,394**	**3,916**		**5,394**	**3,874**		**5,394**	**3,739**	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,109	76%	1,451	1,109	76%	1,451	1,123	77%	1,451	1,129	78%	1,451	1,164	80%	1,451	1,158	80%
Bayside	High	9-12	95%	2,263	1,851	82%	2,263	1,885	83%	2,263	2,023	89%	2,263	2,099	93%	2,263	2,175	96%	2,382	2,371	100%
Eau Gallie	High	PK, 9-12	95%	2,221	1,582	71%	2,221	1,582	71%	2,221	1,597	72%	2,221	1,625	73%	2,221	1,631	73%	2,221	1,693	76%
Heritage	High	9-12	95%	2,314	2,033	88%	2,314	2,055	89%	2,314	2,065	89%	2,314	2,057	89%	2,314	2,099	91%	2,314	2,171	94%
Melbourne	High	9-12	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,248	95%	2,370	2,284	96%	2,370	2,345	99%
Merritt Island	High	PK, 9-12	95%	1,962	1,546	79%	1,962	1,546	79%	1,962	1,512	77%	1,962	1,457	74%	1,962	1,437	73%	1,962	1,454	74%
Palm Bay	High	PK, 9-12	95%	2,657	1,483	56%	2,657	1,495	56%	2,657	1,581	60%	2,657	1,683	63%	2,657	1,704	64%	2,657	1,700	64%
Rockledge	High	9-12	95%	1,836	1,559	85%	1,836	1,559	85%	1,836	1,640	89%	1,836	1,699	93%	1,836	1,693	92%	1,836	1,620	88%
Satellite	High	PK, 9-12	95%	1,527	1,518	99%	1,551	1,536	99%	1,551	1,433	92%	1,551	1,413	91%	1,551	1,359	88%	1,551	1,299	84%
Titusville	High	9-12	95%	1,813	1,313	72%	1,813	1,333	74%	1,813	1,335	74%	1,813	1,351	75%	1,813	1,316	73%	1,813	1,322	73%
Viera	High	PK, 9-12	95%	2,141	2,289	**107%**	2,474	2,319	94%	2,474	2,391	97%	2,474	2,417	98%	2,569	2,579	**100%**	2,664	2,660	100%
High Totals				**22,555**	**18,528**		**22,912**	**18,664**		**22,912**	**18,945**		**22,912**	**19,178**		**23,007**	**19,441**		**23,221**	**19,793**	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	403	85%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	569	506	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%
South Lake	Elementary	K-6	100%	481	434	90%	657	453	69%	657	471	72%	657	489	74%	657	507	77%	657	529	81%
West Melbourne	Elementary	K-6	100%	618	549	89%	618	552	89%	794	570	72%	794	588	74%	794	606	76%	794	624	79%
Edgewood	Jr / Sr High	7-12	90%	1,077	938	87%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%
West Shore	Jr / Sr High	7-12	90%	1,264	930	74%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%
Schools of Choice				**4,484**	**3,760**		**4,660**	**3,827**		**4,836**	**3,863**		**4,836**	**3,899**		**4,836**	**3,935**		**4,836**	**3,975**	
Brevard Totals				**84,971**	**64,132**		**85,526**	**64,706**		**85,768**	**65,593**		**85,900**	**66,435**		**86,296**	**67,227**		**86,840**	**68,418**	

Notes

1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2022-23 are reported from the FISH database as of October 14, 2022.
2. Student Membership is reported from the Fall Final Membership Count (10/14/2022).
3. Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
   - Development Projections from Brevard County Local Government Jurisdictions
   - Brevard County School Concurrency Student Generation Multipliers (SGM)
   - Fall Membership student addresses and corresponding concurrency service areas
   - Student Mobility Rates / Cohort Survival Rates
   - Brevard County Birth rates by zip code
4. Davis Demographics estimates are then adjusted using the following factors:
   - PK (Pre-Kindengarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
   - Current From/To attendance patterns are assumed to remain constant.
   - Nongeocoded student addresses are assumed to continue in their attendance schools.
   - Charter School Growth.
5. In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
6. If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established.
   If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students.
   - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
   For school year 2023-24, no additional capacity is needed.
   For school year 2024-25, a total of 3 intermediate classrooms are projected for Westside Elementary School
   For school year 2025-26, a total of 6 intermediate classrooms are projected for Pinewood (1), Riveria (1), Sunrise (1) and Westside (3) Elementary Schools.
   For school year 2026-27, a total of 14 intermediate classrooms are projected for Imperial Estates (1), Jupiter (2), Riviera (2), Sunrise (4), Westside (2) Elementary Schools, and Southwest Middle School (3). 4 High School relocatable classrooms are proposed for Viera High School.
   For school year 2027-28, a total of 15 intermediate classrooms are projected for Roy Allen (1), Imperial Estates (2), Jupiter (3), Riveria (2), Viera El (2), Sunrise (2), and Westside (3) Elementary Schools. 9 High School relocatable classrooms are proposed for Bayside (5) and Viera (4) High.
7. A classroom addition is planned for construction at Viera High School for 2023-24. The factored capacity is adjusted for the proposed 350 student stations.
8. A classroom addition is planned for construction at South Lake Elementary School for 2023-24. The factored capacity is adjusted for the proposed 176 student stations.
9. A classroom addition is planned for construction at West Melbourne School of Science for 2024-25. The factored capacity is adjusted for the proposed 176 student stations.
10. Capacity adjusted for Board approved addition of one relocatable each at Pinewood Elementary and Satellite High Schools for school year 2024-25 forward.



Bio-Tech Consulting Inc.
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www.bio-techconsulting.com

Windward Preserve
Brevard County, Florida
Figure
Proposed Direct Impacts

N
W E
S

575
Feet

Project #:183-79
Produced By:KLG
Date: 5/12/2023



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Windward Preserve
Brevard County, Florida
Figure
Secondary Impacts & Upland Buffers

N
W E
S

570
Feet

Project #:183-79
Produced By:KLG
Date: 5/12/2023

Project: Windward Preserve						Date: 5/12/2023				
Impacts:	Habitat Type	Location Landscape		Water Environment		Community Structure		Acres	Functional Units Lost	Total Impact Acres (D/S)
		before	after	before	after	before	after			
										13.92
W1	630/641	5	0	5	0	5	0	6.72	3.36	
W2	641	5	0	5	0	5	0	1.75	0.88	
W3 (OSW)	530	5	0	5	0	4	0	0.15	0.07	
W5	630	6	0	6	0	6	0	6.06	3.64	
W6	641	0	0	0	0	0	0	0.24	0.00	
W7	641	5	0	5	0	5	0	6.18	3.09	
W8	618	5	0	5	0	5	0	0.82	0.41	
W9	641	6	0	6	0	5	0	3.79	2.15	
Secondary - 100'	630	6	5	5	5	5	3	1.22	0.12	
Secondary - 200'	641	6	5	5	5	5	3	2.13	0.21	
								29.06	**13.92**	

TABLE 1. PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE	WL & SW SIZE	WL & SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION
				WL & SW	IMPACT	IMPACT	WL & SW	IMPACT	IMPACT	ID
				TYPE	SIZE	CODE	TYPE	SIZE	CODE	
W1	**630/641**	**6.72**	**0.00**					**6.72**	**F**	**MB**
W2	**641**	**1.75**	**0.00**					**1.75**	**F**	**MB**
W3	**641**	**1.17**	**1.02**					**0.15 (OSW)**	**F**	**MB**
W4	**641**	**2.78**	**2.78**					**0.00**		**N/A**
W5	**630/641**	**17.38**	**11.32**					**6.06**	**F**	**MB**
W6	**641**	**0.24**	**0.00**					**0.24**	**F**	**N/A**
W7	**641**	**6.18**	**0.00**					**6.18**	**F**	**MB**
W8	**618**	**0.82**	**0.00**					**0.82**	**F**	**MB**
W9	**641**	**8.65**	**4.86**					**3.79**	**F**	**MB**
W10	**625/630/641**	**8.42**	**8.42**					**0.00**		
PROJECT TOTALS		**54.110**	**28.40**					**25.56**		

Comments: FLUCFCS - Florida Land Use, Cover and Forms Classification System

CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, 111b.)
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer: _____

TABLE 2: PROJECT ON-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TARGET	AREA	TARGET
			0		0		0		0		0	

CODES (multiple entries per cell not allowed):
Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer: _____

TABLE 3: PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TARGET	AREA	TARGET
MB											**13.92**	**UMAM**

MITIGATION TO BE PROVIDED FOR AN APPROVED MITIGATION BANK

CODES (multiple entries per cell not allowed):
Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer: _____

Windward Preserve

Stormwater Management Report

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

Prepared by:

Madden, Moorhead, and Stokes, LLC.
431 East Horatio Avenue, Suite 260
Maitland, FL 32751

Original Issue: November 4, 2022
Revision 1: March 3, 2023
Revision 2: August 11, 2023
Revision 3: October 4, 2023
Revision 4: November 20, 2023

David A. Stokes, P.E.# 66527
Certificate of Authorization No. CA-0007723

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Proposed Development **4**

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Appendix B - Predevelopment Basin Map
Appendix C – Predevelopment Hydrology Calculations & Data
Appendix D – Predevelopment ICPR Node Diagram
Appendix E – Predevelopment ICPR Input Data
Appendix F – Predevelopment ICPR Basin Max
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Appendix H – Post-development Basin Map
Appendix I – Post-development Hydrology Calculations & Data
Appendix J – Post-development ICPR Node Diagram
Appendix K – Post-development ICPR Input Data
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Appendix O – Pre/Post Nutrient Analysis
Appendix P – Floodplain Compensating Storage Analysis.
Appendix Q – Storm Sewer Design
Appendix R – Tailwater Node Information
Appendix S- County Provided Information

EXECUTIVE SUMMARY

Madden, Moorhead, & Stokes LLC. has been retained by Taylor Morrison to design the stormwater system for the proposed Windward Preserve subdivision. The proposed project is located at the SE corner of the intersection of I-95 and the 528. The project is also bordered on the east by Friday Road, and on the south by James Road. The proposed subdivision will contain approximately 385 residential lots with associated utilities, roadways, and stormwater ponds.

The purpose of this application is to obtain the permits necessary for the construction of the stormwater system defined in this report.

PRE-DEVELOPMENT CONDITIONS

In the pre-development condition, the project site contains several wetlands which receive stormwater runoff from the on-site areas, and three discharge points that flow off-site. The three main discharge points are as follows; near the NW corner between the proposed beachline/528 retention ponds, near the NE corner to the existing culvert under the 528, and the downstream node JAM-120 at the end of the James Road ditch. The existing property has various wetlands, vegetation, floodplain Zone A, and is currently vacant. The southern property line along James Rd has been disturbed previously by the placement of spoil piles assumed to have been created when the County was performing maintenance of the James Rd ditch. Since the site is bordered by roadways, and the James Rd ditch flows westerly, the project site does not receive stormwater runoff from adjacent properties.

100 Year Floodplain

The project site is in Zone A and X per the FEMA FIRM maps. This report includes the 100-year storm event modeling in the predevelopment and post-development conditions to show that no floodplain impacts are proposed. It should be noted that the proposed floodplain mapped by FEMA is not accurate as it has previously been severed by I-95, 528, James Road, and other previous improvements performed by previous municipalities, agencies, and/or developers. Based on the past changes to this area, the on-site flood zones solely receive runoff from the on-site contributing areas, therefore due to this no off-site properties are affected.

Wetlands

The project site contains several wetlands, of which several are proposed to be impacted, please refer to the enclosed site plans which include a wetland impact map identifying the wetlands to be impacted and to remain.

PROPOSED DEVELOPMENT

Stormwater Management

The project's design criteria is governed by both the City of Cocoa and SJRWMD, please see appendices enclosed for detailed calculations. The post-development drainage will be handled in the on-site ponds, which discharge to the on-site wetlands prior to off-site discharge. The on-site wet retention ponds provide water quality and attenuation for the proposed improvements.

Routing

Routing calculations for pond peak stages were performed by Interconnected Pond Routing Program (v4) by Streamline Technologies, Inc.

Tailwater Determination

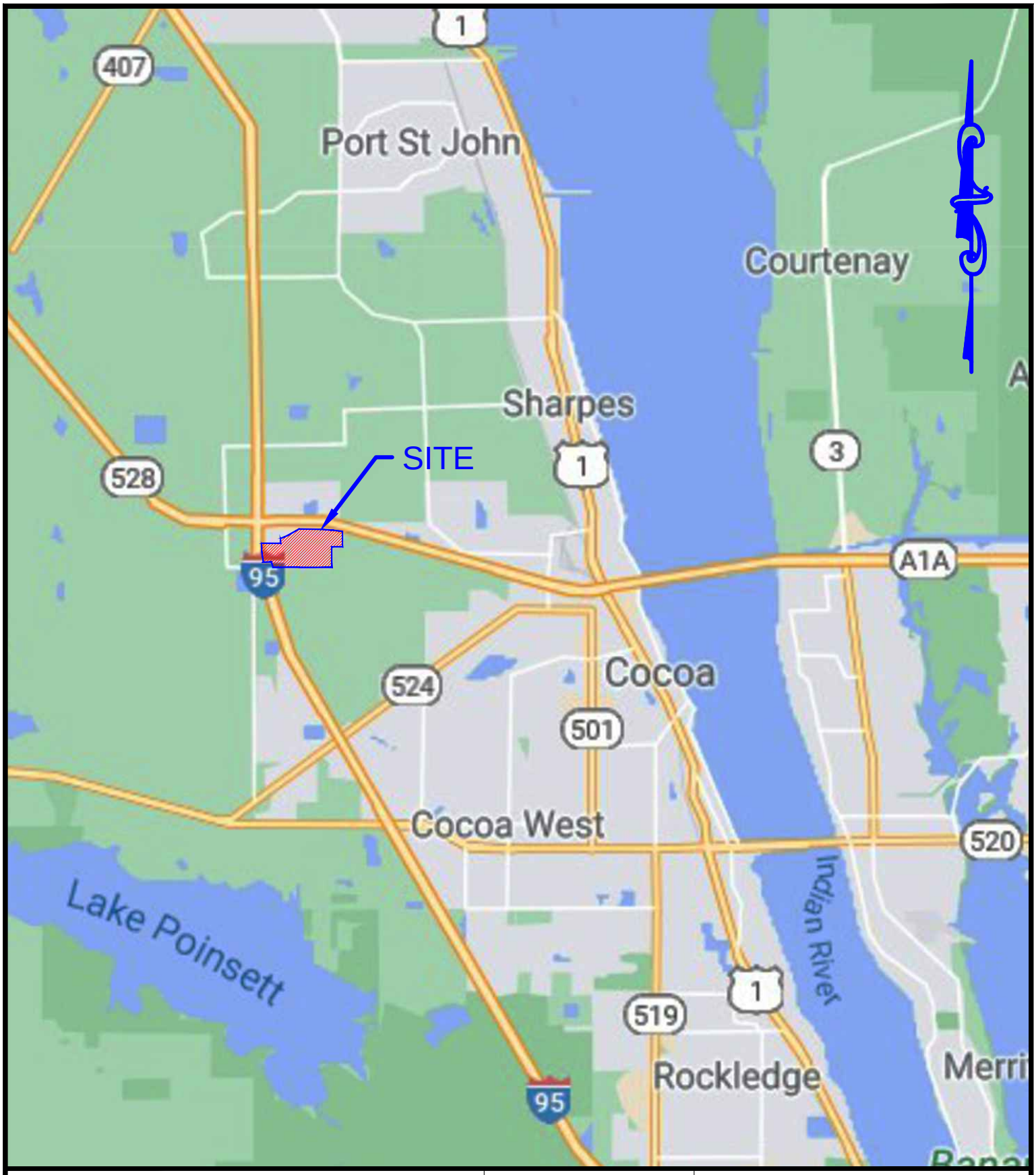
The on-site wetlands discharge to three tailwater nodes. JAM-120, Beachline CD-13 and 528 Pipe Crossing. Beachline CD-13 and 528 Pipe Crossing are both pipes that head north. JAM-120 is the end of the James Road ditch system before it crosses under I-95. Tailwater Design information for Beachline CD-13 and 528 Pipe Crossing are in Appendix R.

Summary of Results

Discharge Rate Summary						
	Predevelopment		Postdevelopment		Difference	
	MA-24	25-24	MA-24	25-24	MA-24	25-24
Beachline CD-13	16.66	158.65	9.80	31.49	-6.86	-127.16
528 Culvert	7.37	51.23	0	3.46	-7.37	-47.77
JAM-120	4.68	22.23	0	0	-4.68	-22.23

The above table shows that the post-development discharge is equal or less than the predevelopment rates for each discharge location, and each required design storm.

Appendix A
Exhibits



MADDEN
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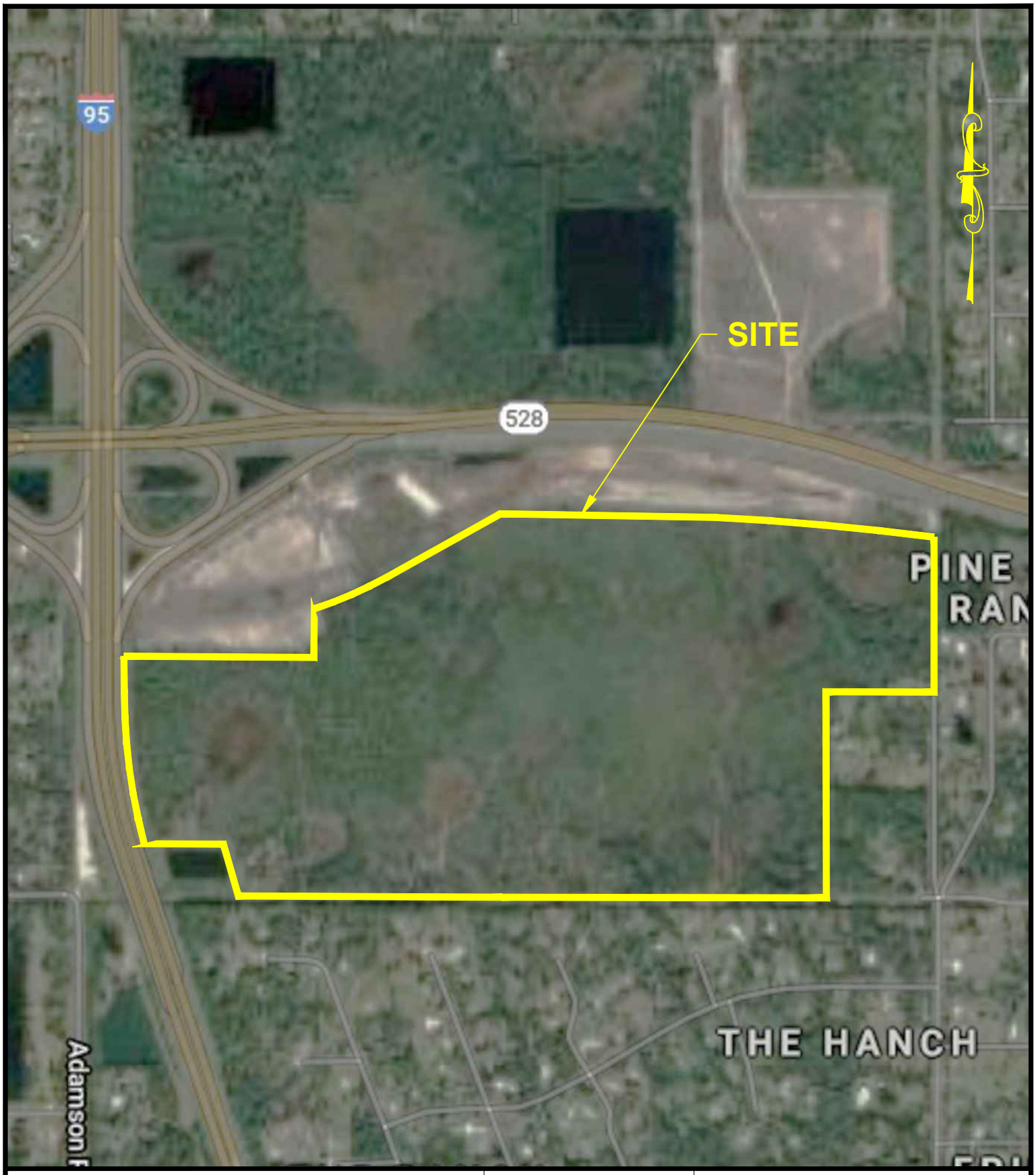
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	1" = 5000'

SILVESTRI COCOA

LOCATION MAP

GOOGLE MAPS



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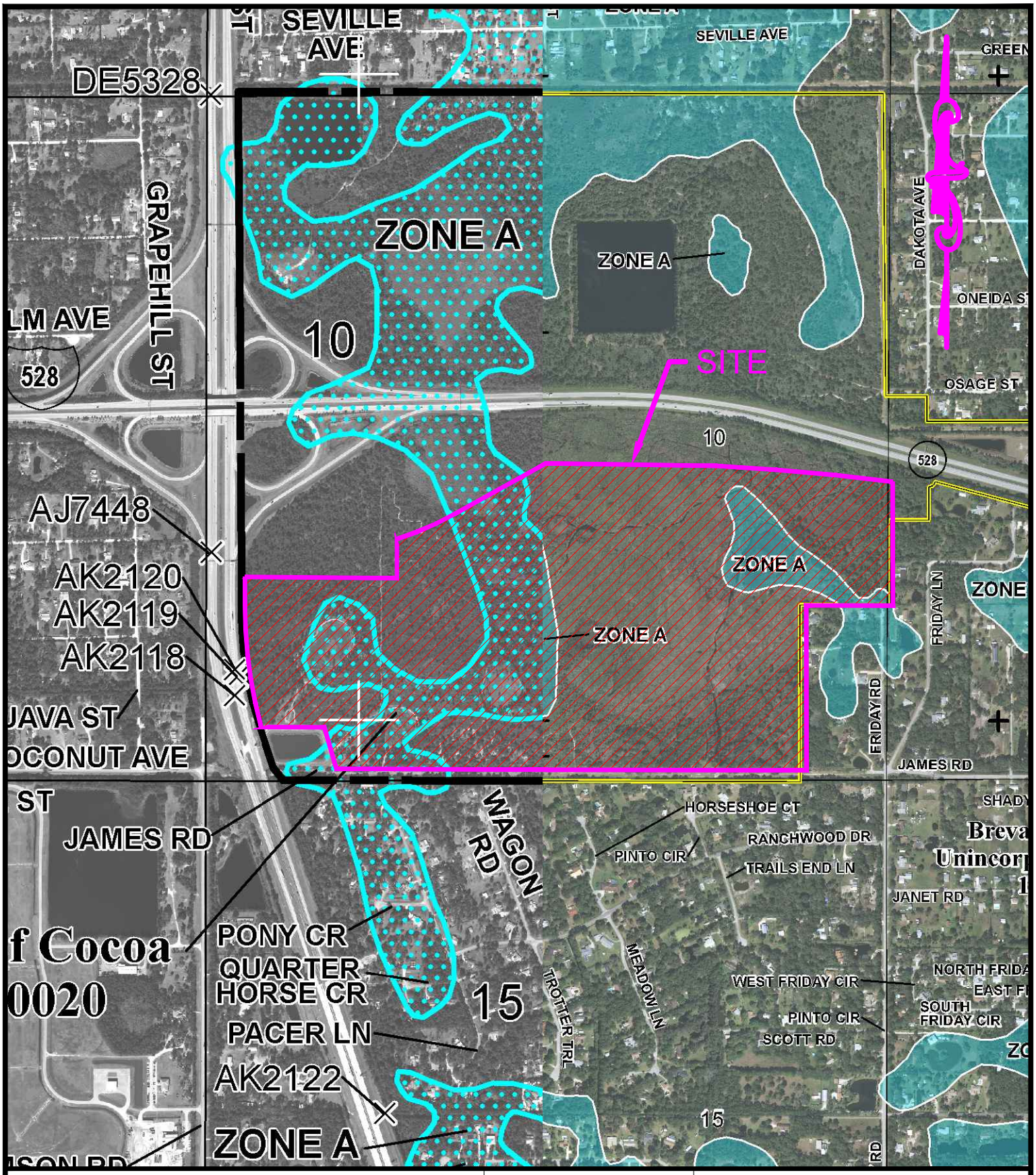
Scale:	1" = 800'

SILVESTRI COCOA

AERIAL MAP

GOOGLE MAPS



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CIVIL ENGINEERS

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APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	1" = 1000'

SILVESTRI COCOA

FLOOD INSURANCE RATE MAP
BREVARD COUNTY, FLORIDA
MAP #12009C0325G
EFFECTIVE DATE MARCH 17, 2014
MAP #12009C0320H
EFFECTIVE DATE JAN. 29, 2021

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0325G

FIRM

FLOOD INSURANCE RATE MAP

BREVARD COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 325 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

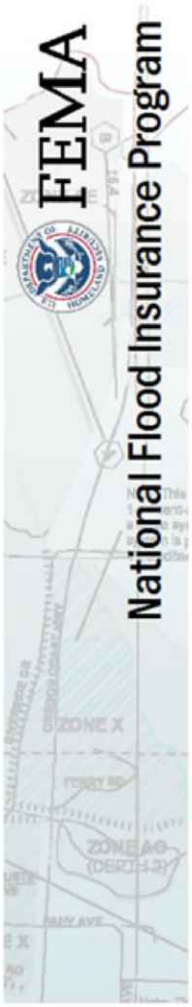
COMMUNITY	NUMBER	PANEL	SUFFIX
BREVARD COUNTY	125092	0325	G
COCOA, CITY OF	120020	0325	G
TITUSVILLE, CITY OF	125152	0325	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12009C0325G

MAP REVISED
MARCH 17, 2014

Federal Emergency Management Agency



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

BREVARD COUNTY, FLORIDA
and Incorporated Areas

PANEL 320 OF 825

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BREVARD COUNTY	125092	0320	H
COCOA, CITY OF	120020	0320	H

VERSION NUMBER
2.3.3.2

MAP NUMBER
12009C0320H

MAP REVISED
JANUARY 29, 2021

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	N.T.S.

SILVESTRI COCOA

FLOOD INSURANCE RATE MAP
BREVARD COUNTY, FLORIDA
MAP #12009C0325G
EFFECTIVE DATE MARCH 17, 2014
MAP #12009C0320H
EFFECTIVE DATE JAN. 29, 2021

Appendix B
Predevelopment Basin Map

MADDEN
MOORHEAD & STOKES, LLC
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431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRE BASIN MAP
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: DAVID R. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007123

	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 21074
DATE: 9/26/22
SCALE: 1"=200'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

H:\Data\21074\Stormwater\predevelopment basin map.dwg November 16, 2023 9:54 AM

1
1 OF 1

Appendix C
Predevelopment Hydrology Calculations & Data

Basin: **PRE 1**
Basin Area: **19.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
19.90	*brush, HSG-A/D*	*83*
		83

Time of Concentration, per TR-55:

Sheet Flow		
Surface description (table 3-1)	dense Grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour
Shallow Concentrated Flow		
Surface description (paved or unpaved)	unpaved	
Flow length, L	293.000	ft
Watercourse slope, s	0.001	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.081	hour
Total Time of Concentration:	66.1	minutes

Basin: **PRE 2**
Basin Area: **11.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
11.90	*brush, HSG-A/D*	*83*
		83

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	659.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.183	hour

Total Time of Concentration: 72.2 minutes

Basin: **PRE 3**
Basin Area: **20.99 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
5.25	*Woods, HSG-A/D*	*86*
15.74	*brush, HSG-A/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow		
Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour
Shallow Concentrated Flow		
Surface description (paved or unpaved)	unpaved	
Flow length, L	729.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.203	hour
Total Time of Concentration:	73.4	minutes

Basin: **PRE 4**
Basin Area: **43.16 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
10.79	*Woods, HSG-A/D*	*86*
18.89	*brush, HSG-A/D*	*83*
13.48	*brush, HSG-B/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	585.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.163	hour

Total Time of Concentration: 71.0 minutes

Basin: **PRE 5**
Basin Area: **26.37 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
4.40	*Woods, HSG-A/D*	*86*
8.38	*brush, HSG-A/D*	*83*
5.27	*Woods, HSG-B/D*	*86*
8.31	*brush, HSG-B/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	241.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.067	hour

Total Time of Concentration: 65.2 minutes

Basin: **PRE 6**
Basin Area: **29.44 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*	soil
4.92	*Woods, HSG-A/D*	*86*	
9.43	*brush, HSG-A/D*	*83*	
5.89	*Woods, HSG-B/D*	*86*	
9.21	*brush, HSG-B/D*	*83*	
		84	

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	331.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.092	hour

Total Time of Concentration: 66.7 minutes

Basin: **PRE 7**
Basin Area: **6.64 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
2.19	*Woods, HSG-A/D*	*86*
3.91	*brush, HSG-A/D*	*83*
0.54	*brush, HSG-B/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow		
Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour
Shallow Concentrated Flow		
Surface description (paved or unpaved)	unpaved	
Flow length, L	213.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.059	hour
Total Time of Concentration:	64.8	minutes

Predevelopment Wetland Stage/Storage Data

W-1

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.30	0	0.00
23	6.72	5.51	5.51
24	8.10	7.41	12.92

W-2-3

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
20	0.24	0	0.00
21	1.60	0.92	0.92
22	2.50	2.05	2.97
23	2.80	2.65	5.62

W-4

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	1.35	0	0.00
23	2.83	2.09	2.09
24	3.20	3.02	5.11

W-5-6

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	3.50	0	0.00
22	17.35	10.43	10.43
23	19.10	18.23	28.65

W-7-8

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	0.60	0	0.00
22	2.10	1.35	1.35
23	6.16	4.13	5.48
24	8.50	7.33	12.81

W-9

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.90	0	0.00
23	8.49	6.70	6.70
24	9.50	9.00	15.69

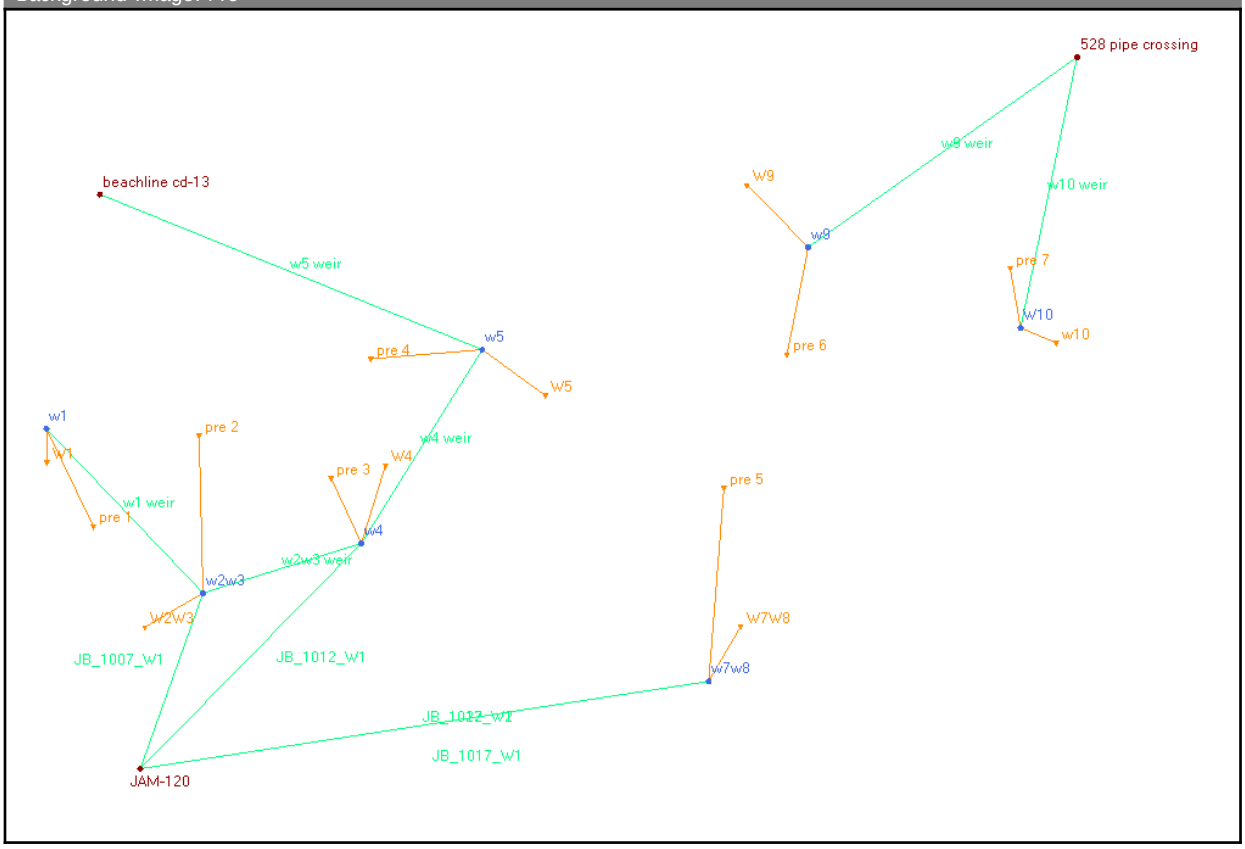
W-10

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	6.80	0	0.00
23	8.42	7.61	7.61
24	10.40	9.41	17.02

Appendix D
Predevelopment ICPR Node Diagram

Background Image: Pre



Appendix E
Predevelopment ICPR Input Data

Simple Basin: W1

Scenario:	Pre
Node:	w1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.7200 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W2W3

Scenario:	Pre
Node:	w2w3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.8000 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W4

Scenario:	Pre
Node:	w4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.8300 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W5

Scenario:	Pre
Node:	w5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.3500 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W7W8

Scenario:	Pre
Node:	w7w8
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.9800 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W9

Scenario:	Pre
Node:	w9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	8.4900 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: jones rd

Scenario:	Pre
Node:	JAM-120
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.9000 ac
Curve Number:	48.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 1

Scenario:	Pre
Node:	w1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	66.4000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	19.9000 ac
Curve Number:	83.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 2

Scenario:	Pre
Node:	w2w3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	72.2000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.9000 ac
Curve Number:	83.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 3

Scenario:	Pre
Node:	w4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	73.4000 min
Max Allowable Q:	999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	20.9900 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 4

Scenario:	Pre
Node:	w5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	71.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	43.1600 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 5

Scenario:	Pre
Node:	w7w8
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	65.2000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	26.3700 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 6

Scenario:	Pre
Node:	w9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	66.7000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	29.4400 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 7

Scenario:	Pre
Node:	W10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	64.8000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.6400 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: w10

Scenario:	Pre
Node:	W10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	8.4200 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: 528 pipe crossing

Scenario:	Pre
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	20.00 ft
Warning Stage:	21.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	20.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: JAM-120

Scenario:	Pre
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	15.00 ft
Warning Stage:	0.00 ft
Boundary Stage:	JAM-120

Comment:

Node: W10

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	6.8000	296208
23.00	8.4200	366775
24.00	10.4000	453024

Comment:

Node: beachline cd-13

Scenario: Pre
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 22.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	21.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: w1

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	4.3000	187308
23.00	6.7200	292723
24.00	8.1000	352836

Comment:

Node: w2w3

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 20.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
20.00	0.2400	10454
21.00	1.6000	69696
22.00	2.5000	108900
23.00	2.8000	121968

Comment:

Node: w4

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	1.3500	58806
23.00	2.8300	123275
24.00	3.2000	139392

Comment:

Node: w5

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	3.5000	152460
22.00	17.3500	755766
23.00	19.1000	831996

Comment:

Node: w7w8

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	0.6000	26136
22.00	2.1000	91476
23.00	6.1600	268330
24.00	8.5000	370260

Comment:

Node: w9

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	4.9000	213444
23.00	8.4900	369824
24.00	9.5000	413820

Comment:

Weir Link: JB_1007_W1

Scenario: Pre
From Node: w2w3
To Node: JAM-120
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 22.73 ft
Control Elevation: 22.73 ft
Cross Section: JB_1007_W1_X

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: Pulled from Brevard County information

Weir Link: JB_1012_W1

Scenario:	Pre
From Node:	w4
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	24.85 ft
Control Elevation:	24.85 ft
Cross Section:	JB_1012_W1_X

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: Pulled from Brevard County information

Weir Link: JB_1017_W1

Scenario:	Pre
From Node:	w7w8
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	23.87 ft
Control Elevation:	23.87 ft
Cross Section:	JB_1017_W1_X

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: Pulled from Brevard County information

Weir Link: JB_1017_W2

Scenario:	Pre
From Node:	w7w8
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	24.09 ft
Control Elevation:	24.09 ft
Cross Section:	JB_1017_W2_X

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: Pulled from Brevard County information

Weir Link: JB_1022_W1

Scenario:	Pre
From Node:	w7w8
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	24.21 ft
Control Elevation:	24.21 ft
Cross Section:	JB_1022_W1_X

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: Pulled from Brevard County information

Weir Link: w1 weir

Scenario:	Pre
From Node:	w1
To Node:	w2w3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	23.00 ft
Control Elevation:	23.00 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	300.00 ft
Left Slope:	50.000 (h:v)
Right Slope:	50.000 (h:v)

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: w10 weir

Scenario:	Pre
From Node:	W10
To Node:	528 pipe crossing

Bottom Clip	
Default:	0.00 ft
Op Table:	

Link Count:	1		
Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Broad Crested Vertical	Default:	0.00 ft
Geometry Type:	Trapezoidal	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	23.00 ft	Discharge Coefficients	
Max Depth:	1.00 ft	Weir Default:	2.800
Extrapolation Method:	Normal Projection	Weir Table:	
Bottom Width:	240.00 ft	Orifice Default:	0.600
Left Slope:	100.000 (h:v)	Orifice Table:	
Right Slope:	100.000 (h:v)		

Comment:

Weir Link: w2w3 weir

Scenario:	Pre	Bottom Clip	
From Node:	w2w3	Default:	0.00 ft
To Node:	w4	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:	Trapezoidal	Ref Node:	
Invert:	22.60 ft	Discharge Coefficients	
Control Elevation:	22.60 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	166.00 ft	Orifice Table:	
Left Slope:	40.000 (h:v)		
Right Slope:	50.000 (h:v)		

Comment:

Weir Link: w4 weir

Scenario:	Pre	Bottom Clip	
From Node:	w4	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	Discharge Coefficients	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600

Bottom Width:	346.00 ft		
Left Slope:	100.000 (h:v)	Orifice Table:	
Right Slope:	100.000 (h:v)		

Comment:

Weir Link: w5 weir

Scenario:	Pre	**Bottom Clip**	
From Node:	w5	Default:	0.00 ft
To Node:	beachline cd-13	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:	Trapezoidal	Ref Node:	
Invert:	22.00 ft	**Discharge Coefficients**	
Control Elevation:	22.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	600.00 ft	Orifice Table:	
Left Slope:	150.000 (h:v)		
Right Slope:	100.000 (h:v)		

Comment:

Weir Link: w9 weir

Scenario:	Pre	**Bottom Clip**	
From Node:	w9	Default:	0.00 ft
To Node:	528 pipe crossing	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	**Discharge Coefficients**	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	81.00 ft	Orifice Table:	
Left Slope:	40.000 (h:v)		
Right Slope:	30.000 (h:v)		

Comment:

Simulation: 10024

Scenario: Pre
Run Date/Time: 11/16/2023 9:57:49 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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: 100Y-24H
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

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global

Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSII-24
		Rainfall Amount:	12.90 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 2524

Scenario: Pre
Run Date/Time: 11/16/2023 9:58:25 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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:	025Y-24H
		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		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSII-24
		Rainfall Amount:	9.29 in
Edge Length Option:	Automatic	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 ann

Scenario:	Pre
Run Date/Time:	11/16/2023 9:58:55 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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: 010Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 4.68 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Appendix F
Predevelopment ICPR Basin Max

Simple Basin Runoff Summary [Pre]

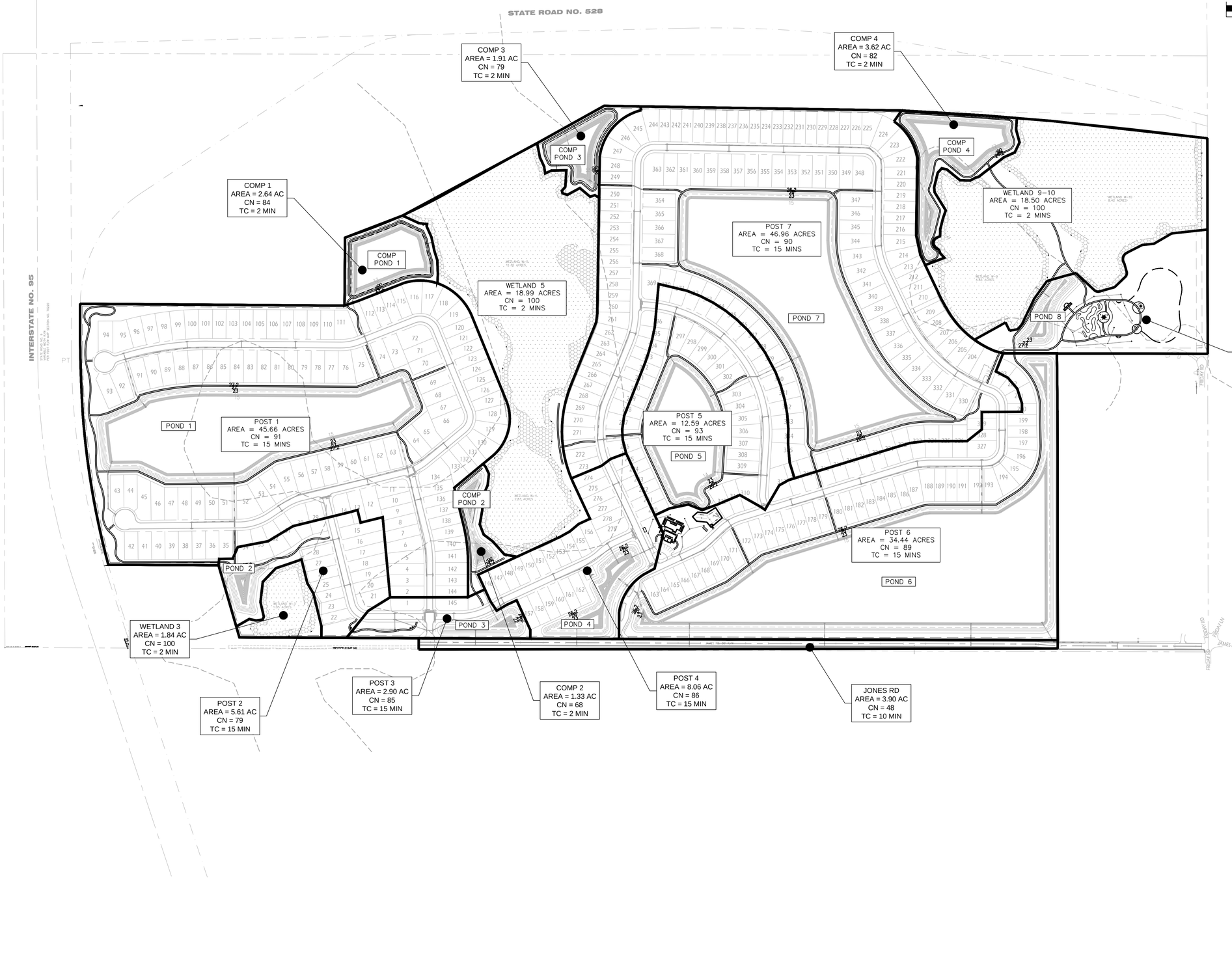
Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
W1	10024	71.23	12.0333	12.90	12.89	6.7200	100.0	0.00	0.00
W2W3	10024	29.68	12.0333	12.90	12.89	2.8000	100.0	0.00	0.00
W4	10024	30.00	12.0333	12.90	12.89	2.8300	100.0	0.00	0.00
W5	10024	183.90	12.0333	12.90	12.89	17.3500	100.0	0.00	0.00
W7W8	10024	73.98	12.0333	12.90	12.89	6.9800	100.0	0.00	0.00
W9	10024	89.99	12.0333	12.90	12.89	8.4900	100.0	0.00	0.00
jones rd	10024	20.23	12.0500	12.90	5.34	3.9000	48.0	0.00	0.00
pre 1	10024	59.53	12.6667	12.90	10.73	19.9000	83.0	0.00	0.00
pre 2	10024	33.45	12.7333	12.90	10.73	11.9000	83.0	0.00	0.00
pre 3	10024	58.88	12.7500	12.90	10.86	20.9900	84.0	0.00	0.00
pre 4	10024	124.08	12.7333	12.90	10.86	43.1600	84.0	0.00	0.00
pre 5	10024	80.75	12.6500	12.90	10.86	26.3700	84.0	0.00	0.00
pre 6	10024	88.65	12.6667	12.90	10.86	29.4400	84.0	0.00	0.00
pre 7	10024	20.43	12.6500	12.90	10.86	6.6400	84.0	0.00	0.00
w10	10024	89.25	12.0333	12.90	12.89	8.4200	100.0	0.00	0.00
W1	2524	51.30	12.0333	9.29	9.28	6.7200	100.0	0.00	0.00
W2W3	2524	21.37	12.0333	9.29	9.28	2.8000	100.0	0.00	0.00
W4	2524	21.60	12.0333	9.29	9.28	2.8300	100.0	0.00	0.00
W5	2524	132.44	12.0333	9.29	9.28	17.3500	100.0	0.00	0.00
W7W8	2524	53.28	12.0333	9.29	9.28	6.9800	100.0	0.00	0.00
W9	2524	64.81	12.0333	9.29	9.28	8.4900	100.0	0.00	0.00
jones rd	2524	10.23	12.0667	9.29	2.82	3.9000	48.0	0.00	0.00
pre 1	2524	40.40	12.6833	9.29	7.21	19.9000	83.0	0.00	0.00
pre 2	2524	22.69	12.7500	9.29	7.21	11.9000	83.0	0.00	0.00
pre 3	2524	40.15	12.7667	9.29	7.34	20.9900	84.0	0.00	0.00
pre 4	2524	84.63	12.7333	9.29	7.34	43.1600	84.0	0.00	0.00
pre 5	2524	55.10	12.6667	9.29	7.34	26.3700	84.0	0.00	0.00
pre 6	2524	60.49	12.6833	9.29	7.34	29.4400	84.0	0.00	0.00
pre 7	2524	13.94	12.6500	9.29	7.34	6.6400	84.0	0.00	0.00
w10	2524	64.27	12.0333	9.29	9.28	8.4200	100.0	0.00	0.00
W1	mean ann	25.84	12.0333	4.68	4.67	6.7200	100.0	0.00	0.00
W2W3	mean ann	10.77	12.0333	4.68	4.67	2.8000	100.0	0.00	0.00
W4	mean ann	10.88	12.0333	4.68	4.67	2.8300	100.0	0.00	0.00
W5	mean ann	66.72	12.0333	4.68	4.67	17.3500	100.0	0.00	0.00
W7W8	mean ann	26.84	12.0333	4.68	4.67	6.9800	100.0	0.00	0.00
W9	mean ann	32.65	12.0333	4.68	4.67	8.4900	100.0	0.00	0.00
jones rd	mean ann	0.97	12.0833	4.68	0.47	3.9000	48.0	0.00	0.00
pre 1	mean ann	16.13	12.7000	4.68	2.89	19.9000	83.0	0.00	0.00
pre 2	mean ann	9.05	12.7667	4.68	2.88	11.9000	83.0	0.00	0.00
pre 3	mean ann	16.30	12.7833	4.68	2.98	20.9900	84.0	0.00	0.00
pre 4	mean ann	34.38	12.7500	4.68	2.98	43.1600	84.0	0.00	0.00
pre 5	mean ann	22.42	12.6833	4.68	2.98	26.3700	84.0	0.00	0.00
pre 6	mean ann	24.60	12.7000	4.68	2.98	29.4400	84.0	0.00	0.00
pre 7	mean ann	5.67	12.6833	4.68	2.98	6.6400	84.0	0.00	0.00
w10	mean ann	32.38	12.0333	4.68	4.67	8.4200	100.0	0.00	0.00

Appendix G
Predevelopment ICPR Node Max

Node Max Conditions [Pre]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
528 pipe crossing	10024	21.00	21.00	0.0007	114.46	0.00	0
JAM-120	10024	0.00	22.61	0.0042	60.20	0.00	0
W10	10024	24.00	23.11	0.0005	97.90	23.83	375879
beachline cd-13	10024	22.00	21.00	0.0000	288.40	0.00	0
w1	10024	24.00	23.31	-0.0005	95.86	67.71	311063
w2w3	10024	23.00	23.29	0.0010	105.29	104.98	121968
w4	10024	24.00	23.27	0.0010	141.91	141.55	127572
w5	10024	23.00	22.30	-0.0005	296.81	288.40	778563
w7w8	10024	24.00	24.55	0.0010	108.33	42.07	370260
w9	10024	24.00	23.49	-0.0008	126.88	92.16	391556
528 pipe crossing	2524	21.00	21.00	0.0007	51.23	0.00	0
JAM-120	2524	0.00	21.92	0.0043	22.23	0.00	0
W10	2524	24.00	23.05	0.0004	69.98	6.58	370689
beachline cd-13	2524	22.00	21.00	0.0000	158.65	0.00	0
w1	2524	24.00	23.21	0.0005	67.41	36.94	305051
w2w3	2524	23.00	23.19	0.0010	73.71	58.09	121968
w4	2524	24.00	23.18	0.0010	78.29	78.01	126200
w5	2524	23.00	22.20	0.0005	164.93	158.65	771230
w7w8	2524	24.00	24.36	0.0010	75.92	13.71	370260
w9	2524	24.00	23.34	0.0006	89.09	51.23	384968
528 pipe crossing	mean ann	21.00	21.00	0.0007	7.37	0.00	0
JAM-120	mean ann	0.00	21.30	0.0051	4.68	0.00	0
W10	mean ann	24.00	22.67	0.0004	34.44	0.00	343562
beachline cd-13	mean ann	22.00	21.00	0.0000	16.66	0.00	0
w1	mean ann	24.00	23.04	0.0005	31.49	4.39	294964
w2w3	mean ann	23.00	23.03	0.0010	28.26	6.04	121968
w4	mean ann	24.00	23.03	0.0010	18.25	17.66	123785
w5	mean ann	23.00	22.05	0.0006	78.31	16.66	759269
w7w8	mean ann	24.00	23.56	0.0010	34.98	0.00	324971
w9	mean ann	24.00	23.10	0.0006	41.40	7.37	374208

Appendix H
Post-development Basin Map



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
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Maitland, Florida 32751
(407) 629-8330

POST BASIN MAP
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

DANIEL STOKES ★ LICENSE ★ No. 66527 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
ENGINEER'S SEAL
KOMAR
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB #	21074
DATE:	9/26/22
SCALE:	1" = 200'
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

PBM

H:\Data\21074\Stormwater\postdevelopment basin map.dwg October 25, 2023 10:00 AM

Appendix I
Post-development Hydrology Calculations & Data

Basin: **Post 1**
Pond: **Pond 1**
Basin Area: **45.66 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
18.26	Lot Impervious	98
2.28	Sidewalk	98
6.85	Pavement	98
9.45	Pervious	61
8.82	Pond	100
Composite CN		91

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	3.07 AF
2.5" over impervious:	5.71 AF
Treatment Volume:	5.71 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	7.26	0	0.00
21	8.10	46.08	46.08
23.0 NWL	8.82	16.93	63.00
24.0	9.19	9.01	9.01
25.0	9.56	9.37	18.38
26.0	9.93	9.75	28.13
27.0	10.31	10.12	38.25

Water Quality Volume Required:	
Retention Volume Required	5.71 AF
Treatment vol elev.	23.63
Weir Elev.	23.63
Permanent Pool Volume Calculation	
Compound C Value*	0.60
Wet Season Rainfall	34.00 IN
PPV Required	23.63 AF
PPV Provided	63.00 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.1 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	124.0 DAYS

Basin: **Post 2**
Pond: **Pond 2**
Basin Area: **5.61 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.68	Lot Impervious	98
0.28	Sidewalk	98
0.56	Pavement	98
2.86	Pervious	61
0.23	Pond	100
Composite CN		79

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.45 AF
2.5" over impervious:	0.53 AF
Treatment Volume:	0.53 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.01	0	0.00
21	0.13	0.78	0.78
23.0 NWL	0.23	0.37	1.15
24.0	0.29	0.26	0.26
25.0	0.36	0.32	0.58
26.0	0.43	0.39	0.97
27.0	0.50	0.46	1.44

Water Quality Volume Required:	
Retention Volume Required	0.53 AF
Treatment vol elev.	24.84
Weir Elev.	24.84
Permanent Pool Volume Calculation	
Compound C Value*	0.50
Wet Season Rainfall	34.00 IN
PPV Required	2.43 AF
PPV Provided	1.15 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	5.0 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	22.0 DAYS

Basin: **Post 3**
Pond: **Pond 3**
Basin Area: **2.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.16	Lot Impervious	98
0.15	Sidewalk	98
0.44	Pavement	98
0.99	Pervious	61
0.16	Pond	100
Composite CN		85

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.23 AF
2.5" over impervious:	0.36 AF
Treatment Volume:	0.36 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.00	0	0.00
20	0.07	0.36	0.36
22.0 NWL	0.16	0.23	0.59
23.0	0.22	0.19	0.19
24.0	0.31	0.26	0.45
25.0	0.40	0.35	0.81
26.0	0.50	0.45	1.25

Water Quality Volume Required:	
Retention Volume Required	0.36 AF
Treatment vol elev.	23.65
Weir Elev.	24.40
Permanent Pool Volume Calculation	
Compound C Value*	0.62
Wet Season Rainfall	34.00 IN
PPV Required	1.56 AF
PPV Provided	0.59 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	3.8 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	17.6 DAYS

Basin: **Post 4**
Pond: **Pond 4**
Basin Area: **8.06 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
3.22	Lot Impervious	98
0.40	Sidewalk	98
1.21	Pavement	98
2.75	Pervious	61
0.48	Pond	100
Composite CN		86

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.63 AF
2.5" over impervious:	1.01 AF
Treatment Volume:	1.01 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
11	0.08	0.00	0.00
21.00	0.48	2.83	2.83
23.0 NWL	0.76	1.24	4.07
24.0	0.91	0.83	0.83
25.0	1.06	0.98	1.82
26.0	1.21	1.14	2.95

Water Quality Volume Required:	
Retention Volume Required	1.01 AF
Treatment vol elev.	24.18
Weir Elev.	24.18
Permanent Pool Volume Calculation	
Compound C Value*	0.62
Wet Season Rainfall	34.00 IN
PPV Required	4.31 AF
PPV Provided	2.83 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	3.7 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	30.6 DAYS

Basin: **Post 5**
Pond: **Pond 5**
Basin Area: **12.59 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
5.04	Lot Impervious	98
0.63	Sidewalk	98
1.89	Pavement	98
1.74	Pervious	61
3.29	Pond	100
Composite CN		93

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.77 AF
2.5" over impervious:	1.58 AF
Treatment Volume:	1.58 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	2.48	0	0.00
21	2.94	18.95	18.95
23.0 NWL	3.29	6.23	25.18
24.0	3.48	3.38	3.38
25.0	3.66	3.57	6.95
26.0	3.85	3.76	10.71

Water Quality Volume Required:	
Retention Volume Required	1.58 AF
Treatment vol elev.	23.47
Weir Elev.	23.47
Permanent Pool Volume Calculation	
Compound C Value*	0.59
Wet Season Rainfall	34.00 IN
PPV Required	6.41 AF
PPV Provided	25.18 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.6 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	182.7 DAYS

Basin: **Post 6**
Pond: **Pond 6**
Basin Area: **34.44 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
6.89	Lot Impervious	98
0.69	Sidewalk	98
3.44	Pavement	98
8.76	Pervious	61
14.66	Pond	100
Composite CN		89

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	1.65 AF
2.5" over impervious:	2.30 AF
Treatment Volume:	2.30 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	13.45	0.00	0.00
21.00	14.66	84.34	84.34
23.0 NWL	16.09	30.75	115.09
24.0	16.74	16.42	16.42
25.0	17.40	17.07	33.49
26.0	18.06	17.73	51.22

Water Quality Volume Required:	
Retention Volume Required	2.30 AF
Treatment vol elev.	23.14
Weir Elev.	24.50
Permanent Pool Volume Calculation	
Compound C Value*	0.34
Wet Season Rainfall	34.00 IN
PPV Required	10.15 AF
PPV Provided	84.34 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	5.2 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	386.5 DAYS

Basin: **Post 7**
Pond: **Pond 7**
Basin Area: **46.96 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
14.09	Lot Impervious	98
2.35	Sidewalk	98
7.04	Pavement	98
11.36	Pervious	61
12.12	Pond	100
Composite CN		90

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	2.90 AF
2.5" over impervious:	4.89 AF
Treatment Volume:	4.89 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	10.29	0	0.00
21	11.27	64.69	64.69
23.0 NWL	12.12	23.39	88.08
24.0	12.55	12.34	12.34
25.0	12.99	12.77	25.11
26.0	13.44	13.22	38.33

Water Quality Volume Required:	
Retention Volume Required	4.89 AF
Treatment vol elev.	23.40
Weir Elev.	24.50
Permanent Pool Volume Calculation	
Compound C Value*	0.51
Wet Season Rainfall	34.00 IN
PPV Required	20.68 AF
PPV Provided	88.08 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.3 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	198.1 DAYS

Pond: **Pond 6 and Pond 7**
Basin Area: **81.40 ac**

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	5.77 AF
2.5" over impervious:	7.19 AF
Treatment Volume:	7.19 AF

Pond 7 Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	10.29	0	0.00
21	11.27	64.69	64.69
23.0 NWL	12.12	23.39	88.08
24.0	12.55	12.34	12.34
25.0	12.99	12.77	25.11
26.0	13.44	13.22	38.33

Pond 6 Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	13.45	0.00	0.00
21.00	14.66	84.34	84.34
23.0 NWL	16.09	30.75	30.75
24.0	16.74	16.42	16.42
25.0	17.40	17.07	33.49
26.0	18.06	17.73	51.22

Pond 6/7 Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	23.74	0.00	0.00
21.00	25.94	149.03	149.03
23.0 NWL	28.21	54.14	203.17
24.0	29.30	28.75	28.75
25.0	30.40	29.85	58.60
26.0	31.51	30.95	89.55

Water Quality Volume Required:	
Retention Volume Required	7.19 AF
Treatment vol elev.	23.25
Weir Elev.	24.50
Permanent Pool Volume Calculation	
Compound C Value*	0.47
Wet Season Rainfall	34.00 IN
PPV Required	32.72 AF
PPV Provided In Pond 7 Only	88.08 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.3 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	125.2 DAYS

Basin: **Post 8**
Pond: **Pond 8**
Basin Area: **6.99 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.40	Misc Impervious	98
0.35	Sidewalk	98
0.35	Roof Impervious	98
4.60	Pervious	61
0.29	Pond	100
Composite CN		74

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.56 AF
2.5" over impervious:	0.44 AF
Treatment Volume:	0.56 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	0.03	0	0.00
21	0.16	0.66	0.66
23.0 NWL	0.29	0.45	1.10
24.0	0.38	0.33	0.33
25.0	0.47	0.42	0.76
26.0	0.57	0.52	1.28
27.0	0.67	0.62	1.90

Water Quality Volume Required:	
Retention Volume Required	0.56 AF
Treatment vol elev.	24.54
Weir Elev.	24.54
Permanent Pool Volume Calculation	
Compound C Value*	0.38
Wet Season Rainfall	34.00 IN
PPV Required	2.31 AF
PPV Provided	1.10 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	3.8 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	22.2 DAYS

Basin: **Jones Rd Post**
Pond: **Pond 6**
Basin Area: **3.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.87	Roadway	98
2.03	Pervious	48
Composite CN		72

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.33 AF
2.5" over impervious:	0.39 AF
Treatment Volume:	0.39 AF

Basin: **Comp 1**
Pond: **Comp Pond 1**
Basin Area: **2.64 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.80	Pervious	48
1.84	Pond	100
Composite CN		84

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
13	1.12	0	0.00
22.0 NWL	1.64	12.42	12.42
23.00	1.84	1.74	1.74
24	2.01	1.93	3.66

Permanent Pool Volume Calculation

Compound C Value*	0.71
Wet Season Rainfall	34.00 IN
PPV Required	1.61 AF
PPV Provided	12.42 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	358.8 DAYS

Basin: **Comp 2**
Pond: **Comp Pond 2**
Basin Area: **1.33 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.82	Pervious	48
0.51	Pond	100
Composite CN		68

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.02	0	0.00
22.0 NWL	0.34	2.16	2.16
23.00	0.51	0.42	0.42
24	0.60	0.56	0.98

Permanent Pool Volume Calculation

Compound C Value*	0.46
Wet Season Rainfall	34.00 IN
PPV Required	0.53 AF
PPV Provided	2.16 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	6.4 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	191.4 DAYS

Basin: **Comp 3**
Pond: **Comp Pond 3**
Basin Area: **1.91 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.77	Pervious	48
1.14	Pond	100
Composite CN		79

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.25	0	0.00
22.0 NWL	0.95	7.18	7.18
23.00	1.14	1.04	1.04
24	1.31	1.23	2.27

Permanent Pool Volume Calculation

Compound C Value*	0.63
Wet Season Rainfall	34.00 IN
PPV Required	1.03 AF
PPV Provided	7.18 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	323.0 DAYS

Basin: **Comp 4**
Pond: **Comp Pond 4**
Basin Area: **3.62 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.29	Pervious	48
2.33	Pond	100
Composite CN		82

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
12	1.04	0	0.00
22.0 NWL	1.94	14.90	14.90
23.00	2.33	2.14	2.14
24	2.62	2.48	4.62

Permanent Pool Volume Calculation

Compound C Value*	0.67
Wet Season Rainfall	34.00 IN
PPV Required	2.08 AF
PPV Provided	14.90 AF

Mean Depth Calculation

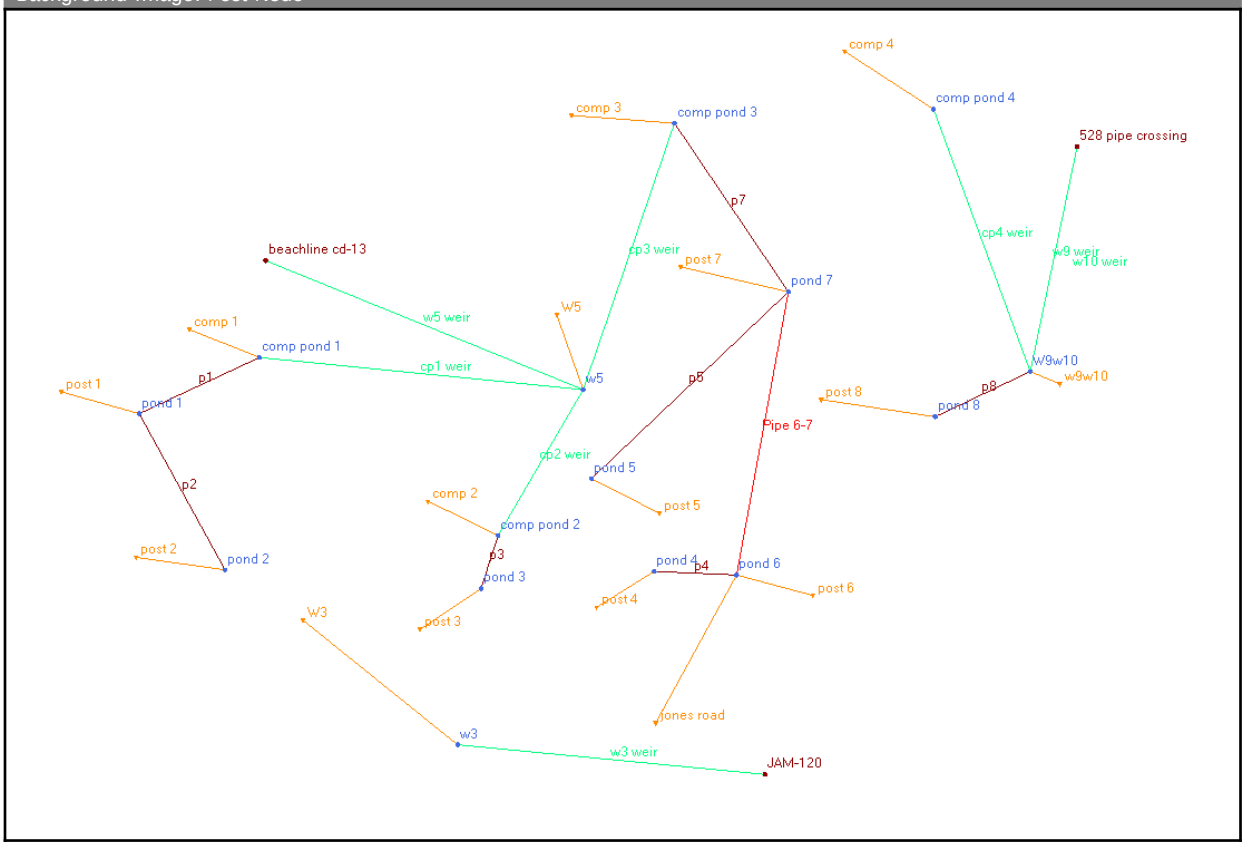
Mean Depth (between 2-8 feet, ok)	7.7 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	333.8 DAYS

Appendix J
Post-development ICPR Node Diagram

Background Image: Post Node



Appendix K
Post-development ICPR Input Data

Simple Basin: W3

Scenario:	post
Node:	w3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	2.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.8400 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W5

Scenario:	post
Node:	w5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	2.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	18.9900 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 1

Scenario:	post
Node:	comp pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.6400 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 2

Scenario:	post
Node:	comp pond 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.3300 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 3

Scenario:	post
Node:	comp pond 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.9100 ac
Curve Number:	79.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 4

Scenario:	post
Node:	comp pond 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.6200 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: jones road

Scenario:	post
Node:	pond 6
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	3.9000 ac
Curve Number:	72.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 1

Scenario:	post
Node:	pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	45.6600 ac
Curve Number:	91.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 2

Scenario:	post
Node:	pond 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	5.6100 ac
Curve Number:	79.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 3

Scenario:	post
Node:	pond 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.9000 ac
Curve Number:	85.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 4

Scenario:	post
Node:	pond 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	8.0600 ac
Curve Number:	86.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 5

Scenario:	post
Node:	pond 5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	12.5900 ac
Curve Number:	93.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 6

Scenario:	post
Node:	pond 6
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	34.4400 ac
Curve Number:	89.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 7

Scenario:	post
Node:	pond 7
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	46.9600 ac
Curve Number:	90.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 8

Scenario:	post
Node:	pond 8
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	6.9900 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: w9w10

Scenario:	post
Node:	W9w10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	2.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	18.5000 ac
Curve Number:	95.5
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: 528 pipe crossing

Scenario:	post
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	20.00 ft
Warning Stage:	21.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	20.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: JAM-120

Scenario: post
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 0.00 ft
Boundary Stage: JAM-120

Comment:

Node: W9w10

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	11.7000	509652
23.00	16.9100	736600
24.00	18.5000	805860

Comment:

Node: beachline cd-13

Scenario: post
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 22.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	21.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: comp pond 1

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	1.6400	71438
23.00	1.7400	75794
24.00	1.8400	80150

Comment:

Node: comp pond 2

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	0.3400	14810
23.00	0.4200	18295
24.00	0.5600	24394

Comment:

Node: comp pond 3

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	0.9500	41382
23.00	1.0700	46609
24.00	1.1900	51836

Comment:

Node: comp pond 4

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	1.9400	84506
23.00	2.1400	93218
24.00	2.3300	101495

Comment:

Node: pond 1

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 27.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	8.8200	384199
24.00	9.1900	400316
25.00	9.5600	416434
26.00	9.9300	432551
27.00	10.3100	449104

Comment:

Node: pond 2

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft

Warning Stage: 27.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	0.2800	12197
24.00	0.3300	14375
25.00	0.3800	16553
26.00	0.4400	19166
27.00	0.5000	21780

Comment:

Node: pond 3

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	0.1600	6970
23.00	0.2200	9583
24.00	0.3100	13504
25.00	0.4000	17424
26.00	0.5000	21780

Comment:

Node: pond 4

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	0.7600	33106
24.00	0.9100	39640
25.00	1.0600	46174
26.00	1.2100	52708

Comment:

Node: pond 5

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	3.2900	143312
24.00	3.4800	151589
25.00	3.6600	159430
26.00	3.8500	167706

Comment:

Node: pond 6

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	16.0900	700880
24.00	16.7400	729194
25.00	17.4000	757944
26.00	18.0600	786694

Comment:

Node: pond 7

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	12.1200	527947
24.00	12.5500	546678
25.00	12.9900	565844
26.00	13.4400	585446

Comment:

Node: pond 8

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 27.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	0.2900	12632
24.00	0.3800	16553
25.00	0.4700	20473
26.00	0.5700	24829
27.00	0.6700	29185

Comment:

Node: w3

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 20.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
20.00	0.2400	10454
21.00	0.6000	26136
22.00	1.5000	65340
23.00	1.8400	80150

Comment:

Node: w5

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	3.5000	152460
22.00	17.2000	749232
23.00	18.9900	827204

Comment:

Pipe Link: Pipe 6-7		Upstream		Downstream	
Scenario:	post	Invert:	17.00 ft	Invert:	17.00 ft
From Node:	pond 6	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	pond 7	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:	448.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	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: cp1 weir			
Scenario:	post	Bottom Clip	
From Node:	comp pond 1	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	Discharge Coefficients	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	20.00 ft	Orifice Table:	
Left Slope:	10.000 (h:v)		
Right Slope:	10.000 (h:v)		

Comment:

Weir Link: cp2 weir			
Scenario:	post	Bottom Clip	
From Node:	comp pond 2	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	Discharge Coefficients	

Control Elevation:	23.00 ft		
Max Depth:	1.00 ft	Weir Default:	2.800
Extrapolation Method:	Normal Projection	Weir Table:	
Bottom Width:	20.00 ft	Orifice Default:	0.600
Left Slope:	10.000 (h:v)	Orifice Table:	
Right Slope:	10.000 (h:v)		

Comment:

Weir Link: cp3 weir

Scenario:	post	**Bottom Clip**	
From Node:	comp pond 3	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	**Discharge Coefficients**	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	20.00 ft	Orifice Table:	
Left Slope:	10.000 (h:v)		
Right Slope:	10.000 (h:v)		

Comment:

Weir Link: cp4 weir

Scenario:	post	**Bottom Clip**	
From Node:	comp pond 4	Default:	0.00 ft
To Node:	W9w10	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:	Trapezoidal	Ref Node:	
Invert:	22.00 ft	**Discharge Coefficients**	
Control Elevation:	22.00 ft	Weir Default:	2.800
Max Depth:	2.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	20.00 ft	Orifice Table:	
Left Slope:	10.000 (h:v)		
Right Slope:	10.000 (h:v)		

Comment:

Drop Structure Link: p1		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.00 ft	Invert:	13.00 ft
From Node:	pond 1	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	comp pond 1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
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:	445.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	4	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	22.50 ft	Discharge Coefficients	
Max Depth:	0.45 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 4- 5.4" orifices

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	23.63 ft	Ref Node:	
Control Elevation:	23.63 ft	Discharge Coefficients	
Max Depth:	3.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: p2		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.90 ft	Invert:	15.00 ft
From Node:	pond 2	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	pond 1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.50 ft	Max Depth:	3.50 ft
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:	442.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	22.50 ft	Discharge Coefficients	
Max Depth:	0.50 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 1- 6" orifice

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	24.84 ft	Ref Node:	
Control Elevation:	24.84 ft		

Max Depth:	6.58 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: Type H Inlet

Drop Structure Comment:

Drop Structure Link: p3		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.00 ft	Invert:	13.00 ft
From Node:	pond 3	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	comp pond 2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
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:	316.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	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:	Circular
Invert:	23.00 ft
Control Elevation:	22.50 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: 1- 2.75" orifice

Weir Component	
Weir:	2

Bottom Clip

Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	24.40 ft
Control Elevation:	24.40 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

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: Type C Inlet

Drop Structure Comment:

Drop Structure Link: p4

Scenario:	post
From Node:	pond 4
To Node:	pond 6
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	215.00 ft
FHWA Code:	0
Entr Loss Coef:	1.00
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream Pipe

Invert:	15.50 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	3.50 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Downstream Pipe

Invert:	15.00 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	3.50 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
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:	Circular
Invert:	23.00 ft
Control Elevation:	22.50 ft
Max Depth:	0.50 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: 1- 6" orifice

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	24.18 ft
Control Elevation:	24.18 ft
Max Depth:	6.58 ft
Max Width:	3.00 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: Type H Inlet

Drop Structure Comment:

Drop Structure Link: p5

Scenario:	post
From Node:	pond 5
To Node:	pond 7
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	435.00 ft
FHWA Code:	0
Entr Loss Coef:	1.00
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream Pipe

Invert:	15.90 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	2.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Downstream Pipe

Invert:	15.00 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	2.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	3
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:	23.00 ft
Control Elevation:	22.50 ft
Max Depth:	0.50 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: 1- 6" Orifice

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	23.47 ft
Control Elevation:	23.47 ft
Max Depth:	2.00 ft
Max Width:	3.00 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: Type C Inlet

Drop Structure Comment:

Drop Structure Link: p7		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.00 ft	Invert:	14.00 ft
From Node:	pond 7	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	comp pond 3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
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:	475.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				

Energy Switch: Energy

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	5	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	22.50 ft	**Discharge Coefficients**	
Max Depth:	0.75 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 5- 9" Orifices

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	24.50 ft	Ref Node:	
Control Elevation:	24.50 ft	**Discharge Coefficients**	
Max Depth:	3.00 ft	Weir Default:	3.200
Max Width:	6.58 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment: Type H (2 or 3 Grate Inlet)

Drop Structure Comment:

Drop Structure Link: p8		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	22.50 ft	Invert:	22.00 ft
From Node:	pond 8	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	W9w10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
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:	65.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	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:	Circular	Default:	0.00 ft
Invert:	23.00 ft	Op Table:	
Control Elevation:	22.50 ft	Ref Node:	
Max Depth:	0.23 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 1- 2.75" Orifice

Weir Component

Weir:	2	Bottom Clip	
Weir Count:	2	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:	24.54 ft	Op Table:	
Control Elevation:	24.54 ft	Ref Node:	
Max Depth:	1.53 ft	Discharge Coefficients	
Max Width:	3.00 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:	Horizontal	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	26.00 ft	Op Table:	
Control Elevation:	26.00 ft	Ref Node:	

Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: Type C Inlet

Drop Structure Comment:

Weir Link: w10 weir

Scenario:	post
From Node:	W9w10
To Node:	528 pipe crossing
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	23.00 ft
Control Elevation:	23.00 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	240.00 ft
Left Slope:	100.000 (h:v)
Right Slope:	100.000 (h:v)

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: w3 weir

Scenario:	post
From Node:	w3
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	22.60 ft
Control Elevation:	22.60 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	150.00 ft
Left Slope:	10.000 (h:v)
Right Slope:	20.000 (h:v)

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: w5 weir

Scenario:	post
From Node:	w5
To Node:	beachline cd-13
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	22.50 ft
Control Elevation:	22.50 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	600.00 ft
Left Slope:	150.000 (h:v)
Right Slope:	100.000 (h:v)

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: w9 weir

Scenario:	post
From Node:	W9w10
To Node:	528 pipe crossing
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	23.00 ft
Control Elevation:	23.00 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	81.00 ft
Left Slope:	40.000 (h:v)
Right Slope:	30.000 (h:v)

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: 10024

Scenario:	post
Run Date/Time:	11/16/2023 10:07:20 AM
Program Version:	ICPR4 4.07.08

General

Run Mode:	Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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: 100Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 12.90 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: 1024

Scenario: post
Run Date/Time: 11/16/2023 10:07:56 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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: 010Y-24H
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		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSII-24
		Rainfall Amount:	7.30 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 2524

Scenario: post
Run Date/Time: 11/16/2023 10:08:28 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	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]

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: 025Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 9.29 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 ann

Scenario: post
Run Date/Time: 11/16/2023 10:15:02 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000

End Time:	0	0	0	30.0000

	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: 010Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 4.68 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Appendix L
Post-development ICPR Basin Max

Simple Basin Runoff Summary [post]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
W3	10024	27.48	12.0000	12.90	12.89	1.8400	100.0	0.00	0.00
W5	10024	283.64	12.0000	12.90	12.89	18.9900	100.0	0.00	0.00
comp 1	10024	26.33	12.0500	12.90	10.85	2.6400	84.0	0.00	0.00
comp 2	10024	11.08	12.0500	12.90	8.57	1.3300	68.0	0.00	0.00
comp 3	10024	18.25	12.0500	12.90	10.17	1.9100	79.0	0.00	0.00
comp 4	10024	35.54	12.0500	12.90	10.58	3.6200	82.0	0.00	0.00
jones road	10024	46.71	12.0167	12.90	9.20	3.9000	72.0	0.00	0.00
post 1	10024	571.70	12.0667	12.90	11.81	45.6600	91.0	0.00	0.00
post 2	10024	64.88	12.0667	12.90	10.20	5.6100	79.0	0.00	0.00
post 3	10024	35.17	12.0667	12.90	11.02	2.9000	85.0	0.00	0.00
post 4	10024	98.38	12.0667	12.90	11.15	8.0600	86.0	0.00	0.00
post 5	10024	158.77	12.0667	12.90	12.06	12.5900	93.0	0.00	0.00
post 6	10024	427.40	12.0667	12.90	11.55	34.4400	89.0	0.00	0.00
post 7	10024	585.49	12.0667	12.90	11.68	46.9600	90.0	0.00	0.00
post 8	10024	59.93	12.0833	12.90	9.49	6.9900	74.0	0.00	0.00
w9w10	10024	275.38	12.0000	12.90	12.34	18.5000	95.5	0.00	0.00
W3	1024	15.55	12.0000	7.30	7.30	1.8400	100.0	0.00	0.00
W5	1024	160.51	12.0000	7.30	7.30	18.9900	100.0	0.00	0.00
comp 1	1024	13.65	12.0500	7.30	5.42	2.6400	84.0	0.00	0.00
comp 2	1024	4.77	12.0500	7.30	3.65	1.3300	68.0	0.00	0.00
comp 3	1024	9.01	12.0500	7.30	4.85	1.9100	79.0	0.00	0.00
comp 4	1024	18.08	12.0500	7.30	5.19	3.6200	82.0	0.00	0.00
jones road	1024	21.67	12.0333	7.30	4.10	3.9000	72.0	0.00	0.00
post 1	1024	313.64	12.0667	7.30	6.25	45.6600	91.0	0.00	0.00
post 2	1024	32.19	12.0667	7.30	4.87	5.6100	79.0	0.00	0.00
post 3	1024	18.46	12.0667	7.30	5.55	2.9000	85.0	0.00	0.00
post 4	1024	52.08	12.0667	7.30	5.67	8.0600	86.0	0.00	0.00
post 5	1024	88.09	12.0667	7.30	6.48	12.5900	93.0	0.00	0.00
post 6	1024	231.42	12.0667	7.30	6.01	34.4400	89.0	0.00	0.00
post 7	1024	319.17	12.0667	7.30	6.13	46.9600	90.0	0.00	0.00
post 8	1024	27.84	12.0833	7.30	4.32	6.9900	74.0	0.00	0.00
w9w10	1024	154.82	12.0000	7.30	6.76	18.5000	95.5	0.00	0.00
W3	2524	19.79	12.0000	9.29	9.28	1.8400	100.0	0.00	0.00
W5	2524	204.26	12.0000	9.29	9.28	18.9900	100.0	0.00	0.00
comp 1	2524	18.18	12.0500	9.29	7.33	2.6400	84.0	0.00	0.00
comp 2	2524	6.97	12.0500	9.29	5.33	1.3300	68.0	0.00	0.00
comp 3	2524	12.30	12.0500	9.29	6.71	1.9100	79.0	0.00	0.00
comp 4	2524	24.31	12.0500	9.29	7.08	3.6200	82.0	0.00	0.00
jones road	2524	30.50	12.0333	9.29	5.86	3.9000	72.0	0.00	0.00
post 1	2524	405.83	12.0667	9.29	8.22	45.6600	91.0	0.00	0.00
post 2	2524	43.84	12.0667	9.29	6.73	5.6100	79.0	0.00	0.00
post 3	2524	24.44	12.0667	9.29	7.48	2.9000	85.0	0.00	0.00
post 4	2524	68.64	12.0667	9.29	7.60	8.0600	86.0	0.00	0.00
post 5	2524	113.31	12.0667	9.29	8.46	12.5900	93.0	0.00	0.00
post 6	2524	301.50	12.0667	9.29	7.97	34.4400	89.0	0.00	0.00
post 7	2524	414.37	12.0667	9.29	8.09	46.9600	90.0	0.00	0.00

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
post 8	2524	39.16	12.0833	9.29	6.11	6.9900	74.0	0.00	0.00
w9w10	2524	197.74	12.0000	9.29	8.74	18.5000	95.5	0.00	0.00
W3	mean ann	9.97	12.0000	4.68	4.68	1.8400	100.0	0.00	0.00
W5	mean ann	102.90	12.0000	4.68	4.68	18.9900	100.0	0.00	0.00
comp 1	mean ann	7.67	12.0500	4.68	2.98	2.6400	84.0	0.00	0.00
comp 2	mean ann	2.10	12.0500	4.68	1.65	1.3300	68.0	0.00	0.00
comp 3	mean ann	4.74	12.0500	4.68	2.53	1.9100	79.0	0.00	0.00
comp 4	mean ann	9.91	12.0500	4.68	2.79	3.6200	82.0	0.00	0.00
jones road	mean ann	10.52	12.0333	4.68	1.96	3.9000	72.0	0.00	0.00
post 1	mean ann	190.82	12.0667	4.68	3.68	45.6600	91.0	0.00	0.00
post 2	mean ann	17.05	12.0667	4.68	2.53	5.6100	79.0	0.00	0.00
post 3	mean ann	10.54	12.0667	4.68	3.08	2.9000	85.0	0.00	0.00
post 4	mean ann	30.08	12.0667	4.68	3.18	8.0600	86.0	0.00	0.00
post 5	mean ann	54.55	12.0667	4.68	3.89	12.5900	93.0	0.00	0.00
post 6	mean ann	138.07	12.0667	4.68	3.47	34.4400	89.0	0.00	0.00
post 7	mean ann	192.34	12.0667	4.68	3.58	46.9600	90.0	0.00	0.00
post 8	mean ann	13.56	12.0833	4.68	2.12	6.9900	74.0	0.00	0.00
w9w10	mean ann	98.04	12.0000	4.68	4.16	18.5000	95.5	0.00	0.00

Appendix M
Post-development ICPR Node Max

Node Max Conditions [post]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
528 pipe crossing	10024	21.00	21.00	0.0007	33.85	0.00	0
JAM-120	10024	0.00	22.61	0.0034	0.00	0.42	0
W9w10	10024	24.00	23.11	0.0005	296.40	33.85	744200
beachline cd-13	10024	22.00	21.00	0.0000	66.32	0.00	0
comp pond 1	10024	24.00	23.44	0.0004	36.98	19.46	77726
comp pond 2	10024	24.00	23.46	0.0010	24.99	20.91	21119
comp pond 3	10024	24.00	23.62	0.0010	35.93	33.80	49833
comp pond 4	10024	24.00	23.11	0.0005	42.20	15.26	94159
pond 1	10024	27.00	26.75	0.0010	604.10	15.58	445029
pond 2	10024	27.00	26.76	0.0010	64.88	32.86	21155
pond 3	10024	26.00	25.75	0.0010	35.17	14.76	20706
pond 4	10024	26.00	25.77	-0.0010	98.38	44.75	51205
pond 5	10024	26.00	25.58	-0.0008	158.77	5.40	164266
pond 6	10024	26.00	25.36	0.0009	521.85	8.24	768363
pond 7	10024	26.00	25.30	0.0007	588.45	37.04	571670
pond 8	10024	27.00	26.62	-0.0010	59.93	32.96	27542
w3	10024	23.00	22.34	0.0008	27.48	0.00	70311
w5	10024	23.00	22.61	0.0005	301.05	66.32	797148
528 pipe crossing	1024	21.00	21.00	0.0007	0.00	0.00	0
JAM-120	1024	0.00	21.30	0.0045	0.00	0.00	0
W9w10	1024	24.00	22.88	0.0004	155.05	8.78	708688
beachline cd-13	1024	22.00	21.00	0.0000	21.57	0.00	0
comp pond 1	1024	24.00	23.29	0.0010	18.23	9.66	77050
comp pond 2	1024	24.00	23.15	0.0010	9.05	3.45	19211
comp pond 3	1024	24.00	23.31	0.0008	16.95	10.81	48225
comp pond 4	1024	24.00	22.88	0.0003	25.01	6.88	92141
pond 1	1024	27.00	25.01	0.0009	328.31	9.18	416558
pond 2	1024	27.00	25.37	0.0010	32.19	24.31	17522
pond 3	1024	26.00	24.74	0.0010	18.46	6.47	16386
pond 4	1024	26.00	24.80	-0.0008	52.08	30.18	44836
pond 5	1024	26.00	24.39	0.0006	88.09	3.16	154674
pond 6	1024	26.00	24.33	0.0008	274.37	4.26	738721
pond 7	1024	26.00	24.27	0.0006	322.28	15.02	551775
pond 8	1024	27.00	25.33	0.0010	27.84	13.68	21911
w3	1024	23.00	21.75	0.0009	15.55	0.00	55405
w5	1024	23.00	22.55	0.0010	160.51	21.57	792470
528 pipe crossing	2524	21.00	21.00	0.0007	3.89	0.00	0
JAM-120	2524	0.00	21.92	0.0032	0.00	0.00	0
W9w10	2524	24.00	23.03	0.0004	204.67	10.10	738440
beachline cd-13	2524	22.00	21.00	0.0000	31.49	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
comp pond 1	2524	24.00	23.34	0.0007	25.60	12.72	77284
comp pond 2	2524	24.00	23.34	0.0010	19.07	12.89	20397
comp pond 3	2524	24.00	23.39	0.0010	20.14	15.75	48647
comp pond 4	2524	24.00	23.03	0.0003	31.14	9.34	93454
pond 1	2524	27.00	25.63	0.0010	435.83	11.94	426562
pond 2	2524	27.00	25.74	0.0010	43.84	30.83	18487
pond 3	2524	26.00	25.03	0.0010	24.44	13.47	17550
pond 4	2524	26.00	25.11	-0.0010	68.64	39.82	46905
pond 5	2524	26.00	24.83	0.0007	113.31	3.70	158130
pond 6	2524	26.00	24.74	0.0006	371.00	5.14	750381
pond 7	2524	26.00	24.67	0.0007	417.62	19.88	559478
pond 8	2524	27.00	25.79	-0.0010	39.16	21.95	23897
w3	2524	23.00	21.97	0.0008	19.79	0.00	64120
w5	2524	23.00	22.57	0.0010	214.08	31.49	793681
528 pipe crossing	mean ann	21.00	21.00	0.0007	0.00	0.00	0
JAM-120	mean ann	0.00	21.30	0.0053	0.00	0.00	0
W9w10	mean ann	24.00	22.53	0.0003	98.18	6.77	630518
beachline cd-13	mean ann	22.00	21.00	0.0000	9.80	0.00	0
comp pond 1	mean ann	24.00	23.19	0.0010	9.58	4.87	76609
comp pond 2	mean ann	24.00	23.02	0.0006	2.19	0.21	18443
comp pond 3	mean ann	24.00	23.23	0.0010	11.51	6.94	47834
comp pond 4	mean ann	24.00	22.53	0.0002	16.34	3.06	89139
pond 1	mean ann	27.00	24.19	0.0005	191.50	4.90	403447
pond 2	mean ann	27.00	24.92	0.0010	17.05	2.20	16372
pond 3	mean ann	26.00	24.32	0.0010	10.54	0.22	14744
pond 4	mean ann	26.00	24.35	0.0007	30.08	5.30	41946
pond 5	mean ann	26.00	23.81	0.0004	54.55	2.80	150034
pond 6	mean ann	26.00	23.74	0.0004	152.78	3.20	721839
pond 7	mean ann	26.00	23.70	0.0003	193.41	13.53	541141
pond 8	mean ann	27.00	24.76	0.0010	13.56	2.20	19521
w3	mean ann	23.00	21.38	0.0010	9.97	0.00	41211
w5	mean ann	23.00	22.53	0.0006	102.90	9.80	790741

Appendix N
Post-development ICPR Node Time Series

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	0.0000	23.00
pond 1	0.2511	23.00
pond 1	0.5050	23.00
pond 1	0.7527	23.00
pond 1	1.0027	23.00
pond 1	1.2527	23.00
pond 1	1.5027	23.00
pond 1	1.7527	23.00
pond 1	2.0027	23.00
pond 1	2.2527	23.00
pond 1	2.5027	23.00
pond 1	2.7527	23.00
pond 1	3.0027	23.00
pond 1	3.2527	23.01
pond 1	3.5027	23.01
pond 1	3.7527	23.01
pond 1	4.0027	23.02
pond 1	4.2527	23.02
pond 1	4.5027	23.03
pond 1	4.7527	23.04
pond 1	5.0027	23.04
pond 1	5.2527	23.05
pond 1	5.5027	23.06
pond 1	5.7527	23.07
pond 1	6.0027	23.08
pond 1	6.2527	23.09
pond 1	6.5027	23.10
pond 1	6.7527	23.11
pond 1	7.0027	23.12
pond 1	7.2527	23.13
pond 1	7.5027	23.15
pond 1	7.7527	23.16
pond 1	8.0027	23.17
pond 1	8.2525	23.19
pond 1	8.5002	23.21
pond 1	8.7503	23.23
pond 1	9.0005	23.25
pond 1	9.2502	23.27
pond 1	9.5010	23.29
pond 1	9.7513	23.32
pond 1	10.0022	23.35
pond 1	10.2518	23.37

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	10.5023	23.41
pond 1	10.7511	23.45
pond 1	11.0001	23.50
pond 1	11.2504	23.56
pond 1	11.5009	23.64
pond 1	11.7501	23.80
pond 1	12.0001	24.32
pond 1	12.2503	25.08
pond 1	12.5001	25.32
pond 1	12.7507	25.41
pond 1	13.0012	25.47
pond 1	13.2516	25.51
pond 1	13.5004	25.55
pond 1	13.7518	25.57
pond 1	14.0030	25.59
pond 1	14.2534	25.61
pond 1	14.5037	25.61
pond 1	14.7521	25.62
pond 1	15.0035	25.62
pond 1	15.2518	25.63
pond 1	15.5018	25.63
pond 1	15.7518	25.63
pond 1	16.0018	25.63
pond 1	16.2518	25.62
pond 1	16.5018	25.62
pond 1	16.7518	25.62
pond 1	17.0018	25.62
pond 1	17.2518	25.61
pond 1	17.5018	25.61
pond 1	17.7518	25.60
pond 1	18.0018	25.60
pond 1	18.2518	25.59
pond 1	18.5018	25.58
pond 1	18.7518	25.57
pond 1	19.0018	25.56
pond 1	19.2518	25.55
pond 1	19.5018	25.55
pond 1	19.7518	25.54
pond 1	20.0018	25.53
pond 1	20.2518	25.52
pond 1	20.5018	25.51
pond 1	20.7518	25.49

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	21.0018	25.48
pond 1	21.2518	25.47
pond 1	21.5018	25.46
pond 1	21.7518	25.45
pond 1	22.0018	25.44
pond 1	22.2518	25.43
pond 1	22.5018	25.41
pond 1	22.7518	25.40
pond 1	23.0018	25.39
pond 1	23.2518	25.38
pond 1	23.5018	25.37
pond 1	23.7518	25.36
pond 1	24.0018	25.35
pond 1	24.2518	25.33
pond 1	24.5018	25.31
pond 1	24.7518	25.29
pond 1	25.0018	25.27
pond 1	25.2518	25.25
pond 1	25.5018	25.23
pond 1	25.7518	25.21
pond 1	26.0018	25.19
pond 1	26.2518	25.16
pond 1	26.5018	25.14
pond 1	26.7518	25.12
pond 1	27.0018	25.10
pond 1	27.2518	25.08
pond 1	27.5018	25.06
pond 1	27.7518	25.04
pond 1	28.0018	25.03
pond 1	28.2518	25.01
pond 1	28.5018	24.99
pond 1	28.7518	24.97
pond 1	29.0018	24.95
pond 1	29.2518	24.93
pond 1	29.5018	24.91
pond 1	29.7518	24.89
pond 1	30.0018	24.88
pond 1	30.2518	24.86
pond 1	30.5018	24.84
pond 1	30.7518	24.82
pond 1	31.0018	24.81
pond 1	31.2518	24.79

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	31.5018	24.77
pond 1	31.7518	24.75
pond 1	32.0018	24.74
pond 1	32.2518	24.72
pond 1	32.5018	24.71
pond 1	32.7518	24.69
pond 1	33.0018	24.67
pond 1	33.2518	24.66
pond 1	33.5018	24.64
pond 1	33.7518	24.63
pond 1	34.0018	24.61
pond 1	34.2518	24.60
pond 1	34.5018	24.58
pond 1	34.7518	24.57
pond 1	35.0018	24.55
pond 1	35.2518	24.54
pond 1	35.5018	24.52
pond 1	35.7518	24.51
pond 1	36.0018	24.50
pond 1	36.2518	24.48
pond 1	36.5018	24.47
pond 1	36.7518	24.46
pond 1	37.0018	24.44
pond 1	37.2518	24.43
pond 1	37.5018	24.42
pond 1	37.7518	24.40
pond 1	38.0018	24.39
pond 1	38.2518	24.38
pond 1	38.5018	24.37
pond 1	38.7518	24.35
pond 1	39.0018	24.34
pond 1	39.2518	24.33
pond 1	39.5018	24.32
pond 1	39.7518	24.31
pond 1	40.0018	24.30
pond 1	40.2518	24.29
pond 1	40.5018	24.27
pond 1	40.7518	24.26
pond 1	41.0018	24.25
pond 1	41.2518	24.24
pond 1	41.5018	24.23
pond 1	41.7518	24.22

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	42.0018	24.21
pond 1	42.2518	24.20
pond 1	42.5018	24.19
pond 1	42.7518	24.18
pond 1	43.0018	24.17
pond 1	43.2518	24.16
pond 1	43.5018	24.15
pond 1	43.7518	24.14
pond 1	44.0018	24.13
pond 1	44.2518	24.12
pond 1	44.5018	24.11
pond 1	44.7518	24.10
pond 1	45.0018	24.10
pond 1	45.2518	24.09
pond 1	45.5018	24.08
pond 1	45.7518	24.07
pond 1	46.0018	24.06
pond 1	46.2518	24.05
pond 1	46.5018	24.04
pond 1	46.7518	24.04
pond 1	47.0018	24.03
pond 1	47.2518	24.02
pond 1	47.5018	24.01
pond 1	47.7518	24.00
pond 1	48.0018	24.00
pond 1	48.2518	23.99
pond 1	48.5018	23.98
pond 1	48.7518	23.97
pond 1	49.0018	23.97
pond 1	49.2518	23.96
pond 1	49.5018	23.95
pond 1	49.7518	23.94
pond 1	50.0018	23.94
pond 1	50.2518	23.93
pond 1	50.5018	23.92
pond 1	50.7518	23.92
pond 1	51.0018	23.91
pond 1	51.2518	23.90
pond 1	51.5018	23.89
pond 1	51.7518	23.89
pond 1	52.0018	23.88
pond 1	52.2518	23.87

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	52.5018	23.87
pond 1	52.7518	23.86
pond 1	53.0018	23.86
pond 1	53.2518	23.85
pond 1	53.5018	23.84
pond 1	53.7518	23.84
pond 1	54.0018	23.83
pond 1	54.2518	23.82
pond 1	54.5018	23.82
pond 1	54.7518	23.81
pond 1	55.0018	23.81
pond 1	55.2518	23.80
pond 1	55.5018	23.79
pond 1	55.7518	23.79
pond 1	56.0018	23.78
pond 1	56.2518	23.78
pond 1	56.5018	23.77
pond 1	56.7518	23.77
pond 1	57.0018	23.76
pond 1	57.2518	23.76
pond 1	57.5018	23.75
pond 1	57.7518	23.75
pond 1	58.0018	23.74
pond 1	58.2518	23.73
pond 1	58.5018	23.73
pond 1	58.7518	23.72
pond 1	59.0018	23.72
pond 1	59.2518	23.71
pond 1	59.5018	23.71
pond 1	59.7518	23.70
pond 1	60.0018	23.70
pond 1	60.2518	23.70
pond 1	60.5018	23.69
pond 1	60.7518	23.69
pond 1	61.0018	23.68
pond 1	61.2518	23.68
pond 1	61.5018	23.67
pond 1	61.7518	23.67
pond 1	62.0018	23.66
pond 1	62.2518	23.66
pond 1	62.5018	23.65
pond 1	62.7518	23.65

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	63.0018	23.64
pond 1	63.2518	23.64
pond 1	63.5018	23.64
pond 1	63.7518	23.63
pond 1	64.0018	23.63
pond 1	64.2518	23.62
pond 1	64.5018	23.62
pond 1	64.7518	23.61
pond 1	65.0018	23.61
pond 1	65.2518	23.61
pond 1	65.5018	23.60
pond 1	65.7518	23.60
pond 1	66.0018	23.59
pond 1	66.2518	23.59
pond 1	66.5018	23.59
pond 1	66.7518	23.58
pond 1	67.0018	23.58
pond 1	67.2518	23.57
pond 1	67.5018	23.57
pond 1	67.7518	23.57
pond 1	68.0018	23.56
pond 1	68.2518	23.56
pond 1	68.5018	23.55
pond 1	68.7518	23.55
pond 1	69.0018	23.55
pond 1	69.2518	23.54
pond 1	69.5018	23.54
pond 1	69.7518	23.53
pond 1	70.0018	23.53
pond 1	70.2518	23.53
pond 1	70.5018	23.52
pond 1	70.7518	23.52
pond 1	71.0018	23.52
pond 1	71.2518	23.51
pond 1	71.5018	23.51
pond 1	71.7518	23.51
pond 1	72.0018	23.50
pond 1	72.2518	23.50
pond 1	72.5018	23.50
pond 1	72.7518	23.49
pond 1	73.0018	23.49
pond 1	73.2518	23.49

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	73.5018	23.48
pond 1	73.7518	23.48
pond 1	74.0018	23.48
pond 1	74.2518	23.47
pond 1	74.5018	23.47
pond 1	74.7518	23.47
pond 1	75.0018	23.46
pond 1	75.2518	23.46
pond 1	75.5018	23.46
pond 1	75.7518	23.46
pond 1	76.0018	23.45
pond 1	76.2518	23.45
pond 1	76.5018	23.45
pond 1	76.7518	23.44
pond 1	77.0018	23.44
pond 1	77.2518	23.44
pond 1	77.5018	23.44
pond 1	77.7518	23.43
pond 1	78.0018	23.43
pond 1	78.2518	23.43
pond 1	78.5018	23.43
pond 1	78.7518	23.42
pond 1	79.0018	23.42
pond 1	79.2518	23.42
pond 1	79.5018	23.41
pond 1	79.7518	23.41
pond 1	80.0018	23.41
pond 1	80.2518	23.41
pond 1	80.5018	23.40
pond 1	80.7518	23.40
pond 1	81.0018	23.40
pond 1	81.2518	23.40
pond 1	81.5018	23.39
pond 1	81.7518	23.39
pond 1	82.0018	23.39
pond 1	82.2518	23.39
pond 1	82.5018	23.39
pond 1	82.7518	23.38
pond 1	83.0018	23.38
pond 1	83.2518	23.38
pond 1	83.5018	23.38
pond 1	83.7518	23.37

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	84.0018	23.37
pond 1	84.2518	23.37
pond 1	84.5018	23.37
pond 1	84.7518	23.36
pond 1	85.0018	23.36
pond 1	85.2518	23.36
pond 1	85.5018	23.36
pond 1	85.7518	23.36
pond 1	86.0018	23.35
pond 1	86.2518	23.35
pond 1	86.5018	23.35
pond 1	86.7518	23.35
pond 1	87.0018	23.35
pond 1	87.2518	23.34
pond 1	87.5018	23.34
pond 1	87.7518	23.34
pond 1	88.0018	23.34
pond 1	88.2518	23.34
pond 1	88.5018	23.33
pond 1	88.7518	23.33
pond 1	89.0018	23.33
pond 1	89.2518	23.33
pond 1	89.5018	23.33
pond 1	89.7518	23.32
pond 1	90.0018	23.32
pond 1	90.2518	23.32
pond 1	90.5018	23.32
pond 1	90.7518	23.32
pond 1	91.0018	23.32
pond 1	91.2518	23.31
pond 1	91.5018	23.31
pond 1	91.7518	23.31
pond 1	92.0018	23.31
pond 1	92.2518	23.31
pond 1	92.5018	23.31
pond 1	92.7518	23.30
pond 1	93.0018	23.30
pond 1	93.2518	23.30
pond 1	93.5018	23.30
pond 1	93.7518	23.30
pond 1	94.0018	23.30
pond 1	94.2518	23.29

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	94.5018	23.29
pond 1	94.7518	23.29
pond 1	95.0018	23.29
pond 1	95.2518	23.29
pond 1	95.5018	23.29
pond 1	95.7518	23.29
pond 1	96.0018	23.28
pond 1	96.2518	23.28
pond 1	96.5018	23.28
pond 1	96.7518	23.28
pond 1	97.0018	23.28
pond 1	97.2518	23.28
pond 1	97.5018	23.28
pond 1	97.7518	23.27
pond 1	98.0018	23.27
pond 1	98.2518	23.27
pond 1	98.5018	23.27
pond 1	98.7518	23.27
pond 1	99.0018	23.27
pond 1	99.2518	23.27
pond 1	99.5018	23.26
pond 1	99.7518	23.26
pond 1	100.0018	23.26
pond 1	100.2518	23.26
pond 1	100.5018	23.26
pond 1	100.7518	23.26
pond 1	101.0018	23.26
pond 1	101.2518	23.26
pond 1	101.5018	23.25
pond 1	101.7518	23.25
pond 1	102.0018	23.25
pond 1	102.2518	23.25
pond 1	102.5018	23.25
pond 1	102.7518	23.25
pond 1	103.0018	23.25
pond 1	103.2518	23.25
pond 1	103.5018	23.25
pond 1	103.7518	23.24
pond 1	104.0018	23.24
pond 1	104.2518	23.24
pond 1	104.5018	23.24
pond 1	104.7518	23.24

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	105.0018	23.24
pond 1	105.2518	23.24
pond 1	105.5018	23.24
pond 1	105.7518	23.24
pond 1	106.0018	23.23
pond 1	106.2518	23.23
pond 1	106.5018	23.23
pond 1	106.7518	23.23
pond 1	107.0018	23.23
pond 1	107.2518	23.23
pond 1	107.5018	23.23
pond 1	107.7518	23.23
pond 1	108.0018	23.23
pond 1	108.2518	23.23
pond 1	108.5018	23.22
pond 1	108.7518	23.22
pond 1	109.0018	23.22
pond 1	109.2518	23.22
pond 1	109.5018	23.22
pond 1	109.7518	23.22
pond 1	110.0018	23.22
pond 1	110.2518	23.22
pond 1	110.5018	23.22
pond 1	110.7518	23.22
pond 1	111.0018	23.22
pond 1	111.2518	23.21
pond 1	111.5018	23.21
pond 1	111.7518	23.21
pond 1	112.0018	23.21
pond 1	112.2518	23.21
pond 1	112.5018	23.21
pond 1	112.7518	23.21
pond 1	113.0018	23.21
pond 1	113.2518	23.21
pond 1	113.5018	23.21
pond 1	113.7518	23.21
pond 1	114.0018	23.20
pond 1	114.2518	23.20
pond 1	114.5018	23.20
pond 1	114.7518	23.20
pond 1	115.0018	23.20
pond 1	115.2518	23.20

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	115.5018	23.20
pond 1	115.7518	23.20
pond 1	116.0018	23.20
pond 1	116.2518	23.20
pond 1	116.5018	23.20
pond 1	116.7518	23.20
pond 1	117.0018	23.20
pond 1	117.2518	23.19
pond 1	117.5018	23.19
pond 1	117.7518	23.19
pond 1	118.0018	23.19
pond 1	118.2518	23.19
pond 1	118.5018	23.19
pond 1	118.7518	23.19
pond 1	119.0018	23.19
pond 1	119.2518	23.19
pond 1	119.5018	23.19
pond 1	119.7518	23.19
pond 1	120.0018	23.19
pond 1	120.2518	23.19
pond 1	120.5018	23.19
pond 1	120.7518	23.18
pond 1	121.0018	23.18
pond 1	121.2518	23.18
pond 1	121.5018	23.18
pond 1	121.7518	23.18
pond 1	122.0018	23.18
pond 1	122.2518	23.18
pond 1	122.5018	23.18
pond 1	122.7518	23.18
pond 1	123.0018	23.18
pond 1	123.2518	23.18
pond 1	123.5018	23.18
pond 1	123.7518	23.18
pond 1	124.0018	23.18
pond 1	124.2518	23.18
pond 1	124.5018	23.18
pond 1	124.7518	23.17
pond 1	125.0018	23.17
pond 1	125.2518	23.17
pond 1	125.5018	23.17
pond 1	125.7518	23.17

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	126.0018	23.17
pond 1	126.2518	23.17
pond 1	126.5018	23.17
pond 1	126.7518	23.17
pond 1	127.0018	23.17
pond 1	127.2518	23.17
pond 1	127.5018	23.17
pond 1	127.7518	23.17
pond 1	128.0018	23.17
pond 1	128.2518	23.17
pond 1	128.5018	23.17
pond 1	128.7518	23.17
pond 1	129.0018	23.16
pond 1	129.2518	23.16
pond 1	129.5018	23.16
pond 1	129.7518	23.16
pond 1	130.0018	23.16
pond 1	130.2518	23.16
pond 1	130.5018	23.16
pond 1	130.7518	23.16
pond 1	131.0018	23.16
pond 1	131.2518	23.16
pond 1	131.5018	23.16
pond 1	131.7518	23.16
pond 1	132.0018	23.16
pond 1	132.2518	23.16
pond 1	132.5018	23.16
pond 1	132.7518	23.16
pond 1	133.0018	23.16
pond 1	133.2518	23.16
pond 1	133.5018	23.16
pond 1	133.7518	23.16
pond 1	134.0018	23.15
pond 1	134.2518	23.15
pond 1	134.5018	23.15
pond 1	134.7518	23.15
pond 1	135.0018	23.15
pond 1	135.2518	23.15
pond 1	135.5018	23.15
pond 1	135.7518	23.15
pond 1	136.0018	23.15
pond 1	136.2518	23.15

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	136.5018	23.15
pond 1	136.7518	23.15
pond 1	137.0018	23.15
pond 1	137.2518	23.15
pond 1	137.5018	23.15
pond 1	137.7518	23.15
pond 1	138.0018	23.15
pond 1	138.2518	23.15
pond 1	138.5018	23.15
pond 1	138.7518	23.15
pond 1	139.0018	23.15
pond 1	139.2518	23.15
pond 1	139.5018	23.14
pond 1	139.7518	23.14
pond 1	140.0018	23.14
pond 1	140.2518	23.14
pond 1	140.5018	23.14
pond 1	140.7518	23.14
pond 1	141.0018	23.14
pond 1	141.2518	23.14
pond 1	141.5018	23.14
pond 1	141.7518	23.14
pond 1	142.0018	23.14
pond 1	142.2518	23.14
pond 1	142.5018	23.14
pond 1	142.7518	23.14
pond 1	143.0018	23.14
pond 1	143.2518	23.14
pond 1	143.5018	23.14
pond 1	143.7518	23.14
pond 1	144.0018	23.14
pond 1	144.2518	23.14
pond 1	144.5018	23.14
pond 1	144.7518	23.14
pond 1	145.0018	23.14
pond 1	145.2518	23.14
pond 1	145.5018	23.14
pond 1	145.7518	23.13
pond 1	146.0018	23.13
pond 1	146.2518	23.13
pond 1	146.5018	23.13
pond 1	146.7518	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	147.0018	23.13
pond 1	147.2518	23.13
pond 1	147.5018	23.13
pond 1	147.7518	23.13
pond 1	148.0018	23.13
pond 1	148.2518	23.13
pond 1	148.5018	23.13
pond 1	148.7518	23.13
pond 1	149.0018	23.13
pond 1	149.2518	23.13
pond 1	149.5018	23.13
pond 1	149.7518	23.13
pond 1	150.0018	23.13
pond 1	150.2518	23.13
pond 1	150.5018	23.13
pond 1	150.7518	23.13
pond 1	151.0018	23.13
pond 1	151.2518	23.13
pond 1	151.5018	23.13
pond 1	151.7518	23.13
pond 1	152.0018	23.13
pond 1	152.2518	23.13
pond 1	152.5018	23.13
pond 1	152.7518	23.12
pond 1	153.0018	23.12
pond 1	153.2518	23.12
pond 1	153.5018	23.12
pond 1	153.7518	23.12
pond 1	154.0018	23.12
pond 1	154.2518	23.12
pond 1	154.5018	23.12
pond 1	154.7518	23.12
pond 1	155.0018	23.12
pond 1	155.2518	23.12
pond 1	155.5018	23.12
pond 1	155.7518	23.12
pond 1	156.0018	23.12
pond 1	156.2518	23.12
pond 1	156.5018	23.12
pond 1	156.7518	23.12
pond 1	157.0018	23.12
pond 1	157.2518	23.12

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	157.5018	23.12
pond 1	157.7518	23.12
pond 1	158.0018	23.12
pond 1	158.2518	23.12
pond 1	158.5018	23.12
pond 1	158.7518	23.12
pond 1	159.0018	23.12
pond 1	159.2518	23.12
pond 1	159.5018	23.12
pond 1	159.7518	23.12
pond 1	160.0018	23.12
pond 1	160.2518	23.12
pond 1	160.5018	23.12
pond 1	160.7518	23.12
pond 1	161.0018	23.12
pond 1	161.2518	23.11
pond 1	161.5018	23.11
pond 1	161.7518	23.11
pond 1	162.0018	23.11
pond 1	162.2518	23.11
pond 1	162.5018	23.11
pond 1	162.7518	23.11
pond 1	163.0018	23.11
pond 1	163.2518	23.11
pond 1	163.5018	23.11
pond 1	163.7518	23.11
pond 1	164.0018	23.11
pond 1	164.2518	23.11
pond 1	164.5018	23.11
pond 1	164.7518	23.11
pond 1	165.0018	23.11
pond 1	165.2518	23.11
pond 1	165.5018	23.11
pond 1	165.7518	23.11
pond 1	166.0018	23.11
pond 1	166.2518	23.11
pond 1	166.5018	23.11
pond 1	166.7518	23.11
pond 1	167.0018	23.11
pond 1	167.2518	23.11
pond 1	167.5018	23.11
pond 1	167.7518	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	168.0018	23.11
pond 1	168.2518	23.11
pond 1	168.5018	23.11
pond 1	168.7518	23.11
pond 1	169.0018	23.11
pond 1	169.2518	23.11
pond 1	169.5018	23.11
pond 1	169.7518	23.11
pond 1	170.0018	23.11
pond 1	170.2518	23.11
pond 1	170.5018	23.11
pond 1	170.7518	23.11
pond 1	171.0018	23.11
pond 1	171.2518	23.10
pond 1	171.5018	23.10
pond 1	171.7518	23.10
pond 1	172.0018	23.10
pond 1	172.2518	23.10
pond 1	172.5018	23.10
pond 1	172.7518	23.10
pond 1	173.0018	23.10
pond 1	173.2518	23.10
pond 1	173.5018	23.10
pond 1	173.7518	23.10
pond 1	174.0018	23.10
pond 1	174.2518	23.10
pond 1	174.5018	23.10
pond 1	174.7518	23.10
pond 1	175.0018	23.10
pond 1	175.2518	23.10
pond 1	175.5018	23.10
pond 1	175.7518	23.10
pond 1	176.0018	23.10
pond 1	176.2518	23.10
pond 1	176.5018	23.10
pond 1	176.7518	23.10
pond 1	177.0018	23.10
pond 1	177.2518	23.10
pond 1	177.5018	23.10
pond 1	177.7518	23.10
pond 1	178.0018	23.10
pond 1	178.2518	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	178.5018	23.10
pond 1	178.7518	23.10
pond 1	179.0018	23.10
pond 1	179.2518	23.10
pond 1	179.5018	23.10
pond 1	179.7518	23.10
pond 1	180.0018	23.10
pond 1	180.2518	23.10
pond 1	180.5018	23.10
pond 1	180.7518	23.10
pond 1	181.0018	23.10
pond 1	181.2518	23.10
pond 1	181.5018	23.10
pond 1	181.7518	23.10
pond 1	182.0018	23.10
pond 1	182.2518	23.10
pond 1	182.5018	23.10
pond 1	182.7518	23.10
pond 1	183.0018	23.10
pond 1	183.2518	23.09
pond 1	183.5018	23.09
pond 1	183.7518	23.09
pond 1	184.0018	23.09
pond 1	184.2518	23.09
pond 1	184.5018	23.09
pond 1	184.7518	23.09
pond 1	185.0018	23.09
pond 1	185.2518	23.09
pond 1	185.5018	23.09
pond 1	185.7518	23.09
pond 1	186.0018	23.09
pond 1	186.2518	23.09
pond 1	186.5018	23.09
pond 1	186.7518	23.09
pond 1	187.0018	23.09
pond 1	187.2518	23.09
pond 1	187.5018	23.09
pond 1	187.7518	23.09
pond 1	188.0018	23.09
pond 1	188.2518	23.09
pond 1	188.5018	23.09
pond 1	188.7518	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	189.0018	23.09
pond 1	189.2518	23.09
pond 1	189.5018	23.09
pond 1	189.7518	23.09
pond 1	190.0018	23.09
pond 1	190.2518	23.09
pond 1	190.5018	23.09
pond 1	190.7518	23.09
pond 1	191.0018	23.09
pond 1	191.2518	23.09
pond 1	191.5018	23.09
pond 1	191.7518	23.09
pond 1	192.0018	23.09
pond 1	192.2518	23.09
pond 1	192.5018	23.09
pond 1	192.7518	23.09
pond 1	193.0018	23.09
pond 1	193.2518	23.09
pond 1	193.5018	23.09
pond 1	193.7518	23.09
pond 1	194.0018	23.09
pond 1	194.2518	23.09
pond 1	194.5018	23.09
pond 1	194.7518	23.09
pond 1	195.0018	23.09
pond 1	195.2518	23.09
pond 1	195.5018	23.09
pond 1	195.7518	23.09
pond 1	196.0018	23.09
pond 1	196.2518	23.09
pond 1	196.5018	23.09
pond 1	196.7518	23.09
pond 1	197.0018	23.09
pond 1	197.2518	23.09
pond 1	197.5018	23.09
pond 1	197.7518	23.08
pond 1	198.0018	23.08
pond 1	198.2518	23.08
pond 1	198.5018	23.08
pond 1	198.7518	23.08
pond 1	199.0018	23.08
pond 1	199.2518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	199.5018	23.08
pond 1	199.7518	23.08
pond 1	200.0018	23.08
pond 1	200.2518	23.08
pond 1	200.5018	23.08
pond 1	200.7518	23.08
pond 1	201.0018	23.08
pond 1	201.2518	23.08
pond 1	201.5018	23.08
pond 1	201.7518	23.08
pond 1	202.0018	23.08
pond 1	202.2518	23.08
pond 1	202.5018	23.08
pond 1	202.7518	23.08
pond 1	203.0018	23.08
pond 1	203.2518	23.08
pond 1	203.5018	23.08
pond 1	203.7518	23.08
pond 1	204.0018	23.08
pond 1	204.2518	23.08
pond 1	204.5018	23.08
pond 1	204.7518	23.08
pond 1	205.0018	23.08
pond 1	205.2518	23.08
pond 1	205.5018	23.08
pond 1	205.7518	23.08
pond 1	206.0018	23.08
pond 1	206.2518	23.08
pond 1	206.5018	23.08
pond 1	206.7518	23.08
pond 1	207.0018	23.08
pond 1	207.2518	23.08
pond 1	207.5018	23.08
pond 1	207.7518	23.08
pond 1	208.0018	23.08
pond 1	208.2518	23.08
pond 1	208.5018	23.08
pond 1	208.7518	23.08
pond 1	209.0018	23.08
pond 1	209.2518	23.08
pond 1	209.5018	23.08
pond 1	209.7518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	210.0018	23.08
pond 1	210.2518	23.08
pond 1	210.5018	23.08
pond 1	210.7518	23.08
pond 1	211.0018	23.08
pond 1	211.2518	23.08
pond 1	211.5018	23.08
pond 1	211.7518	23.08
pond 1	212.0018	23.08
pond 1	212.2518	23.08
pond 1	212.5018	23.08
pond 1	212.7518	23.08
pond 1	213.0018	23.08
pond 1	213.2518	23.08
pond 1	213.5018	23.08
pond 1	213.7518	23.08
pond 1	214.0018	23.08
pond 1	214.2518	23.08
pond 1	214.5018	23.08
pond 1	214.7518	23.08
pond 1	215.0018	23.08
pond 1	215.2518	23.08
pond 1	215.5018	23.08
pond 1	215.7518	23.08
pond 1	216.0018	23.08
pond 1	216.2518	23.07
pond 1	216.5018	23.07
pond 1	216.7518	23.07
pond 1	217.0018	23.07
pond 1	217.2518	23.07
pond 1	217.5018	23.07
pond 1	217.7518	23.07
pond 1	218.0018	23.07
pond 1	218.2518	23.07
pond 1	218.5018	23.07
pond 1	218.7518	23.07
pond 1	219.0018	23.07
pond 1	219.2518	23.07
pond 1	219.5018	23.07
pond 1	219.7518	23.07
pond 1	220.0018	23.07
pond 1	220.2518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	220.5018	23.07
pond 1	220.7518	23.07
pond 1	221.0018	23.07
pond 1	221.2518	23.07
pond 1	221.5018	23.07
pond 1	221.7518	23.07
pond 1	222.0018	23.07
pond 1	222.2518	23.07
pond 1	222.5018	23.07
pond 1	222.7518	23.07
pond 1	223.0018	23.07
pond 1	223.2518	23.07
pond 1	223.5018	23.07
pond 1	223.7518	23.07
pond 1	224.0018	23.07
pond 1	224.2518	23.07
pond 1	224.5018	23.07
pond 1	224.7518	23.07
pond 1	225.0018	23.07
pond 1	225.2518	23.07
pond 1	225.5018	23.07
pond 1	225.7518	23.07
pond 1	226.0018	23.07
pond 1	226.2518	23.07
pond 1	226.5018	23.07
pond 1	226.7518	23.07
pond 1	227.0018	23.07
pond 1	227.2518	23.07
pond 1	227.5018	23.07
pond 1	227.7518	23.07
pond 1	228.0018	23.07
pond 1	228.2518	23.07
pond 1	228.5018	23.07
pond 1	228.7518	23.07
pond 1	229.0018	23.07
pond 1	229.2518	23.07
pond 1	229.5018	23.07
pond 1	229.7518	23.07
pond 1	230.0018	23.07
pond 1	230.2518	23.07
pond 1	230.5018	23.07
pond 1	230.7518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	231.0018	23.07
pond 1	231.2518	23.07
pond 1	231.5018	23.07
pond 1	231.7518	23.07
pond 1	232.0018	23.07
pond 1	232.2518	23.07
pond 1	232.5018	23.07
pond 1	232.7518	23.07
pond 1	233.0018	23.07
pond 1	233.2518	23.07
pond 1	233.5018	23.07
pond 1	233.7518	23.07
pond 1	234.0018	23.07
pond 1	234.2518	23.07
pond 1	234.5018	23.07
pond 1	234.7518	23.07
pond 1	235.0018	23.07
pond 1	235.2518	23.07
pond 1	235.5018	23.07
pond 1	235.7518	23.07
pond 1	236.0018	23.07
pond 1	236.2518	23.07
pond 1	236.5018	23.07
pond 1	236.7518	23.07
pond 1	237.0018	23.07
pond 1	237.2518	23.07
pond 1	237.5018	23.07
pond 1	237.7518	23.07
pond 1	238.0018	23.07
pond 1	238.2518	23.07
pond 1	238.5018	23.07
pond 1	238.7518	23.07
pond 1	239.0018	23.07
pond 1	239.2518	23.07
pond 1	239.5018	23.07
pond 1	239.7518	23.07
pond 1	240.0018	23.07
pond 1	240.2518	23.06
pond 1	240.5018	23.06
pond 1	240.7518	23.06
pond 1	241.0018	23.06
pond 1	241.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	241.5018	23.06
pond 1	241.7518	23.06
pond 1	242.0018	23.06
pond 1	242.2518	23.06
pond 1	242.5018	23.06
pond 1	242.7518	23.06
pond 1	243.0018	23.06
pond 1	243.2518	23.06
pond 1	243.5018	23.06
pond 1	243.7518	23.06
pond 1	244.0018	23.06
pond 1	244.2518	23.06
pond 1	244.5018	23.06
pond 1	244.7518	23.06
pond 1	245.0018	23.06
pond 1	245.2518	23.06
pond 1	245.5018	23.06
pond 1	245.7518	23.06
pond 1	246.0018	23.06
pond 1	246.2518	23.06
pond 1	246.5018	23.06
pond 1	246.7518	23.06
pond 1	247.0018	23.06
pond 1	247.2518	23.06
pond 1	247.5018	23.06
pond 1	247.7518	23.06
pond 1	248.0018	23.06
pond 1	248.2518	23.06
pond 1	248.5018	23.06
pond 1	248.7518	23.06
pond 1	249.0018	23.06
pond 1	249.2518	23.06
pond 1	249.5018	23.06
pond 1	249.7518	23.06
pond 1	250.0018	23.06
pond 1	250.2518	23.06
pond 1	250.5018	23.06
pond 1	250.7518	23.06
pond 1	251.0018	23.06
pond 1	251.2518	23.06
pond 1	251.5018	23.06
pond 1	251.7518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	252.0018	23.06
pond 1	252.2518	23.06
pond 1	252.5018	23.06
pond 1	252.7518	23.06
pond 1	253.0018	23.06
pond 1	253.2518	23.06
pond 1	253.5018	23.06
pond 1	253.7518	23.06
pond 1	254.0018	23.06
pond 1	254.2518	23.06
pond 1	254.5018	23.06
pond 1	254.7518	23.06
pond 1	255.0018	23.06
pond 1	255.2518	23.06
pond 1	255.5018	23.06
pond 1	255.7518	23.06
pond 1	256.0018	23.06
pond 1	256.2518	23.06
pond 1	256.5018	23.06
pond 1	256.7518	23.06
pond 1	257.0018	23.06
pond 1	257.2518	23.06
pond 1	257.5018	23.06
pond 1	257.7518	23.06
pond 1	258.0018	23.06
pond 1	258.2518	23.06
pond 1	258.5018	23.06
pond 1	258.7518	23.06
pond 1	259.0018	23.06
pond 1	259.2518	23.06
pond 1	259.5018	23.06
pond 1	259.7518	23.06
pond 1	260.0018	23.06
pond 1	260.2518	23.06
pond 1	260.5018	23.06
pond 1	260.7518	23.06
pond 1	261.0018	23.06
pond 1	261.2518	23.06
pond 1	261.5018	23.06
pond 1	261.7518	23.06
pond 1	262.0018	23.06
pond 1	262.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	262.5018	23.06
pond 1	262.7518	23.06
pond 1	263.0018	23.06
pond 1	263.2518	23.06
pond 1	263.5018	23.06
pond 1	263.7518	23.06
pond 1	264.0018	23.06
pond 1	264.2518	23.06
pond 1	264.5018	23.06
pond 1	264.7518	23.06
pond 1	265.0018	23.06
pond 1	265.2518	23.06
pond 1	265.5018	23.06
pond 1	265.7518	23.06
pond 1	266.0018	23.06
pond 1	266.2518	23.06
pond 1	266.5018	23.06
pond 1	266.7518	23.06
pond 1	267.0018	23.06
pond 1	267.2518	23.06
pond 1	267.5018	23.06
pond 1	267.7518	23.06
pond 1	268.0018	23.06
pond 1	268.2518	23.06
pond 1	268.5018	23.06
pond 1	268.7518	23.06
pond 1	269.0018	23.06
pond 1	269.2518	23.06
pond 1	269.5018	23.06
pond 1	269.7518	23.06
pond 1	270.0018	23.06
pond 1	270.2518	23.06
pond 1	270.5018	23.06
pond 1	270.7518	23.06
pond 1	271.0018	23.06
pond 1	271.2518	23.06
pond 1	271.5018	23.06
pond 1	271.7518	23.06
pond 1	272.0018	23.06
pond 1	272.2518	23.06
pond 1	272.5018	23.06
pond 1	272.7518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	273.0018	23.05
pond 1	273.2518	23.05
pond 1	273.5018	23.05
pond 1	273.7518	23.05
pond 1	274.0018	23.05
pond 1	274.2518	23.05
pond 1	274.5018	23.05
pond 1	274.7518	23.05
pond 1	275.0018	23.05
pond 1	275.2518	23.05
pond 1	275.5018	23.05
pond 1	275.7518	23.05
pond 1	276.0018	23.05
pond 1	276.2518	23.05
pond 1	276.5018	23.05
pond 1	276.7518	23.05
pond 1	277.0018	23.05
pond 1	277.2518	23.05
pond 1	277.5018	23.05
pond 1	277.7518	23.05
pond 1	278.0018	23.05
pond 1	278.2518	23.05
pond 1	278.5018	23.05
pond 1	278.7518	23.05
pond 1	279.0018	23.05
pond 1	279.2518	23.05
pond 1	279.5018	23.05
pond 1	279.7518	23.05
pond 1	280.0018	23.05
pond 1	280.2518	23.05
pond 1	280.5018	23.05
pond 1	280.7518	23.05
pond 1	281.0018	23.05
pond 1	281.2518	23.05
pond 1	281.5018	23.05
pond 1	281.7518	23.05
pond 1	282.0018	23.05
pond 1	282.2518	23.05
pond 1	282.5018	23.05
pond 1	282.7518	23.05
pond 1	283.0018	23.05
pond 1	283.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	283.5018	23.05
pond 1	283.7518	23.05
pond 1	284.0018	23.05
pond 1	284.2518	23.05
pond 1	284.5018	23.05
pond 1	284.7518	23.05
pond 1	285.0018	23.05
pond 1	285.2518	23.05
pond 1	285.5018	23.05
pond 1	285.7518	23.05
pond 1	286.0018	23.05
pond 1	286.2518	23.05
pond 1	286.5018	23.05
pond 1	286.7518	23.05
pond 1	287.0018	23.05
pond 1	287.2518	23.05
pond 1	287.5018	23.05
pond 1	287.7518	23.05
pond 1	288.0018	23.05
pond 1	288.2518	23.05
pond 1	288.5018	23.05
pond 1	288.7518	23.05
pond 1	289.0018	23.05
pond 1	289.2518	23.05
pond 1	289.5018	23.05
pond 1	289.7518	23.05
pond 1	290.0018	23.05
pond 1	290.2518	23.05
pond 1	290.5018	23.05
pond 1	290.7518	23.05
pond 1	291.0018	23.05
pond 1	291.2518	23.05
pond 1	291.5018	23.05
pond 1	291.7518	23.05
pond 1	292.0018	23.05
pond 1	292.2518	23.05
pond 1	292.5018	23.05
pond 1	292.7518	23.05
pond 1	293.0018	23.05
pond 1	293.2518	23.05
pond 1	293.5018	23.05
pond 1	293.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	294.0018	23.05
pond 1	294.2518	23.05
pond 1	294.5018	23.05
pond 1	294.7518	23.05
pond 1	295.0018	23.05
pond 1	295.2518	23.05
pond 1	295.5018	23.05
pond 1	295.7518	23.05
pond 1	296.0018	23.05
pond 1	296.2518	23.05
pond 1	296.5018	23.05
pond 1	296.7518	23.05
pond 1	297.0018	23.05
pond 1	297.2518	23.05
pond 1	297.5018	23.05
pond 1	297.7518	23.05
pond 1	298.0018	23.05
pond 1	298.2518	23.05
pond 1	298.5018	23.05
pond 1	298.7518	23.05
pond 1	299.0018	23.05
pond 1	299.2518	23.05
pond 1	299.5018	23.05
pond 1	299.7518	23.05
pond 1	300.0018	23.05
pond 1	300.2518	23.05
pond 1	300.5018	23.05
pond 1	300.7518	23.05
pond 1	301.0018	23.05
pond 1	301.2518	23.05
pond 1	301.5018	23.05
pond 1	301.7518	23.05
pond 1	302.0018	23.05
pond 1	302.2518	23.05
pond 1	302.5018	23.05
pond 1	302.7518	23.05
pond 1	303.0018	23.05
pond 1	303.2518	23.05
pond 1	303.5018	23.05
pond 1	303.7518	23.05
pond 1	304.0018	23.05
pond 1	304.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	304.5018	23.05
pond 1	304.7518	23.05
pond 1	305.0018	23.05
pond 1	305.2518	23.05
pond 1	305.5018	23.05
pond 1	305.7518	23.05
pond 1	306.0018	23.05
pond 1	306.2518	23.05
pond 1	306.5018	23.05
pond 1	306.7518	23.05
pond 1	307.0018	23.05
pond 1	307.2518	23.05
pond 1	307.5018	23.05
pond 1	307.7518	23.05
pond 1	308.0018	23.05
pond 1	308.2518	23.05
pond 1	308.5018	23.05
pond 1	308.7518	23.05
pond 1	309.0018	23.05
pond 1	309.2518	23.05
pond 1	309.5018	23.05
pond 1	309.7518	23.05
pond 1	310.0018	23.05
pond 1	310.2518	23.05
pond 1	310.5018	23.05
pond 1	310.7518	23.05
pond 1	311.0018	23.05
pond 1	311.2518	23.05
pond 1	311.5018	23.05
pond 1	311.7518	23.05
pond 1	312.0018	23.05
pond 1	312.2518	23.05
pond 1	312.5018	23.05
pond 1	312.7518	23.05
pond 1	313.0018	23.05
pond 1	313.2518	23.05
pond 1	313.5018	23.05
pond 1	313.7518	23.05
pond 1	314.0018	23.05
pond 1	314.2518	23.05
pond 1	314.5018	23.05
pond 1	314.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	315.0018	23.05
pond 1	315.2518	23.05
pond 1	315.5018	23.05
pond 1	315.7518	23.05
pond 1	316.0018	23.05
pond 1	316.2518	23.05
pond 1	316.5018	23.05
pond 1	316.7518	23.05
pond 1	317.0018	23.05
pond 1	317.2518	23.05
pond 1	317.5018	23.05
pond 1	317.7518	23.05
pond 1	318.0018	23.05
pond 1	318.2518	23.05
pond 1	318.5018	23.05
pond 1	318.7518	23.05
pond 1	319.0018	23.05
pond 1	319.2518	23.05
pond 1	319.5018	23.05
pond 1	319.7518	23.05
pond 1	320.0018	23.04
pond 1	320.2518	23.04
pond 1	320.5018	23.04
pond 1	320.7518	23.04
pond 1	321.0018	23.04
pond 1	321.2518	23.04
pond 1	321.5018	23.04
pond 1	321.7518	23.04
pond 1	322.0018	23.04
pond 1	322.2518	23.04
pond 1	322.5018	23.04
pond 1	322.7518	23.04
pond 1	323.0018	23.04
pond 1	323.2518	23.04
pond 1	323.5018	23.04
pond 1	323.7518	23.04
pond 1	324.0018	23.04
pond 1	324.2518	23.04
pond 1	324.5018	23.04
pond 1	324.7518	23.04
pond 1	325.0018	23.04
pond 1	325.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	325.5018	23.04
pond 1	325.7518	23.04
pond 1	326.0018	23.04
pond 1	326.2518	23.04
pond 1	326.5018	23.04
pond 1	326.7518	23.04
pond 1	327.0018	23.04
pond 1	327.2518	23.04
pond 1	327.5018	23.04
pond 1	327.7518	23.04
pond 1	328.0018	23.04
pond 1	328.2518	23.04
pond 1	328.5018	23.04
pond 1	328.7518	23.04
pond 1	329.0018	23.04
pond 1	329.2518	23.04
pond 1	329.5018	23.04
pond 1	329.7518	23.04
pond 1	330.0018	23.04
pond 1	330.2518	23.04
pond 1	330.5018	23.04
pond 1	330.7518	23.04
pond 1	331.0018	23.04
pond 1	331.2518	23.04
pond 1	331.5018	23.04
pond 1	331.7518	23.04
pond 1	332.0018	23.04
pond 1	332.2518	23.04
pond 1	332.5018	23.04
pond 1	332.7518	23.04
pond 1	333.0018	23.04
pond 1	333.2518	23.04
pond 1	333.5018	23.04
pond 1	333.7518	23.04
pond 1	334.0018	23.04
pond 1	334.2518	23.04
pond 1	334.5018	23.04
pond 1	334.7518	23.04
pond 1	335.0018	23.04
pond 1	335.2518	23.04
pond 1	335.5018	23.04
pond 1	335.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	336.0018	23.04
pond 1	336.2518	23.04
pond 1	336.5018	23.04
pond 1	336.7518	23.04
pond 1	337.0018	23.04
pond 1	337.2518	23.04
pond 1	337.5018	23.04
pond 1	337.7518	23.04
pond 1	338.0018	23.04
pond 1	338.2518	23.04
pond 1	338.5018	23.04
pond 1	338.7518	23.04
pond 1	339.0018	23.04
pond 1	339.2518	23.04
pond 1	339.5018	23.04
pond 1	339.7518	23.04
pond 1	340.0018	23.04
pond 1	340.2518	23.04
pond 1	340.5018	23.04
pond 1	340.7518	23.04
pond 1	341.0018	23.04
pond 1	341.2518	23.04
pond 1	341.5018	23.04
pond 1	341.7518	23.04
pond 1	342.0018	23.04
pond 1	342.2518	23.04
pond 1	342.5018	23.04
pond 1	342.7518	23.04
pond 1	343.0018	23.04
pond 1	343.2518	23.04
pond 1	343.5018	23.04
pond 1	343.7518	23.04
pond 1	344.0018	23.04
pond 1	344.2518	23.04
pond 1	344.5018	23.04
pond 1	344.7518	23.04
pond 1	345.0018	23.04
pond 1	345.2518	23.04
pond 1	345.5018	23.04
pond 1	345.7518	23.04
pond 1	346.0018	23.04
pond 1	346.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	346.5018	23.04
pond 1	346.7518	23.04
pond 1	347.0018	23.04
pond 1	347.2518	23.04
pond 1	347.5018	23.04
pond 1	347.7518	23.04
pond 1	348.0018	23.04
pond 1	348.2518	23.04
pond 1	348.5018	23.04
pond 1	348.7518	23.04
pond 1	349.0018	23.04
pond 1	349.2518	23.04
pond 1	349.5018	23.04
pond 1	349.7518	23.04
pond 1	350.0018	23.04
pond 1	350.2518	23.04
pond 1	350.5018	23.04
pond 1	350.7518	23.04
pond 1	351.0018	23.04
pond 1	351.2518	23.04
pond 1	351.5018	23.04
pond 1	351.7518	23.04
pond 1	352.0018	23.04
pond 1	352.2518	23.04
pond 1	352.5018	23.04
pond 1	352.7518	23.04
pond 1	353.0018	23.04
pond 1	353.2518	23.04
pond 1	353.5018	23.04
pond 1	353.7518	23.04
pond 1	354.0018	23.04
pond 1	354.2518	23.04
pond 1	354.5018	23.04
pond 1	354.7518	23.04
pond 1	355.0018	23.04
pond 1	355.2518	23.04
pond 1	355.5018	23.04
pond 1	355.7518	23.04
pond 1	356.0018	23.04
pond 1	356.2518	23.04
pond 1	356.5018	23.04
pond 1	356.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	357.0018	23.04
pond 1	357.2518	23.04
pond 1	357.5018	23.04
pond 1	357.7518	23.04
pond 1	358.0018	23.04
pond 1	358.2518	23.04
pond 1	358.5018	23.04
pond 1	358.7518	23.04
pond 1	359.0018	23.04
pond 1	359.2518	23.04
pond 1	359.5018	23.04
pond 1	359.7518	23.04
pond 1	360.0018	23.04
pond 2	0.0000	23.00
pond 2	0.2511	23.00
pond 2	0.5050	23.00
pond 2	0.7527	23.00
pond 2	1.0027	23.00
pond 2	1.2527	23.00
pond 2	1.5027	23.00
pond 2	1.7527	23.00
pond 2	2.0027	23.00
pond 2	2.2527	23.00
pond 2	2.5027	23.00
pond 2	2.7527	23.00
pond 2	3.0027	23.00
pond 2	3.2527	23.00
pond 2	3.5027	23.00
pond 2	3.7527	23.00
pond 2	4.0027	23.00
pond 2	4.2527	23.00
pond 2	4.5027	23.00
pond 2	4.7527	23.00
pond 2	5.0027	23.00
pond 2	5.2527	23.00
pond 2	5.5027	23.01
pond 2	5.7527	23.01
pond 2	6.0027	23.02
pond 2	6.2527	23.03
pond 2	6.5027	23.05
pond 2	6.7527	23.06
pond 2	7.0027	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	7.2527	23.10
pond 2	7.5027	23.12
pond 2	7.7527	23.15
pond 2	8.0027	23.17
pond 2	8.2525	23.20
pond 2	8.5002	23.22
pond 2	8.7503	23.26
pond 2	9.0005	23.29
pond 2	9.2502	23.33
pond 2	9.5010	23.37
pond 2	9.7513	23.41
pond 2	10.0022	23.46
pond 2	10.2518	23.50
pond 2	10.5023	23.56
pond 2	10.7511	23.63
pond 2	11.0001	23.73
pond 2	11.2504	23.86
pond 2	11.5009	24.01
pond 2	11.7501	24.39
pond 2	12.0001	25.36
pond 2	12.2503	25.70
pond 2	12.5001	25.43
pond 2	12.7507	25.43
pond 2	13.0012	25.49
pond 2	13.2516	25.53
pond 2	13.5004	25.56
pond 2	13.7518	25.58
pond 2	14.0030	25.60
pond 2	14.2534	25.61
pond 2	14.5037	25.62
pond 2	14.7521	25.63
pond 2	15.0035	25.63
pond 2	15.2518	25.63
pond 2	15.5018	25.64
pond 2	15.7518	25.63
pond 2	16.0018	25.63
pond 2	16.2518	25.63
pond 2	16.5018	25.63
pond 2	16.7518	25.63
pond 2	17.0018	25.62
pond 2	17.2518	25.62
pond 2	17.5018	25.61

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	17.7518	25.61
pond 2	18.0018	25.60
pond 2	18.2518	25.59
pond 2	18.5018	25.59
pond 2	18.7518	25.58
pond 2	19.0018	25.57
pond 2	19.2518	25.56
pond 2	19.5018	25.55
pond 2	19.7518	25.54
pond 2	20.0018	25.53
pond 2	20.2518	25.52
pond 2	20.5018	25.51
pond 2	20.7518	25.50
pond 2	21.0018	25.49
pond 2	21.2518	25.48
pond 2	21.5018	25.47
pond 2	21.7518	25.45
pond 2	22.0018	25.44
pond 2	22.2518	25.43
pond 2	22.5018	25.42
pond 2	22.7518	25.41
pond 2	23.0018	25.40
pond 2	23.2518	25.39
pond 2	23.5018	25.38
pond 2	23.7518	25.37
pond 2	24.0018	25.35
pond 2	24.2518	25.34
pond 2	24.5018	25.32
pond 2	24.7518	25.30
pond 2	25.0018	25.27
pond 2	25.2518	25.25
pond 2	25.5018	25.23
pond 2	25.7518	25.21
pond 2	26.0018	25.19
pond 2	26.2518	25.17
pond 2	26.5018	25.15
pond 2	26.7518	25.13
pond 2	27.0018	25.11
pond 2	27.2518	25.09
pond 2	27.5018	25.07
pond 2	27.7518	25.05
pond 2	28.0018	25.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	28.2518	25.01
pond 2	28.5018	24.99
pond 2	28.7518	24.97
pond 2	29.0018	24.95
pond 2	29.2518	24.94
pond 2	29.5018	24.92
pond 2	29.7518	24.90
pond 2	30.0018	24.88
pond 2	30.2518	24.87
pond 2	30.5018	24.85
pond 2	30.7518	24.84
pond 2	31.0018	24.84
pond 2	31.2518	24.83
pond 2	31.5018	24.82
pond 2	31.7518	24.80
pond 2	32.0018	24.79
pond 2	32.2518	24.78
pond 2	32.5018	24.77
pond 2	32.7518	24.75
pond 2	33.0018	24.74
pond 2	33.2518	24.73
pond 2	33.5018	24.71
pond 2	33.7518	24.70
pond 2	34.0018	24.68
pond 2	34.2518	24.67
pond 2	34.5018	24.66
pond 2	34.7518	24.64
pond 2	35.0018	24.63
pond 2	35.2518	24.61
pond 2	35.5018	24.60
pond 2	35.7518	24.58
pond 2	36.0018	24.57
pond 2	36.2518	24.55
pond 2	36.5018	24.54
pond 2	36.7518	24.53
pond 2	37.0018	24.51
pond 2	37.2518	24.50
pond 2	37.5018	24.48
pond 2	37.7518	24.47
pond 2	38.0018	24.45
pond 2	38.2518	24.44
pond 2	38.5018	24.43

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	38.7518	24.41
pond 2	39.0018	24.40
pond 2	39.2518	24.39
pond 2	39.5018	24.37
pond 2	39.7518	24.36
pond 2	40.0018	24.35
pond 2	40.2518	24.34
pond 2	40.5018	24.32
pond 2	40.7518	24.31
pond 2	41.0018	24.30
pond 2	41.2518	24.29
pond 2	41.5018	24.28
pond 2	41.7518	24.26
pond 2	42.0018	24.25
pond 2	42.2518	24.24
pond 2	42.5018	24.23
pond 2	42.7518	24.22
pond 2	43.0018	24.21
pond 2	43.2518	24.20
pond 2	43.5018	24.19
pond 2	43.7518	24.18
pond 2	44.0018	24.17
pond 2	44.2518	24.16
pond 2	44.5018	24.15
pond 2	44.7518	24.14
pond 2	45.0018	24.13
pond 2	45.2518	24.12
pond 2	45.5018	24.11
pond 2	45.7518	24.10
pond 2	46.0018	24.09
pond 2	46.2518	24.08
pond 2	46.5018	24.07
pond 2	46.7518	24.06
pond 2	47.0018	24.05
pond 2	47.2518	24.04
pond 2	47.5018	24.03
pond 2	47.7518	24.03
pond 2	48.0018	24.02
pond 2	48.2518	24.01
pond 2	48.5018	24.00
pond 2	48.7518	23.99
pond 2	49.0018	23.98

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	49.2518	23.98
pond 2	49.5018	23.97
pond 2	49.7518	23.96
pond 2	50.0018	23.95
pond 2	50.2518	23.95
pond 2	50.5018	23.94
pond 2	50.7518	23.93
pond 2	51.0018	23.92
pond 2	51.2518	23.92
pond 2	51.5018	23.91
pond 2	51.7518	23.90
pond 2	52.0018	23.90
pond 2	52.2518	23.89
pond 2	52.5018	23.88
pond 2	52.7518	23.88
pond 2	53.0018	23.87
pond 2	53.2518	23.86
pond 2	53.5018	23.86
pond 2	53.7518	23.85
pond 2	54.0018	23.84
pond 2	54.2518	23.84
pond 2	54.5018	23.83
pond 2	54.7518	23.82
pond 2	55.0018	23.82
pond 2	55.2518	23.81
pond 2	55.5018	23.81
pond 2	55.7518	23.80
pond 2	56.0018	23.79
pond 2	56.2518	23.79
pond 2	56.5018	23.78
pond 2	56.7518	23.78
pond 2	57.0018	23.77
pond 2	57.2518	23.76
pond 2	57.5018	23.76
pond 2	57.7518	23.75
pond 2	58.0018	23.75
pond 2	58.2518	23.74
pond 2	58.5018	23.74
pond 2	58.7518	23.73
pond 2	59.0018	23.73
pond 2	59.2518	23.72
pond 2	59.5018	23.72

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	59.7518	23.71
pond 2	60.0018	23.71
pond 2	60.2518	23.70
pond 2	60.5018	23.70
pond 2	60.7518	23.69
pond 2	61.0018	23.69
pond 2	61.2518	23.68
pond 2	61.5018	23.68
pond 2	61.7518	23.67
pond 2	62.0018	23.67
pond 2	62.2518	23.66
pond 2	62.5018	23.66
pond 2	62.7518	23.66
pond 2	63.0018	23.65
pond 2	63.2518	23.65
pond 2	63.5018	23.64
pond 2	63.7518	23.64
pond 2	64.0018	23.63
pond 2	64.2518	23.63
pond 2	64.5018	23.62
pond 2	64.7518	23.62
pond 2	65.0018	23.62
pond 2	65.2518	23.61
pond 2	65.5018	23.61
pond 2	65.7518	23.60
pond 2	66.0018	23.60
pond 2	66.2518	23.60
pond 2	66.5018	23.59
pond 2	66.7518	23.59
pond 2	67.0018	23.58
pond 2	67.2518	23.58
pond 2	67.5018	23.57
pond 2	67.7518	23.57
pond 2	68.0018	23.57
pond 2	68.2518	23.56
pond 2	68.5018	23.56
pond 2	68.7518	23.55
pond 2	69.0018	23.55
pond 2	69.2518	23.55
pond 2	69.5018	23.54
pond 2	69.7518	23.54
pond 2	70.0018	23.54

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	70.2518	23.53
pond 2	70.5018	23.53
pond 2	70.7518	23.52
pond 2	71.0018	23.52
pond 2	71.2518	23.52
pond 2	71.5018	23.51
pond 2	71.7518	23.51
pond 2	72.0018	23.51
pond 2	72.2518	23.50
pond 2	72.5018	23.50
pond 2	72.7518	23.50
pond 2	73.0018	23.50
pond 2	73.2518	23.50
pond 2	73.5018	23.50
pond 2	73.7518	23.49
pond 2	74.0018	23.49
pond 2	74.2518	23.49
pond 2	74.5018	23.48
pond 2	74.7518	23.48
pond 2	75.0018	23.48
pond 2	75.2518	23.47
pond 2	75.5018	23.47
pond 2	75.7518	23.47
pond 2	76.0018	23.47
pond 2	76.2518	23.46
pond 2	76.5018	23.46
pond 2	76.7518	23.46
pond 2	77.0018	23.45
pond 2	77.2518	23.45
pond 2	77.5018	23.45
pond 2	77.7518	23.44
pond 2	78.0018	23.44
pond 2	78.2518	23.44
pond 2	78.5018	23.44
pond 2	78.7518	23.43
pond 2	79.0018	23.43
pond 2	79.2518	23.43
pond 2	79.5018	23.42
pond 2	79.7518	23.42
pond 2	80.0018	23.42
pond 2	80.2518	23.42
pond 2	80.5018	23.41

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	80.7518	23.41
pond 2	81.0018	23.41
pond 2	81.2518	23.41
pond 2	81.5018	23.40
pond 2	81.7518	23.40
pond 2	82.0018	23.40
pond 2	82.2518	23.40
pond 2	82.5018	23.39
pond 2	82.7518	23.39
pond 2	83.0018	23.39
pond 2	83.2518	23.39
pond 2	83.5018	23.38
pond 2	83.7518	23.38
pond 2	84.0018	23.38
pond 2	84.2518	23.38
pond 2	84.5018	23.37
pond 2	84.7518	23.37
pond 2	85.0018	23.37
pond 2	85.2518	23.37
pond 2	85.5018	23.37
pond 2	85.7518	23.36
pond 2	86.0018	23.36
pond 2	86.2518	23.36
pond 2	86.5018	23.36
pond 2	86.7518	23.35
pond 2	87.0018	23.35
pond 2	87.2518	23.35
pond 2	87.5018	23.35
pond 2	87.7518	23.35
pond 2	88.0018	23.34
pond 2	88.2518	23.34
pond 2	88.5018	23.34
pond 2	88.7518	23.34
pond 2	89.0018	23.34
pond 2	89.2518	23.33
pond 2	89.5018	23.33
pond 2	89.7518	23.33
pond 2	90.0018	23.33
pond 2	90.2518	23.33
pond 2	90.5018	23.33
pond 2	90.7518	23.32
pond 2	91.0018	23.32

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	91.2518	23.32
pond 2	91.5018	23.32
pond 2	91.7518	23.32
pond 2	92.0018	23.31
pond 2	92.2518	23.31
pond 2	92.5018	23.31
pond 2	92.7518	23.31
pond 2	93.0018	23.31
pond 2	93.2518	23.31
pond 2	93.5018	23.30
pond 2	93.7518	23.30
pond 2	94.0018	23.30
pond 2	94.2518	23.30
pond 2	94.5018	23.30
pond 2	94.7518	23.30
pond 2	95.0018	23.30
pond 2	95.2518	23.29
pond 2	95.5018	23.29
pond 2	95.7518	23.29
pond 2	96.0018	23.29
pond 2	96.2518	23.29
pond 2	96.5018	23.29
pond 2	96.7518	23.28
pond 2	97.0018	23.28
pond 2	97.2518	23.28
pond 2	97.5018	23.28
pond 2	97.7518	23.28
pond 2	98.0018	23.28
pond 2	98.2518	23.28
pond 2	98.5018	23.28
pond 2	98.7518	23.27
pond 2	99.0018	23.27
pond 2	99.2518	23.27
pond 2	99.5018	23.27
pond 2	99.7518	23.27
pond 2	100.0018	23.27
pond 2	100.2518	23.27
pond 2	100.5018	23.26
pond 2	100.7518	23.26
pond 2	101.0018	23.26
pond 2	101.2518	23.26
pond 2	101.5018	23.26

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	101.7518	23.26
pond 2	102.0018	23.26
pond 2	102.2518	23.26
pond 2	102.5018	23.25
pond 2	102.7518	23.25
pond 2	103.0018	23.25
pond 2	103.2518	23.25
pond 2	103.5018	23.25
pond 2	103.7518	23.25
pond 2	104.0018	23.25
pond 2	104.2518	23.25
pond 2	104.5018	23.25
pond 2	104.7518	23.24
pond 2	105.0018	23.24
pond 2	105.2518	23.24
pond 2	105.5018	23.24
pond 2	105.7518	23.24
pond 2	106.0018	23.24
pond 2	106.2518	23.24
pond 2	106.5018	23.24
pond 2	106.7518	23.24
pond 2	107.0018	23.23
pond 2	107.2518	23.23
pond 2	107.5018	23.23
pond 2	107.7518	23.23
pond 2	108.0018	23.23
pond 2	108.2518	23.23
pond 2	108.5018	23.23
pond 2	108.7518	23.23
pond 2	109.0018	23.23
pond 2	109.2518	23.23
pond 2	109.5018	23.23
pond 2	109.7518	23.22
pond 2	110.0018	23.22
pond 2	110.2518	23.22
pond 2	110.5018	23.22
pond 2	110.7518	23.22
pond 2	111.0018	23.22
pond 2	111.2518	23.22
pond 2	111.5018	23.22
pond 2	111.7518	23.22
pond 2	112.0018	23.22

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	112.2518	23.22
pond 2	112.5018	23.21
pond 2	112.7518	23.21
pond 2	113.0018	23.21
pond 2	113.2518	23.21
pond 2	113.5018	23.21
pond 2	113.7518	23.21
pond 2	114.0018	23.21
pond 2	114.2518	23.21
pond 2	114.5018	23.21
pond 2	114.7518	23.21
pond 2	115.0018	23.21
pond 2	115.2518	23.21
pond 2	115.5018	23.20
pond 2	115.7518	23.20
pond 2	116.0018	23.20
pond 2	116.2518	23.20
pond 2	116.5018	23.20
pond 2	116.7518	23.20
pond 2	117.0018	23.20
pond 2	117.2518	23.20
pond 2	117.5018	23.20
pond 2	117.7518	23.20
pond 2	118.0018	23.20
pond 2	118.2518	23.20
pond 2	118.5018	23.20
pond 2	118.7518	23.19
pond 2	119.0018	23.19
pond 2	119.2518	23.19
pond 2	119.5018	23.19
pond 2	119.7518	23.19
pond 2	120.0018	23.19
pond 2	120.2518	23.19
pond 2	120.5018	23.19
pond 2	120.7518	23.19
pond 2	121.0018	23.19
pond 2	121.2518	23.19
pond 2	121.5018	23.19
pond 2	121.7518	23.19
pond 2	122.0018	23.19
pond 2	122.2518	23.18
pond 2	122.5018	23.18

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	122.7518	23.18
pond 2	123.0018	23.18
pond 2	123.2518	23.18
pond 2	123.5018	23.18
pond 2	123.7518	23.18
pond 2	124.0018	23.18
pond 2	124.2518	23.18
pond 2	124.5018	23.18
pond 2	124.7518	23.18
pond 2	125.0018	23.18
pond 2	125.2518	23.18
pond 2	125.5018	23.18
pond 2	125.7518	23.18
pond 2	126.0018	23.18
pond 2	126.2518	23.17
pond 2	126.5018	23.17
pond 2	126.7518	23.17
pond 2	127.0018	23.17
pond 2	127.2518	23.17
pond 2	127.5018	23.17
pond 2	127.7518	23.17
pond 2	128.0018	23.17
pond 2	128.2518	23.17
pond 2	128.5018	23.17
pond 2	128.7518	23.17
pond 2	129.0018	23.17
pond 2	129.2518	23.17
pond 2	129.5018	23.17
pond 2	129.7518	23.17
pond 2	130.0018	23.17
pond 2	130.2518	23.17
pond 2	130.5018	23.17
pond 2	130.7518	23.16
pond 2	131.0018	23.16
pond 2	131.2518	23.16
pond 2	131.5018	23.16
pond 2	131.7518	23.16
pond 2	132.0018	23.16
pond 2	132.2518	23.16
pond 2	132.5018	23.16
pond 2	132.7518	23.16
pond 2	133.0018	23.16

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	133.2518	23.16
pond 2	133.5018	23.16
pond 2	133.7518	23.16
pond 2	134.0018	23.16
pond 2	134.2518	23.16
pond 2	134.5018	23.16
pond 2	134.7518	23.16
pond 2	135.0018	23.16
pond 2	135.2518	23.16
pond 2	135.5018	23.16
pond 2	135.7518	23.15
pond 2	136.0018	23.15
pond 2	136.2518	23.15
pond 2	136.5018	23.15
pond 2	136.7518	23.15
pond 2	137.0018	23.15
pond 2	137.2518	23.15
pond 2	137.5018	23.15
pond 2	137.7518	23.15
pond 2	138.0018	23.15
pond 2	138.2518	23.15
pond 2	138.5018	23.15
pond 2	138.7518	23.15
pond 2	139.0018	23.15
pond 2	139.2518	23.15
pond 2	139.5018	23.15
pond 2	139.7518	23.15
pond 2	140.0018	23.15
pond 2	140.2518	23.15
pond 2	140.5018	23.15
pond 2	140.7518	23.15
pond 2	141.0018	23.15
pond 2	141.2518	23.15
pond 2	141.5018	23.14
pond 2	141.7518	23.14
pond 2	142.0018	23.14
pond 2	142.2518	23.14
pond 2	142.5018	23.14
pond 2	142.7518	23.14
pond 2	143.0018	23.14
pond 2	143.2518	23.14
pond 2	143.5018	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	143.7518	23.14
pond 2	144.0018	23.14
pond 2	144.2518	23.14
pond 2	144.5018	23.14
pond 2	144.7518	23.14
pond 2	145.0018	23.14
pond 2	145.2518	23.14
pond 2	145.5018	23.14
pond 2	145.7518	23.14
pond 2	146.0018	23.14
pond 2	146.2518	23.14
pond 2	146.5018	23.14
pond 2	146.7518	23.14
pond 2	147.0018	23.14
pond 2	147.2518	23.14
pond 2	147.5018	23.14
pond 2	147.7518	23.14
pond 2	148.0018	23.13
pond 2	148.2518	23.13
pond 2	148.5018	23.13
pond 2	148.7518	23.13
pond 2	149.0018	23.13
pond 2	149.2518	23.13
pond 2	149.5018	23.13
pond 2	149.7518	23.13
pond 2	150.0018	23.13
pond 2	150.2518	23.13
pond 2	150.5018	23.13
pond 2	150.7518	23.13
pond 2	151.0018	23.13
pond 2	151.2518	23.13
pond 2	151.5018	23.13
pond 2	151.7518	23.13
pond 2	152.0018	23.13
pond 2	152.2518	23.13
pond 2	152.5018	23.13
pond 2	152.7518	23.13
pond 2	153.0018	23.13
pond 2	153.2518	23.13
pond 2	153.5018	23.13
pond 2	153.7518	23.13
pond 2	154.0018	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	154.2518	23.13
pond 2	154.5018	23.13
pond 2	154.7518	23.13
pond 2	155.0018	23.13
pond 2	155.2518	23.13
pond 2	155.5018	23.12
pond 2	155.7518	23.12
pond 2	156.0018	23.12
pond 2	156.2518	23.12
pond 2	156.5018	23.12
pond 2	156.7518	23.12
pond 2	157.0018	23.12
pond 2	157.2518	23.12
pond 2	157.5018	23.12
pond 2	157.7518	23.12
pond 2	158.0018	23.12
pond 2	158.2518	23.12
pond 2	158.5018	23.12
pond 2	158.7518	23.12
pond 2	159.0018	23.12
pond 2	159.2518	23.12
pond 2	159.5018	23.12
pond 2	159.7518	23.12
pond 2	160.0018	23.12
pond 2	160.2518	23.12
pond 2	160.5018	23.12
pond 2	160.7518	23.12
pond 2	161.0018	23.12
pond 2	161.2518	23.12
pond 2	161.5018	23.12
pond 2	161.7518	23.12
pond 2	162.0018	23.12
pond 2	162.2518	23.12
pond 2	162.5018	23.12
pond 2	162.7518	23.12
pond 2	163.0018	23.12
pond 2	163.2518	23.12
pond 2	163.5018	23.12
pond 2	163.7518	23.12
pond 2	164.0018	23.12
pond 2	164.2518	23.11
pond 2	164.5018	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	164.7518	23.11
pond 2	165.0018	23.11
pond 2	165.2518	23.11
pond 2	165.5018	23.11
pond 2	165.7518	23.11
pond 2	166.0018	23.11
pond 2	166.2518	23.11
pond 2	166.5018	23.11
pond 2	166.7518	23.11
pond 2	167.0018	23.11
pond 2	167.2518	23.11
pond 2	167.5018	23.11
pond 2	167.7518	23.11
pond 2	168.0018	23.11
pond 2	168.2518	23.11
pond 2	168.5018	23.11
pond 2	168.7518	23.11
pond 2	169.0018	23.11
pond 2	169.2518	23.11
pond 2	169.5018	23.11
pond 2	169.7518	23.11
pond 2	170.0018	23.11
pond 2	170.2518	23.11
pond 2	170.5018	23.11
pond 2	170.7518	23.11
pond 2	171.0018	23.11
pond 2	171.2518	23.11
pond 2	171.5018	23.11
pond 2	171.7518	23.11
pond 2	172.0018	23.11
pond 2	172.2518	23.11
pond 2	172.5018	23.11
pond 2	172.7518	23.11
pond 2	173.0018	23.11
pond 2	173.2518	23.11
pond 2	173.5018	23.11
pond 2	173.7518	23.11
pond 2	174.0018	23.11
pond 2	174.2518	23.11
pond 2	174.5018	23.10
pond 2	174.7518	23.10
pond 2	175.0018	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	175.2518	23.10
pond 2	175.5018	23.10
pond 2	175.7518	23.10
pond 2	176.0018	23.10
pond 2	176.2518	23.10
pond 2	176.5018	23.10
pond 2	176.7518	23.10
pond 2	177.0018	23.10
pond 2	177.2518	23.10
pond 2	177.5018	23.10
pond 2	177.7518	23.10
pond 2	178.0018	23.10
pond 2	178.2518	23.10
pond 2	178.5018	23.10
pond 2	178.7518	23.10
pond 2	179.0018	23.10
pond 2	179.2518	23.10
pond 2	179.5018	23.10
pond 2	179.7518	23.10
pond 2	180.0018	23.10
pond 2	180.2518	23.10
pond 2	180.5018	23.10
pond 2	180.7518	23.10
pond 2	181.0018	23.10
pond 2	181.2518	23.10
pond 2	181.5018	23.10
pond 2	181.7518	23.10
pond 2	182.0018	23.10
pond 2	182.2518	23.10
pond 2	182.5018	23.10
pond 2	182.7518	23.10
pond 2	183.0018	23.10
pond 2	183.2518	23.10
pond 2	183.5018	23.10
pond 2	183.7518	23.10
pond 2	184.0018	23.10
pond 2	184.2518	23.10
pond 2	184.5018	23.10
pond 2	184.7518	23.10
pond 2	185.0018	23.10
pond 2	185.2518	23.10
pond 2	185.5018	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	185.7518	23.10
pond 2	186.0018	23.10
pond 2	186.2518	23.10
pond 2	186.5018	23.10
pond 2	186.7518	23.10
pond 2	187.0018	23.09
pond 2	187.2518	23.09
pond 2	187.5018	23.09
pond 2	187.7518	23.09
pond 2	188.0018	23.09
pond 2	188.2518	23.09
pond 2	188.5018	23.09
pond 2	188.7518	23.09
pond 2	189.0018	23.09
pond 2	189.2518	23.09
pond 2	189.5018	23.09
pond 2	189.7518	23.09
pond 2	190.0018	23.09
pond 2	190.2518	23.09
pond 2	190.5018	23.09
pond 2	190.7518	23.09
pond 2	191.0018	23.09
pond 2	191.2518	23.09
pond 2	191.5018	23.09
pond 2	191.7518	23.09
pond 2	192.0018	23.09
pond 2	192.2518	23.09
pond 2	192.5018	23.09
pond 2	192.7518	23.09
pond 2	193.0018	23.09
pond 2	193.2518	23.09
pond 2	193.5018	23.09
pond 2	193.7518	23.09
pond 2	194.0018	23.09
pond 2	194.2518	23.09
pond 2	194.5018	23.09
pond 2	194.7518	23.09
pond 2	195.0018	23.09
pond 2	195.2518	23.09
pond 2	195.5018	23.09
pond 2	195.7518	23.09
pond 2	196.0018	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	196.2518	23.09
pond 2	196.5018	23.09
pond 2	196.7518	23.09
pond 2	197.0018	23.09
pond 2	197.2518	23.09
pond 2	197.5018	23.09
pond 2	197.7518	23.09
pond 2	198.0018	23.09
pond 2	198.2518	23.09
pond 2	198.5018	23.09
pond 2	198.7518	23.09
pond 2	199.0018	23.09
pond 2	199.2518	23.09
pond 2	199.5018	23.09
pond 2	199.7518	23.09
pond 2	200.0018	23.09
pond 2	200.2518	23.09
pond 2	200.5018	23.09
pond 2	200.7518	23.09
pond 2	201.0018	23.09
pond 2	201.2518	23.09
pond 2	201.5018	23.09
pond 2	201.7518	23.09
pond 2	202.0018	23.09
pond 2	202.2518	23.09
pond 2	202.5018	23.08
pond 2	202.7518	23.08
pond 2	203.0018	23.08
pond 2	203.2518	23.08
pond 2	203.5018	23.08
pond 2	203.7518	23.08
pond 2	204.0018	23.08
pond 2	204.2518	23.08
pond 2	204.5018	23.08
pond 2	204.7518	23.08
pond 2	205.0018	23.08
pond 2	205.2518	23.08
pond 2	205.5018	23.08
pond 2	205.7518	23.08
pond 2	206.0018	23.08
pond 2	206.2518	23.08
pond 2	206.5018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	206.7518	23.08
pond 2	207.0018	23.08
pond 2	207.2518	23.08
pond 2	207.5018	23.08
pond 2	207.7518	23.08
pond 2	208.0018	23.08
pond 2	208.2518	23.08
pond 2	208.5018	23.08
pond 2	208.7518	23.08
pond 2	209.0018	23.08
pond 2	209.2518	23.08
pond 2	209.5018	23.08
pond 2	209.7518	23.08
pond 2	210.0018	23.08
pond 2	210.2518	23.08
pond 2	210.5018	23.08
pond 2	210.7518	23.08
pond 2	211.0018	23.08
pond 2	211.2518	23.08
pond 2	211.5018	23.08
pond 2	211.7518	23.08
pond 2	212.0018	23.08
pond 2	212.2518	23.08
pond 2	212.5018	23.08
pond 2	212.7518	23.08
pond 2	213.0018	23.08
pond 2	213.2518	23.08
pond 2	213.5018	23.08
pond 2	213.7518	23.08
pond 2	214.0018	23.08
pond 2	214.2518	23.08
pond 2	214.5018	23.08
pond 2	214.7518	23.08
pond 2	215.0018	23.08
pond 2	215.2518	23.08
pond 2	215.5018	23.08
pond 2	215.7518	23.08
pond 2	216.0018	23.08
pond 2	216.2518	23.08
pond 2	216.5018	23.08
pond 2	216.7518	23.08
pond 2	217.0018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	217.2518	23.08
pond 2	217.5018	23.08
pond 2	217.7518	23.08
pond 2	218.0018	23.08
pond 2	218.2518	23.08
pond 2	218.5018	23.08
pond 2	218.7518	23.08
pond 2	219.0018	23.08
pond 2	219.2518	23.08
pond 2	219.5018	23.08
pond 2	219.7518	23.08
pond 2	220.0018	23.08
pond 2	220.2518	23.08
pond 2	220.5018	23.08
pond 2	220.7518	23.08
pond 2	221.0018	23.08
pond 2	221.2518	23.08
pond 2	221.5018	23.08
pond 2	221.7518	23.08
pond 2	222.0018	23.08
pond 2	222.2518	23.07
pond 2	222.5018	23.07
pond 2	222.7518	23.07
pond 2	223.0018	23.07
pond 2	223.2518	23.07
pond 2	223.5018	23.07
pond 2	223.7518	23.07
pond 2	224.0018	23.07
pond 2	224.2518	23.07
pond 2	224.5018	23.07
pond 2	224.7518	23.07
pond 2	225.0018	23.07
pond 2	225.2518	23.07
pond 2	225.5018	23.07
pond 2	225.7518	23.07
pond 2	226.0018	23.07
pond 2	226.2518	23.07
pond 2	226.5018	23.07
pond 2	226.7518	23.07
pond 2	227.0018	23.07
pond 2	227.2518	23.07
pond 2	227.5018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	227.7518	23.07
pond 2	228.0018	23.07
pond 2	228.2518	23.07
pond 2	228.5018	23.07
pond 2	228.7518	23.07
pond 2	229.0018	23.07
pond 2	229.2518	23.07
pond 2	229.5018	23.07
pond 2	229.7518	23.07
pond 2	230.0018	23.07
pond 2	230.2518	23.07
pond 2	230.5018	23.07
pond 2	230.7518	23.07
pond 2	231.0018	23.07
pond 2	231.2518	23.07
pond 2	231.5018	23.07
pond 2	231.7518	23.07
pond 2	232.0018	23.07
pond 2	232.2518	23.07
pond 2	232.5018	23.07
pond 2	232.7518	23.07
pond 2	233.0018	23.07
pond 2	233.2518	23.07
pond 2	233.5018	23.07
pond 2	233.7518	23.07
pond 2	234.0018	23.07
pond 2	234.2518	23.07
pond 2	234.5018	23.07
pond 2	234.7518	23.07
pond 2	235.0018	23.07
pond 2	235.2518	23.07
pond 2	235.5018	23.07
pond 2	235.7518	23.07
pond 2	236.0018	23.07
pond 2	236.2518	23.07
pond 2	236.5018	23.07
pond 2	236.7518	23.07
pond 2	237.0018	23.07
pond 2	237.2518	23.07
pond 2	237.5018	23.07
pond 2	237.7518	23.07
pond 2	238.0018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	238.2518	23.07
pond 2	238.5018	23.07
pond 2	238.7518	23.07
pond 2	239.0018	23.07
pond 2	239.2518	23.07
pond 2	239.5018	23.07
pond 2	239.7518	23.07
pond 2	240.0018	23.07
pond 2	240.2518	23.07
pond 2	240.5018	23.07
pond 2	240.7518	23.07
pond 2	241.0018	23.07
pond 2	241.2518	23.07
pond 2	241.5018	23.07
pond 2	241.7518	23.07
pond 2	242.0018	23.07
pond 2	242.2518	23.07
pond 2	242.5018	23.07
pond 2	242.7518	23.07
pond 2	243.0018	23.07
pond 2	243.2518	23.07
pond 2	243.5018	23.07
pond 2	243.7518	23.07
pond 2	244.0018	23.07
pond 2	244.2518	23.07
pond 2	244.5018	23.07
pond 2	244.7518	23.07
pond 2	245.0018	23.07
pond 2	245.2518	23.07
pond 2	245.5018	23.07
pond 2	245.7518	23.07
pond 2	246.0018	23.07
pond 2	246.2518	23.07
pond 2	246.5018	23.07
pond 2	246.7518	23.07
pond 2	247.0018	23.07
pond 2	247.2518	23.07
pond 2	247.5018	23.07
pond 2	247.7518	23.06
pond 2	248.0018	23.06
pond 2	248.2518	23.06
pond 2	248.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	248.7518	23.06
pond 2	249.0018	23.06
pond 2	249.2518	23.06
pond 2	249.5018	23.06
pond 2	249.7518	23.06
pond 2	250.0018	23.06
pond 2	250.2518	23.06
pond 2	250.5018	23.06
pond 2	250.7518	23.06
pond 2	251.0018	23.06
pond 2	251.2518	23.06
pond 2	251.5018	23.06
pond 2	251.7518	23.06
pond 2	252.0018	23.06
pond 2	252.2518	23.06
pond 2	252.5018	23.06
pond 2	252.7518	23.06
pond 2	253.0018	23.06
pond 2	253.2518	23.06
pond 2	253.5018	23.06
pond 2	253.7518	23.06
pond 2	254.0018	23.06
pond 2	254.2518	23.06
pond 2	254.5018	23.06
pond 2	254.7518	23.06
pond 2	255.0018	23.06
pond 2	255.2518	23.06
pond 2	255.5018	23.06
pond 2	255.7518	23.06
pond 2	256.0018	23.06
pond 2	256.2518	23.06
pond 2	256.5018	23.06
pond 2	256.7518	23.06
pond 2	257.0018	23.06
pond 2	257.2518	23.06
pond 2	257.5018	23.06
pond 2	257.7518	23.06
pond 2	258.0018	23.06
pond 2	258.2518	23.06
pond 2	258.5018	23.06
pond 2	258.7518	23.06
pond 2	259.0018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	259.2518	23.06
pond 2	259.5018	23.06
pond 2	259.7518	23.06
pond 2	260.0018	23.06
pond 2	260.2518	23.06
pond 2	260.5018	23.06
pond 2	260.7518	23.06
pond 2	261.0018	23.06
pond 2	261.2518	23.06
pond 2	261.5018	23.06
pond 2	261.7518	23.06
pond 2	262.0018	23.06
pond 2	262.2518	23.06
pond 2	262.5018	23.06
pond 2	262.7518	23.06
pond 2	263.0018	23.06
pond 2	263.2518	23.06
pond 2	263.5018	23.06
pond 2	263.7518	23.06
pond 2	264.0018	23.06
pond 2	264.2518	23.06
pond 2	264.5018	23.06
pond 2	264.7518	23.06
pond 2	265.0018	23.06
pond 2	265.2518	23.06
pond 2	265.5018	23.06
pond 2	265.7518	23.06
pond 2	266.0018	23.06
pond 2	266.2518	23.06
pond 2	266.5018	23.06
pond 2	266.7518	23.06
pond 2	267.0018	23.06
pond 2	267.2518	23.06
pond 2	267.5018	23.06
pond 2	267.7518	23.06
pond 2	268.0018	23.06
pond 2	268.2518	23.06
pond 2	268.5018	23.06
pond 2	268.7518	23.06
pond 2	269.0018	23.06
pond 2	269.2518	23.06
pond 2	269.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	269.7518	23.06
pond 2	270.0018	23.06
pond 2	270.2518	23.06
pond 2	270.5018	23.06
pond 2	270.7518	23.06
pond 2	271.0018	23.06
pond 2	271.2518	23.06
pond 2	271.5018	23.06
pond 2	271.7518	23.06
pond 2	272.0018	23.06
pond 2	272.2518	23.06
pond 2	272.5018	23.06
pond 2	272.7518	23.06
pond 2	273.0018	23.06
pond 2	273.2518	23.06
pond 2	273.5018	23.06
pond 2	273.7518	23.06
pond 2	274.0018	23.06
pond 2	274.2518	23.06
pond 2	274.5018	23.06
pond 2	274.7518	23.06
pond 2	275.0018	23.06
pond 2	275.2518	23.06
pond 2	275.5018	23.06
pond 2	275.7518	23.06
pond 2	276.0018	23.06
pond 2	276.2518	23.06
pond 2	276.5018	23.06
pond 2	276.7518	23.06
pond 2	277.0018	23.06
pond 2	277.2518	23.06
pond 2	277.5018	23.06
pond 2	277.7518	23.06
pond 2	278.0018	23.06
pond 2	278.2518	23.06
pond 2	278.5018	23.06
pond 2	278.7518	23.06
pond 2	279.0018	23.06
pond 2	279.2518	23.06
pond 2	279.5018	23.06
pond 2	279.7518	23.06
pond 2	280.0018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	280.2518	23.06
pond 2	280.5018	23.06
pond 2	280.7518	23.06
pond 2	281.0018	23.06
pond 2	281.2518	23.06
pond 2	281.5018	23.06
pond 2	281.7518	23.06
pond 2	282.0018	23.06
pond 2	282.2518	23.06
pond 2	282.5018	23.06
pond 2	282.7518	23.05
pond 2	283.0018	23.05
pond 2	283.2518	23.05
pond 2	283.5018	23.05
pond 2	283.7518	23.05
pond 2	284.0018	23.05
pond 2	284.2518	23.05
pond 2	284.5018	23.05
pond 2	284.7518	23.05
pond 2	285.0018	23.05
pond 2	285.2518	23.05
pond 2	285.5018	23.05
pond 2	285.7518	23.05
pond 2	286.0018	23.05
pond 2	286.2518	23.05
pond 2	286.5018	23.05
pond 2	286.7518	23.05
pond 2	287.0018	23.05
pond 2	287.2518	23.05
pond 2	287.5018	23.05
pond 2	287.7518	23.05
pond 2	288.0018	23.05
pond 2	288.2518	23.05
pond 2	288.5018	23.05
pond 2	288.7518	23.05
pond 2	289.0018	23.05
pond 2	289.2518	23.05
pond 2	289.5018	23.05
pond 2	289.7518	23.05
pond 2	290.0018	23.05
pond 2	290.2518	23.05
pond 2	290.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	290.7518	23.05
pond 2	291.0018	23.05
pond 2	291.2518	23.05
pond 2	291.5018	23.05
pond 2	291.7518	23.05
pond 2	292.0018	23.05
pond 2	292.2518	23.05
pond 2	292.5018	23.05
pond 2	292.7518	23.05
pond 2	293.0018	23.05
pond 2	293.2518	23.05
pond 2	293.5018	23.05
pond 2	293.7518	23.05
pond 2	294.0018	23.05
pond 2	294.2518	23.05
pond 2	294.5018	23.05
pond 2	294.7518	23.05
pond 2	295.0018	23.05
pond 2	295.2518	23.05
pond 2	295.5018	23.05
pond 2	295.7518	23.05
pond 2	296.0018	23.05
pond 2	296.2518	23.05
pond 2	296.5018	23.05
pond 2	296.7518	23.05
pond 2	297.0018	23.05
pond 2	297.2518	23.05
pond 2	297.5018	23.05
pond 2	297.7518	23.05
pond 2	298.0018	23.05
pond 2	298.2518	23.05
pond 2	298.5018	23.05
pond 2	298.7518	23.05
pond 2	299.0018	23.05
pond 2	299.2518	23.05
pond 2	299.5018	23.05
pond 2	299.7518	23.05
pond 2	300.0018	23.05
pond 2	300.2518	23.05
pond 2	300.5018	23.05
pond 2	300.7518	23.05
pond 2	301.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	301.2518	23.05
pond 2	301.5018	23.05
pond 2	301.7518	23.05
pond 2	302.0018	23.05
pond 2	302.2518	23.05
pond 2	302.5018	23.05
pond 2	302.7518	23.05
pond 2	303.0018	23.05
pond 2	303.2518	23.05
pond 2	303.5018	23.05
pond 2	303.7518	23.05
pond 2	304.0018	23.05
pond 2	304.2518	23.05
pond 2	304.5018	23.05
pond 2	304.7518	23.05
pond 2	305.0018	23.05
pond 2	305.2518	23.05
pond 2	305.5018	23.05
pond 2	305.7518	23.05
pond 2	306.0018	23.05
pond 2	306.2518	23.05
pond 2	306.5018	23.05
pond 2	306.7518	23.05
pond 2	307.0018	23.05
pond 2	307.2518	23.05
pond 2	307.5018	23.05
pond 2	307.7518	23.05
pond 2	308.0018	23.05
pond 2	308.2518	23.05
pond 2	308.5018	23.05
pond 2	308.7518	23.05
pond 2	309.0018	23.05
pond 2	309.2518	23.05
pond 2	309.5018	23.05
pond 2	309.7518	23.05
pond 2	310.0018	23.05
pond 2	310.2518	23.05
pond 2	310.5018	23.05
pond 2	310.7518	23.05
pond 2	311.0018	23.05
pond 2	311.2518	23.05
pond 2	311.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	311.7518	23.05
pond 2	312.0018	23.05
pond 2	312.2518	23.05
pond 2	312.5018	23.05
pond 2	312.7518	23.05
pond 2	313.0018	23.05
pond 2	313.2518	23.05
pond 2	313.5018	23.05
pond 2	313.7518	23.05
pond 2	314.0018	23.05
pond 2	314.2518	23.05
pond 2	314.5018	23.05
pond 2	314.7518	23.05
pond 2	315.0018	23.05
pond 2	315.2518	23.05
pond 2	315.5018	23.05
pond 2	315.7518	23.05
pond 2	316.0018	23.05
pond 2	316.2518	23.05
pond 2	316.5018	23.05
pond 2	316.7518	23.05
pond 2	317.0018	23.05
pond 2	317.2518	23.05
pond 2	317.5018	23.05
pond 2	317.7518	23.05
pond 2	318.0018	23.05
pond 2	318.2518	23.05
pond 2	318.5018	23.05
pond 2	318.7518	23.05
pond 2	319.0018	23.05
pond 2	319.2518	23.05
pond 2	319.5018	23.05
pond 2	319.7518	23.05
pond 2	320.0018	23.05
pond 2	320.2518	23.05
pond 2	320.5018	23.05
pond 2	320.7518	23.05
pond 2	321.0018	23.05
pond 2	321.2518	23.05
pond 2	321.5018	23.05
pond 2	321.7518	23.05
pond 2	322.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	322.2518	23.05
pond 2	322.5018	23.05
pond 2	322.7518	23.05
pond 2	323.0018	23.05
pond 2	323.2518	23.05
pond 2	323.5018	23.05
pond 2	323.7518	23.05
pond 2	324.0018	23.05
pond 2	324.2518	23.05
pond 2	324.5018	23.05
pond 2	324.7518	23.05
pond 2	325.0018	23.05
pond 2	325.2518	23.05
pond 2	325.5018	23.05
pond 2	325.7518	23.05
pond 2	326.0018	23.05
pond 2	326.2518	23.05
pond 2	326.5018	23.05
pond 2	326.7518	23.05
pond 2	327.0018	23.05
pond 2	327.2518	23.05
pond 2	327.5018	23.05
pond 2	327.7518	23.05
pond 2	328.0018	23.05
pond 2	328.2518	23.05
pond 2	328.5018	23.05
pond 2	328.7518	23.05
pond 2	329.0018	23.05
pond 2	329.2518	23.05
pond 2	329.5018	23.05
pond 2	329.7518	23.05
pond 2	330.0018	23.05
pond 2	330.2518	23.05
pond 2	330.5018	23.05
pond 2	330.7518	23.05
pond 2	331.0018	23.05
pond 2	331.2518	23.05
pond 2	331.5018	23.05
pond 2	331.7518	23.05
pond 2	332.0018	23.05
pond 2	332.2518	23.05
pond 2	332.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	332.7518	23.05
pond 2	333.0018	23.05
pond 2	333.2518	23.05
pond 2	333.5018	23.04
pond 2	333.7518	23.04
pond 2	334.0018	23.04
pond 2	334.2518	23.04
pond 2	334.5018	23.04
pond 2	334.7518	23.04
pond 2	335.0018	23.04
pond 2	335.2518	23.04
pond 2	335.5018	23.04
pond 2	335.7518	23.04
pond 2	336.0018	23.04
pond 2	336.2518	23.04
pond 2	336.5018	23.04
pond 2	336.7518	23.04
pond 2	337.0018	23.04
pond 2	337.2518	23.04
pond 2	337.5018	23.04
pond 2	337.7518	23.04
pond 2	338.0018	23.04
pond 2	338.2518	23.04
pond 2	338.5018	23.04
pond 2	338.7518	23.04
pond 2	339.0018	23.04
pond 2	339.2518	23.04
pond 2	339.5018	23.04
pond 2	339.7518	23.04
pond 2	340.0018	23.04
pond 2	340.2518	23.04
pond 2	340.5018	23.04
pond 2	340.7518	23.04
pond 2	341.0018	23.04
pond 2	341.2518	23.04
pond 2	341.5018	23.04
pond 2	341.7518	23.04
pond 2	342.0018	23.04
pond 2	342.2518	23.04
pond 2	342.5018	23.04
pond 2	342.7518	23.04
pond 2	343.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	343.2518	23.04
pond 2	343.5018	23.04
pond 2	343.7518	23.04
pond 2	344.0018	23.04
pond 2	344.2518	23.04
pond 2	344.5018	23.04
pond 2	344.7518	23.04
pond 2	345.0018	23.04
pond 2	345.2518	23.04
pond 2	345.5018	23.04
pond 2	345.7518	23.04
pond 2	346.0018	23.04
pond 2	346.2518	23.04
pond 2	346.5018	23.04
pond 2	346.7518	23.04
pond 2	347.0018	23.04
pond 2	347.2518	23.04
pond 2	347.5018	23.04
pond 2	347.7518	23.04
pond 2	348.0018	23.04
pond 2	348.2518	23.04
pond 2	348.5018	23.04
pond 2	348.7518	23.04
pond 2	349.0018	23.04
pond 2	349.2518	23.04
pond 2	349.5018	23.04
pond 2	349.7518	23.04
pond 2	350.0018	23.04
pond 2	350.2518	23.04
pond 2	350.5018	23.04
pond 2	350.7518	23.04
pond 2	351.0018	23.04
pond 2	351.2518	23.04
pond 2	351.5018	23.04
pond 2	351.7518	23.04
pond 2	352.0018	23.04
pond 2	352.2518	23.04
pond 2	352.5018	23.04
pond 2	352.7518	23.04
pond 2	353.0018	23.04
pond 2	353.2518	23.04
pond 2	353.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	353.7518	23.04
pond 2	354.0018	23.04
pond 2	354.2518	23.04
pond 2	354.5018	23.04
pond 2	354.7518	23.04
pond 2	355.0018	23.04
pond 2	355.2518	23.04
pond 2	355.5018	23.04
pond 2	355.7518	23.04
pond 2	356.0018	23.04
pond 2	356.2518	23.04
pond 2	356.5018	23.04
pond 2	356.7518	23.04
pond 2	357.0018	23.04
pond 2	357.2518	23.04
pond 2	357.5018	23.04
pond 2	357.7518	23.04
pond 2	358.0018	23.04
pond 2	358.2518	23.04
pond 2	358.5018	23.04
pond 2	358.7518	23.04
pond 2	359.0018	23.04
pond 2	359.2518	23.04
pond 2	359.5018	23.04
pond 2	359.7518	23.04
pond 2	360.0018	23.04
pond 3	0.0000	22.00
pond 3	0.2511	22.00
pond 3	0.5050	22.00
pond 3	0.7527	22.00
pond 3	1.0027	22.00
pond 3	1.2527	22.00
pond 3	1.5027	22.00
pond 3	1.7527	22.00
pond 3	2.0027	22.00
pond 3	2.2527	22.00
pond 3	2.5027	22.00
pond 3	2.7527	22.00
pond 3	3.0027	22.00
pond 3	3.2527	22.00
pond 3	3.5027	22.00
pond 3	3.7527	22.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	4.0027	22.00
pond 3	4.2527	22.01
pond 3	4.5027	22.01
pond 3	4.7527	22.02
pond 3	5.0027	22.03
pond 3	5.2527	22.05
pond 3	5.5027	22.06
pond 3	5.7527	22.07
pond 3	6.0027	22.09
pond 3	6.2527	22.11
pond 3	6.5027	22.13
pond 3	6.7527	22.16
pond 3	7.0027	22.18
pond 3	7.2527	22.21
pond 3	7.5027	22.24
pond 3	7.7527	22.27
pond 3	8.0027	22.30
pond 3	8.2525	22.34
pond 3	8.5002	22.38
pond 3	8.7503	22.42
pond 3	9.0005	22.47
pond 3	9.2502	22.52
pond 3	9.5010	22.58
pond 3	9.7513	22.64
pond 3	10.0022	22.70
pond 3	10.2518	22.77
pond 3	10.5023	22.85
pond 3	10.7511	22.94
pond 3	11.0001	23.06
pond 3	11.2504	23.19
pond 3	11.5009	23.34
pond 3	11.7501	23.66
pond 3	12.0001	24.51
pond 3	12.2503	25.02
pond 3	12.5001	24.78
pond 3	12.7507	24.64
pond 3	13.0012	24.59
pond 3	13.2516	24.55
pond 3	13.5004	24.53
pond 3	13.7518	24.51
pond 3	14.0030	24.50
pond 3	14.2534	24.49

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	14.5037	24.48
pond 3	14.7521	24.48
pond 3	15.0035	24.47
pond 3	15.2518	24.47
pond 3	15.5018	24.46
pond 3	15.7518	24.46
pond 3	16.0018	24.46
pond 3	16.2518	24.45
pond 3	16.5018	24.45
pond 3	16.7518	24.45
pond 3	17.0018	24.45
pond 3	17.2518	24.45
pond 3	17.5018	24.45
pond 3	17.7518	24.44
pond 3	18.0018	24.44
pond 3	18.2518	24.44
pond 3	18.5018	24.44
pond 3	18.7518	24.44
pond 3	19.0018	24.43
pond 3	19.2518	24.43
pond 3	19.5018	24.43
pond 3	19.7518	24.43
pond 3	20.0018	24.43
pond 3	20.2518	24.43
pond 3	20.5018	24.42
pond 3	20.7518	24.42
pond 3	21.0018	24.42
pond 3	21.2518	24.42
pond 3	21.5018	24.42
pond 3	21.7518	24.42
pond 3	22.0018	24.42
pond 3	22.2518	24.42
pond 3	22.5018	24.42
pond 3	22.7518	24.42
pond 3	23.0018	24.42
pond 3	23.2518	24.42
pond 3	23.5018	24.42
pond 3	23.7518	24.42
pond 3	24.0018	24.42
pond 3	24.2518	24.41
pond 3	24.5018	24.40
pond 3	24.7518	24.38

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	25.0018	24.37
pond 3	25.2518	24.36
pond 3	25.5018	24.34
pond 3	25.7518	24.33
pond 3	26.0018	24.32
pond 3	26.2518	24.30
pond 3	26.5018	24.29
pond 3	26.7518	24.28
pond 3	27.0018	24.26
pond 3	27.2518	24.25
pond 3	27.5018	24.24
pond 3	27.7518	24.22
pond 3	28.0018	24.21
pond 3	28.2518	24.20
pond 3	28.5018	24.18
pond 3	28.7518	24.17
pond 3	29.0018	24.16
pond 3	29.2518	24.15
pond 3	29.5018	24.13
pond 3	29.7518	24.12
pond 3	30.0018	24.11
pond 3	30.2518	24.09
pond 3	30.5018	24.08
pond 3	30.7518	24.07
pond 3	31.0018	24.06
pond 3	31.2518	24.04
pond 3	31.5018	24.03
pond 3	31.7518	24.02
pond 3	32.0018	24.01
pond 3	32.2518	23.99
pond 3	32.5018	23.98
pond 3	32.7518	23.97
pond 3	33.0018	23.96
pond 3	33.2518	23.94
pond 3	33.5018	23.93
pond 3	33.7518	23.92
pond 3	34.0018	23.91
pond 3	34.2518	23.89
pond 3	34.5018	23.88
pond 3	34.7518	23.87
pond 3	35.0018	23.86
pond 3	35.2518	23.85

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	35.5018	23.83
pond 3	35.7518	23.82
pond 3	36.0018	23.81
pond 3	36.2518	23.80
pond 3	36.5018	23.79
pond 3	36.7518	23.78
pond 3	37.0018	23.76
pond 3	37.2518	23.75
pond 3	37.5018	23.74
pond 3	37.7518	23.73
pond 3	38.0018	23.72
pond 3	38.2518	23.71
pond 3	38.5018	23.70
pond 3	38.7518	23.68
pond 3	39.0018	23.67
pond 3	39.2518	23.66
pond 3	39.5018	23.65
pond 3	39.7518	23.64
pond 3	40.0018	23.63
pond 3	40.2518	23.62
pond 3	40.5018	23.61
pond 3	40.7518	23.60
pond 3	41.0018	23.59
pond 3	41.2518	23.58
pond 3	41.5018	23.57
pond 3	41.7518	23.56
pond 3	42.0018	23.55
pond 3	42.2518	23.54
pond 3	42.5018	23.53
pond 3	42.7518	23.52
pond 3	43.0018	23.51
pond 3	43.2518	23.50
pond 3	43.5018	23.49
pond 3	43.7518	23.48
pond 3	44.0018	23.47
pond 3	44.2518	23.46
pond 3	44.5018	23.45
pond 3	44.7518	23.44
pond 3	45.0018	23.43
pond 3	45.2518	23.42
pond 3	45.5018	23.41
pond 3	45.7518	23.41

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	46.0018	23.40
pond 3	46.2518	23.39
pond 3	46.5018	23.38
pond 3	46.7518	23.37
pond 3	47.0018	23.36
pond 3	47.2518	23.36
pond 3	47.5018	23.35
pond 3	47.7518	23.34
pond 3	48.0018	23.33
pond 3	48.2518	23.32
pond 3	48.5018	23.32
pond 3	48.7518	23.31
pond 3	49.0018	23.30
pond 3	49.2518	23.29
pond 3	49.5018	23.29
pond 3	49.7518	23.28
pond 3	50.0018	23.27
pond 3	50.2518	23.27
pond 3	50.5018	23.26
pond 3	50.7518	23.26
pond 3	51.0018	23.25
pond 3	51.2518	23.24
pond 3	51.5018	23.24
pond 3	51.7518	23.23
pond 3	52.0018	23.23
pond 3	52.2518	23.22
pond 3	52.5018	23.22
pond 3	52.7518	23.21
pond 3	53.0018	23.21
pond 3	53.2518	23.20
pond 3	53.5018	23.20
pond 3	53.7518	23.19
pond 3	54.0018	23.19
pond 3	54.2518	23.19
pond 3	54.5018	23.18
pond 3	54.7518	23.18
pond 3	55.0018	23.17
pond 3	55.2518	23.17
pond 3	55.5018	23.17
pond 3	55.7518	23.16
pond 3	56.0018	23.16
pond 3	56.2518	23.16

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	56.5018	23.15
pond 3	56.7518	23.15
pond 3	57.0018	23.15
pond 3	57.2518	23.15
pond 3	57.5018	23.14
pond 3	57.7518	23.14
pond 3	58.0018	23.14
pond 3	58.2518	23.13
pond 3	58.5018	23.13
pond 3	58.7518	23.13
pond 3	59.0018	23.13
pond 3	59.2518	23.13
pond 3	59.5018	23.12
pond 3	59.7518	23.12
pond 3	60.0018	23.12
pond 3	60.2518	23.12
pond 3	60.5018	23.12
pond 3	60.7518	23.11
pond 3	61.0018	23.11
pond 3	61.2518	23.11
pond 3	61.5018	23.11
pond 3	61.7518	23.11
pond 3	62.0018	23.11
pond 3	62.2518	23.10
pond 3	62.5018	23.10
pond 3	62.7518	23.10
pond 3	63.0018	23.10
pond 3	63.2518	23.10
pond 3	63.5018	23.10
pond 3	63.7518	23.10
pond 3	64.0018	23.09
pond 3	64.2518	23.09
pond 3	64.5018	23.09
pond 3	64.7518	23.09
pond 3	65.0018	23.09
pond 3	65.2518	23.09
pond 3	65.5018	23.09
pond 3	65.7518	23.09
pond 3	66.0018	23.08
pond 3	66.2518	23.08
pond 3	66.5018	23.08
pond 3	66.7518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	67.0018	23.08
pond 3	67.2518	23.08
pond 3	67.5018	23.08
pond 3	67.7518	23.08
pond 3	68.0018	23.08
pond 3	68.2518	23.08
pond 3	68.5018	23.08
pond 3	68.7518	23.07
pond 3	69.0018	23.07
pond 3	69.2518	23.07
pond 3	69.5018	23.07
pond 3	69.7518	23.07
pond 3	70.0018	23.07
pond 3	70.2518	23.07
pond 3	70.5018	23.07
pond 3	70.7518	23.07
pond 3	71.0018	23.07
pond 3	71.2518	23.07
pond 3	71.5018	23.07
pond 3	71.7518	23.07
pond 3	72.0018	23.07
pond 3	72.2518	23.06
pond 3	72.5018	23.06
pond 3	72.7518	23.06
pond 3	73.0018	23.06
pond 3	73.2518	23.06
pond 3	73.5018	23.06
pond 3	73.7518	23.06
pond 3	74.0018	23.06
pond 3	74.2518	23.06
pond 3	74.5018	23.06
pond 3	74.7518	23.06
pond 3	75.0018	23.06
pond 3	75.2518	23.06
pond 3	75.5018	23.06
pond 3	75.7518	23.06
pond 3	76.0018	23.06
pond 3	76.2518	23.06
pond 3	76.5018	23.06
pond 3	76.7518	23.05
pond 3	77.0018	23.05
pond 3	77.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	77.5018	23.05
pond 3	77.7518	23.05
pond 3	78.0018	23.05
pond 3	78.2518	23.05
pond 3	78.5018	23.05
pond 3	78.7518	23.05
pond 3	79.0018	23.05
pond 3	79.2518	23.05
pond 3	79.5018	23.05
pond 3	79.7518	23.05
pond 3	80.0018	23.05
pond 3	80.2518	23.05
pond 3	80.5018	23.05
pond 3	80.7518	23.05
pond 3	81.0018	23.05
pond 3	81.2518	23.05
pond 3	81.5018	23.05
pond 3	81.7518	23.05
pond 3	82.0018	23.05
pond 3	82.2518	23.05
pond 3	82.5018	23.05
pond 3	82.7518	23.05
pond 3	83.0018	23.05
pond 3	83.2518	23.04
pond 3	83.5018	23.04
pond 3	83.7518	23.04
pond 3	84.0018	23.04
pond 3	84.2518	23.04
pond 3	84.5018	23.04
pond 3	84.7518	23.04
pond 3	85.0018	23.04
pond 3	85.2518	23.04
pond 3	85.5018	23.04
pond 3	85.7518	23.04
pond 3	86.0018	23.04
pond 3	86.2518	23.04
pond 3	86.5018	23.04
pond 3	86.7518	23.04
pond 3	87.0018	23.04
pond 3	87.2518	23.04
pond 3	87.5018	23.04
pond 3	87.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	88.0018	23.04
pond 3	88.2518	23.04
pond 3	88.5018	23.04
pond 3	88.7518	23.04
pond 3	89.0018	23.04
pond 3	89.2518	23.04
pond 3	89.5018	23.04
pond 3	89.7518	23.04
pond 3	90.0018	23.04
pond 3	90.2518	23.04
pond 3	90.5018	23.04
pond 3	90.7518	23.04
pond 3	91.0018	23.04
pond 3	91.2518	23.04
pond 3	91.5018	23.04
pond 3	91.7518	23.04
pond 3	92.0018	23.04
pond 3	92.2518	23.04
pond 3	92.5018	23.04
pond 3	92.7518	23.04
pond 3	93.0018	23.04
pond 3	93.2518	23.04
pond 3	93.5018	23.03
pond 3	93.7518	23.03
pond 3	94.0018	23.03
pond 3	94.2518	23.03
pond 3	94.5018	23.03
pond 3	94.7518	23.03
pond 3	95.0018	23.03
pond 3	95.2518	23.03
pond 3	95.5018	23.03
pond 3	95.7518	23.03
pond 3	96.0018	23.03
pond 3	96.2518	23.03
pond 3	96.5018	23.03
pond 3	96.7518	23.03
pond 3	97.0018	23.03
pond 3	97.2518	23.03
pond 3	97.5018	23.03
pond 3	97.7518	23.03
pond 3	98.0018	23.03
pond 3	98.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	98.5018	23.03
pond 3	98.7518	23.03
pond 3	99.0018	23.03
pond 3	99.2518	23.03
pond 3	99.5018	23.03
pond 3	99.7518	23.03
pond 3	100.0018	23.03
pond 3	100.2518	23.03
pond 3	100.5018	23.03
pond 3	100.7518	23.03
pond 3	101.0018	23.03
pond 3	101.2518	23.03
pond 3	101.5018	23.03
pond 3	101.7518	23.03
pond 3	102.0018	23.03
pond 3	102.2518	23.03
pond 3	102.5018	23.03
pond 3	102.7518	23.03
pond 3	103.0018	23.03
pond 3	103.2518	23.03
pond 3	103.5018	23.03
pond 3	103.7518	23.03
pond 3	104.0018	23.03
pond 3	104.2518	23.03
pond 3	104.5018	23.03
pond 3	104.7518	23.03
pond 3	105.0018	23.03
pond 3	105.2518	23.03
pond 3	105.5018	23.03
pond 3	105.7518	23.03
pond 3	106.0018	23.03
pond 3	106.2518	23.03
pond 3	106.5018	23.03
pond 3	106.7518	23.03
pond 3	107.0018	23.03
pond 3	107.2518	23.03
pond 3	107.5018	23.03
pond 3	107.7518	23.03
pond 3	108.0018	23.03
pond 3	108.2518	23.03
pond 3	108.5018	23.03
pond 3	108.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	109.0018	23.03
pond 3	109.2518	23.03
pond 3	109.5018	23.03
pond 3	109.7518	23.03
pond 3	110.0018	23.03
pond 3	110.2518	23.03
pond 3	110.5018	23.03
pond 3	110.7518	23.03
pond 3	111.0018	23.03
pond 3	111.2518	23.02
pond 3	111.5018	23.02
pond 3	111.7518	23.02
pond 3	112.0018	23.02
pond 3	112.2518	23.02
pond 3	112.5018	23.02
pond 3	112.7518	23.02
pond 3	113.0018	23.02
pond 3	113.2518	23.02
pond 3	113.5018	23.02
pond 3	113.7518	23.02
pond 3	114.0018	23.02
pond 3	114.2518	23.02
pond 3	114.5018	23.02
pond 3	114.7518	23.02
pond 3	115.0018	23.02
pond 3	115.2518	23.02
pond 3	115.5018	23.02
pond 3	115.7518	23.02
pond 3	116.0018	23.02
pond 3	116.2518	23.02
pond 3	116.5018	23.02
pond 3	116.7518	23.02
pond 3	117.0018	23.02
pond 3	117.2518	23.02
pond 3	117.5018	23.02
pond 3	117.7518	23.02
pond 3	118.0018	23.02
pond 3	118.2518	23.02
pond 3	118.5018	23.02
pond 3	118.7518	23.02
pond 3	119.0018	23.02
pond 3	119.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	119.5018	23.02
pond 3	119.7518	23.02
pond 3	120.0018	23.02
pond 3	120.2518	23.02
pond 3	120.5018	23.02
pond 3	120.7518	23.02
pond 3	121.0018	23.02
pond 3	121.2518	23.02
pond 3	121.5018	23.02
pond 3	121.7518	23.02
pond 3	122.0018	23.02
pond 3	122.2518	23.02
pond 3	122.5018	23.02
pond 3	122.7518	23.02
pond 3	123.0018	23.02
pond 3	123.2518	23.02
pond 3	123.5018	23.02
pond 3	123.7518	23.02
pond 3	124.0018	23.02
pond 3	124.2518	23.02
pond 3	124.5018	23.02
pond 3	124.7518	23.02
pond 3	125.0018	23.02
pond 3	125.2518	23.02
pond 3	125.5018	23.02
pond 3	125.7518	23.02
pond 3	126.0018	23.02
pond 3	126.2518	23.02
pond 3	126.5018	23.02
pond 3	126.7518	23.02
pond 3	127.0018	23.02
pond 3	127.2518	23.02
pond 3	127.5018	23.02
pond 3	127.7518	23.02
pond 3	128.0018	23.02
pond 3	128.2518	23.02
pond 3	128.5018	23.02
pond 3	128.7518	23.02
pond 3	129.0018	23.02
pond 3	129.2518	23.02
pond 3	129.5018	23.02
pond 3	129.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	130.0018	23.02
pond 3	130.2518	23.02
pond 3	130.5018	23.02
pond 3	130.7518	23.02
pond 3	131.0018	23.02
pond 3	131.2518	23.02
pond 3	131.5018	23.02
pond 3	131.7518	23.02
pond 3	132.0018	23.02
pond 3	132.2518	23.02
pond 3	132.5018	23.02
pond 3	132.7518	23.02
pond 3	133.0018	23.02
pond 3	133.2518	23.02
pond 3	133.5018	23.02
pond 3	133.7518	23.02
pond 3	134.0018	23.02
pond 3	134.2518	23.02
pond 3	134.5018	23.02
pond 3	134.7518	23.02
pond 3	135.0018	23.02
pond 3	135.2518	23.02
pond 3	135.5018	23.02
pond 3	135.7518	23.02
pond 3	136.0018	23.02
pond 3	136.2518	23.02
pond 3	136.5018	23.02
pond 3	136.7518	23.02
pond 3	137.0018	23.02
pond 3	137.2518	23.02
pond 3	137.5018	23.02
pond 3	137.7518	23.02
pond 3	138.0018	23.02
pond 3	138.2518	23.02
pond 3	138.5018	23.02
pond 3	138.7518	23.02
pond 3	139.0018	23.02
pond 3	139.2518	23.02
pond 3	139.5018	23.02
pond 3	139.7518	23.02
pond 3	140.0018	23.02
pond 3	140.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	140.5018	23.02
pond 3	140.7518	23.02
pond 3	141.0018	23.02
pond 3	141.2518	23.02
pond 3	141.5018	23.02
pond 3	141.7518	23.02
pond 3	142.0018	23.02
pond 3	142.2518	23.02
pond 3	142.5018	23.02
pond 3	142.7518	23.02
pond 3	143.0018	23.02
pond 3	143.2518	23.02
pond 3	143.5018	23.02
pond 3	143.7518	23.02
pond 3	144.0018	23.02
pond 3	144.2518	23.02
pond 3	144.5018	23.02
pond 3	144.7518	23.02
pond 3	145.0018	23.02
pond 3	145.2518	23.02
pond 3	145.5018	23.02
pond 3	145.7518	23.02
pond 3	146.0018	23.02
pond 3	146.2518	23.02
pond 3	146.5018	23.02
pond 3	146.7518	23.02
pond 3	147.0018	23.02
pond 3	147.2518	23.02
pond 3	147.5018	23.02
pond 3	147.7518	23.02
pond 3	148.0018	23.02
pond 3	148.2518	23.02
pond 3	148.5018	23.02
pond 3	148.7518	23.02
pond 3	149.0018	23.02
pond 3	149.2518	23.02
pond 3	149.5018	23.02
pond 3	149.7518	23.02
pond 3	150.0018	23.02
pond 3	150.2518	23.02
pond 3	150.5018	23.02
pond 3	150.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	151.0018	23.02
pond 3	151.2518	23.02
pond 3	151.5018	23.02
pond 3	151.7518	23.02
pond 3	152.0018	23.02
pond 3	152.2518	23.02
pond 3	152.5018	23.02
pond 3	152.7518	23.02
pond 3	153.0018	23.02
pond 3	153.2518	23.01
pond 3	153.5018	23.01
pond 3	153.7518	23.01
pond 3	154.0018	23.01
pond 3	154.2518	23.01
pond 3	154.5018	23.01
pond 3	154.7518	23.01
pond 3	155.0018	23.01
pond 3	155.2518	23.01
pond 3	155.5018	23.01
pond 3	155.7518	23.01
pond 3	156.0018	23.01
pond 3	156.2518	23.01
pond 3	156.5018	23.01
pond 3	156.7518	23.01
pond 3	157.0018	23.01
pond 3	157.2518	23.01
pond 3	157.5018	23.01
pond 3	157.7518	23.01
pond 3	158.0018	23.01
pond 3	158.2518	23.01
pond 3	158.5018	23.01
pond 3	158.7518	23.01
pond 3	159.0018	23.01
pond 3	159.2518	23.01
pond 3	159.5018	23.01
pond 3	159.7518	23.01
pond 3	160.0018	23.01
pond 3	160.2518	23.01
pond 3	160.5018	23.01
pond 3	160.7518	23.01
pond 3	161.0018	23.01
pond 3	161.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	161.5018	23.01
pond 3	161.7518	23.01
pond 3	162.0018	23.01
pond 3	162.2518	23.01
pond 3	162.5018	23.01
pond 3	162.7518	23.01
pond 3	163.0018	23.01
pond 3	163.2518	23.01
pond 3	163.5018	23.01
pond 3	163.7518	23.01
pond 3	164.0018	23.01
pond 3	164.2518	23.01
pond 3	164.5018	23.01
pond 3	164.7518	23.01
pond 3	165.0018	23.01
pond 3	165.2518	23.01
pond 3	165.5018	23.01
pond 3	165.7518	23.01
pond 3	166.0018	23.01
pond 3	166.2518	23.01
pond 3	166.5018	23.01
pond 3	166.7518	23.01
pond 3	167.0018	23.01
pond 3	167.2518	23.01
pond 3	167.5018	23.01
pond 3	167.7518	23.01
pond 3	168.0018	23.01
pond 3	168.2518	23.01
pond 3	168.5018	23.01
pond 3	168.7518	23.01
pond 3	169.0018	23.01
pond 3	169.2518	23.01
pond 3	169.5018	23.01
pond 3	169.7518	23.01
pond 3	170.0018	23.01
pond 3	170.2518	23.01
pond 3	170.5018	23.01
pond 3	170.7518	23.01
pond 3	171.0018	23.01
pond 3	171.2518	23.01
pond 3	171.5018	23.01
pond 3	171.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	172.0018	23.01
pond 3	172.2518	23.01
pond 3	172.5018	23.01
pond 3	172.7518	23.01
pond 3	173.0018	23.01
pond 3	173.2518	23.01
pond 3	173.5018	23.01
pond 3	173.7518	23.01
pond 3	174.0018	23.01
pond 3	174.2518	23.01
pond 3	174.5018	23.01
pond 3	174.7518	23.01
pond 3	175.0018	23.01
pond 3	175.2518	23.01
pond 3	175.5018	23.01
pond 3	175.7518	23.01
pond 3	176.0018	23.01
pond 3	176.2518	23.01
pond 3	176.5018	23.01
pond 3	176.7518	23.01
pond 3	177.0018	23.01
pond 3	177.2518	23.01
pond 3	177.5018	23.01
pond 3	177.7518	23.01
pond 3	178.0018	23.01
pond 3	178.2518	23.01
pond 3	178.5018	23.01
pond 3	178.7518	23.01
pond 3	179.0018	23.01
pond 3	179.2518	23.01
pond 3	179.5018	23.01
pond 3	179.7518	23.01
pond 3	180.0018	23.01
pond 3	180.2518	23.01
pond 3	180.5018	23.01
pond 3	180.7518	23.01
pond 3	181.0018	23.01
pond 3	181.2518	23.01
pond 3	181.5018	23.01
pond 3	181.7518	23.01
pond 3	182.0018	23.01
pond 3	182.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	182.5018	23.01
pond 3	182.7518	23.01
pond 3	183.0018	23.01
pond 3	183.2518	23.01
pond 3	183.5018	23.01
pond 3	183.7518	23.01
pond 3	184.0018	23.01
pond 3	184.2518	23.01
pond 3	184.5018	23.01
pond 3	184.7518	23.01
pond 3	185.0018	23.01
pond 3	185.2518	23.01
pond 3	185.5018	23.01
pond 3	185.7518	23.01
pond 3	186.0018	23.01
pond 3	186.2518	23.01
pond 3	186.5018	23.01
pond 3	186.7518	23.01
pond 3	187.0018	23.01
pond 3	187.2518	23.01
pond 3	187.5018	23.01
pond 3	187.7518	23.01
pond 3	188.0018	23.01
pond 3	188.2518	23.01
pond 3	188.5018	23.01
pond 3	188.7518	23.01
pond 3	189.0018	23.01
pond 3	189.2518	23.01
pond 3	189.5018	23.01
pond 3	189.7518	23.01
pond 3	190.0018	23.01
pond 3	190.2518	23.01
pond 3	190.5018	23.01
pond 3	190.7518	23.01
pond 3	191.0018	23.01
pond 3	191.2518	23.01
pond 3	191.5018	23.01
pond 3	191.7518	23.01
pond 3	192.0018	23.01
pond 3	192.2518	23.01
pond 3	192.5018	23.01
pond 3	192.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	193.0018	23.01
pond 3	193.2518	23.01
pond 3	193.5018	23.01
pond 3	193.7518	23.01
pond 3	194.0018	23.01
pond 3	194.2518	23.01
pond 3	194.5018	23.01
pond 3	194.7518	23.01
pond 3	195.0018	23.01
pond 3	195.2518	23.01
pond 3	195.5018	23.01
pond 3	195.7518	23.01
pond 3	196.0018	23.01
pond 3	196.2518	23.01
pond 3	196.5018	23.01
pond 3	196.7518	23.01
pond 3	197.0018	23.01
pond 3	197.2518	23.01
pond 3	197.5018	23.01
pond 3	197.7518	23.01
pond 3	198.0018	23.01
pond 3	198.2518	23.01
pond 3	198.5018	23.01
pond 3	198.7518	23.01
pond 3	199.0018	23.01
pond 3	199.2518	23.01
pond 3	199.5018	23.01
pond 3	199.7518	23.01
pond 3	200.0018	23.01
pond 3	200.2518	23.01
pond 3	200.5018	23.01
pond 3	200.7518	23.01
pond 3	201.0018	23.01
pond 3	201.2518	23.01
pond 3	201.5018	23.01
pond 3	201.7518	23.01
pond 3	202.0018	23.01
pond 3	202.2518	23.01
pond 3	202.5018	23.01
pond 3	202.7518	23.01
pond 3	203.0018	23.01
pond 3	203.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	203.5018	23.01
pond 3	203.7518	23.01
pond 3	204.0018	23.01
pond 3	204.2518	23.01
pond 3	204.5018	23.01
pond 3	204.7518	23.01
pond 3	205.0018	23.01
pond 3	205.2518	23.01
pond 3	205.5018	23.01
pond 3	205.7518	23.01
pond 3	206.0018	23.01
pond 3	206.2518	23.01
pond 3	206.5018	23.01
pond 3	206.7518	23.01
pond 3	207.0018	23.01
pond 3	207.2518	23.01
pond 3	207.5018	23.01
pond 3	207.7518	23.01
pond 3	208.0018	23.01
pond 3	208.2518	23.01
pond 3	208.5018	23.01
pond 3	208.7518	23.01
pond 3	209.0018	23.01
pond 3	209.2518	23.01
pond 3	209.5018	23.01
pond 3	209.7518	23.01
pond 3	210.0018	23.01
pond 3	210.2518	23.01
pond 3	210.5018	23.01
pond 3	210.7518	23.01
pond 3	211.0018	23.01
pond 3	211.2518	23.01
pond 3	211.5018	23.01
pond 3	211.7518	23.01
pond 3	212.0018	23.01
pond 3	212.2518	23.01
pond 3	212.5018	23.01
pond 3	212.7518	23.01
pond 3	213.0018	23.01
pond 3	213.2518	23.01
pond 3	213.5018	23.01
pond 3	213.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	214.0018	23.01
pond 3	214.2518	23.01
pond 3	214.5018	23.01
pond 3	214.7518	23.01
pond 3	215.0018	23.01
pond 3	215.2518	23.01
pond 3	215.5018	23.01
pond 3	215.7518	23.01
pond 3	216.0018	23.01
pond 3	216.2518	23.01
pond 3	216.5018	23.01
pond 3	216.7518	23.01
pond 3	217.0018	23.01
pond 3	217.2518	23.01
pond 3	217.5018	23.01
pond 3	217.7518	23.01
pond 3	218.0018	23.01
pond 3	218.2518	23.01
pond 3	218.5018	23.01
pond 3	218.7518	23.01
pond 3	219.0018	23.01
pond 3	219.2518	23.01
pond 3	219.5018	23.01
pond 3	219.7518	23.01
pond 3	220.0018	23.01
pond 3	220.2518	23.01
pond 3	220.5018	23.01
pond 3	220.7518	23.01
pond 3	221.0018	23.01
pond 3	221.2518	23.01
pond 3	221.5018	23.01
pond 3	221.7518	23.01
pond 3	222.0018	23.01
pond 3	222.2518	23.01
pond 3	222.5018	23.01
pond 3	222.7518	23.01
pond 3	223.0018	23.01
pond 3	223.2518	23.01
pond 3	223.5018	23.01
pond 3	223.7518	23.01
pond 3	224.0018	23.01
pond 3	224.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	224.5018	23.01
pond 3	224.7518	23.01
pond 3	225.0018	23.01
pond 3	225.2518	23.01
pond 3	225.5018	23.01
pond 3	225.7518	23.01
pond 3	226.0018	23.01
pond 3	226.2518	23.01
pond 3	226.5018	23.01
pond 3	226.7518	23.01
pond 3	227.0018	23.01
pond 3	227.2518	23.01
pond 3	227.5018	23.01
pond 3	227.7518	23.01
pond 3	228.0018	23.01
pond 3	228.2518	23.01
pond 3	228.5018	23.01
pond 3	228.7518	23.01
pond 3	229.0018	23.01
pond 3	229.2518	23.01
pond 3	229.5018	23.01
pond 3	229.7518	23.01
pond 3	230.0018	23.01
pond 3	230.2518	23.01
pond 3	230.5018	23.01
pond 3	230.7518	23.01
pond 3	231.0018	23.01
pond 3	231.2518	23.01
pond 3	231.5018	23.01
pond 3	231.7518	23.01
pond 3	232.0018	23.01
pond 3	232.2518	23.01
pond 3	232.5018	23.01
pond 3	232.7518	23.01
pond 3	233.0018	23.01
pond 3	233.2518	23.01
pond 3	233.5018	23.01
pond 3	233.7518	23.01
pond 3	234.0018	23.01
pond 3	234.2518	23.01
pond 3	234.5018	23.01
pond 3	234.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	235.0018	23.01
pond 3	235.2518	23.01
pond 3	235.5018	23.01
pond 3	235.7518	23.01
pond 3	236.0018	23.01
pond 3	236.2518	23.01
pond 3	236.5018	23.01
pond 3	236.7518	23.01
pond 3	237.0018	23.01
pond 3	237.2518	23.01
pond 3	237.5018	23.01
pond 3	237.7518	23.01
pond 3	238.0018	23.01
pond 3	238.2518	23.01
pond 3	238.5018	23.01
pond 3	238.7518	23.01
pond 3	239.0018	23.01
pond 3	239.2518	23.01
pond 3	239.5018	23.01
pond 3	239.7518	23.01
pond 3	240.0018	23.01
pond 3	240.2518	23.01
pond 3	240.5018	23.01
pond 3	240.7518	23.01
pond 3	241.0018	23.01
pond 3	241.2518	23.01
pond 3	241.5018	23.01
pond 3	241.7518	23.01
pond 3	242.0018	23.01
pond 3	242.2518	23.01
pond 3	242.5018	23.01
pond 3	242.7518	23.01
pond 3	243.0018	23.01
pond 3	243.2518	23.01
pond 3	243.5018	23.01
pond 3	243.7518	23.01
pond 3	244.0018	23.01
pond 3	244.2518	23.01
pond 3	244.5018	23.01
pond 3	244.7518	23.01
pond 3	245.0018	23.01
pond 3	245.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	245.5018	23.01
pond 3	245.7518	23.01
pond 3	246.0018	23.01
pond 3	246.2518	23.01
pond 3	246.5018	23.01
pond 3	246.7518	23.01
pond 3	247.0018	23.01
pond 3	247.2518	23.01
pond 3	247.5018	23.01
pond 3	247.7518	23.01
pond 3	248.0018	23.01
pond 3	248.2518	23.01
pond 3	248.5018	23.01
pond 3	248.7518	23.01
pond 3	249.0018	23.01
pond 3	249.2518	23.01
pond 3	249.5018	23.01
pond 3	249.7518	23.01
pond 3	250.0018	23.01
pond 3	250.2518	23.01
pond 3	250.5018	23.01
pond 3	250.7518	23.01
pond 3	251.0018	23.01
pond 3	251.2518	23.01
pond 3	251.5018	23.01
pond 3	251.7518	23.01
pond 3	252.0018	23.01
pond 3	252.2518	23.01
pond 3	252.5018	23.01
pond 3	252.7518	23.01
pond 3	253.0018	23.01
pond 3	253.2518	23.01
pond 3	253.5018	23.01
pond 3	253.7518	23.01
pond 3	254.0018	23.01
pond 3	254.2518	23.01
pond 3	254.5018	23.01
pond 3	254.7518	23.01
pond 3	255.0018	23.01
pond 3	255.2518	23.01
pond 3	255.5018	23.01
pond 3	255.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	256.0018	23.01
pond 3	256.2518	23.01
pond 3	256.5018	23.01
pond 3	256.7518	23.01
pond 3	257.0018	23.01
pond 3	257.2518	23.01
pond 3	257.5018	23.01
pond 3	257.7518	23.01
pond 3	258.0018	23.01
pond 3	258.2518	23.01
pond 3	258.5018	23.01
pond 3	258.7518	23.01
pond 3	259.0018	23.01
pond 3	259.2518	23.01
pond 3	259.5018	23.01
pond 3	259.7518	23.01
pond 3	260.0018	23.01
pond 3	260.2518	23.01
pond 3	260.5018	23.01
pond 3	260.7518	23.01
pond 3	261.0018	23.01
pond 3	261.2518	23.01
pond 3	261.5018	23.01
pond 3	261.7518	23.01
pond 3	262.0018	23.01
pond 3	262.2518	23.01
pond 3	262.5018	23.01
pond 3	262.7518	23.01
pond 3	263.0018	23.01
pond 3	263.2518	23.01
pond 3	263.5018	23.01
pond 3	263.7518	23.01
pond 3	264.0018	23.01
pond 3	264.2518	23.01
pond 3	264.5018	23.01
pond 3	264.7518	23.01
pond 3	265.0018	23.01
pond 3	265.2518	23.01
pond 3	265.5018	23.01
pond 3	265.7518	23.01
pond 3	266.0018	23.01
pond 3	266.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	266.5018	23.01
pond 3	266.7518	23.01
pond 3	267.0018	23.01
pond 3	267.2518	23.01
pond 3	267.5018	23.01
pond 3	267.7518	23.01
pond 3	268.0018	23.01
pond 3	268.2518	23.01
pond 3	268.5018	23.01
pond 3	268.7518	23.01
pond 3	269.0018	23.01
pond 3	269.2518	23.01
pond 3	269.5018	23.01
pond 3	269.7518	23.01
pond 3	270.0018	23.01
pond 3	270.2518	23.01
pond 3	270.5018	23.01
pond 3	270.7518	23.01
pond 3	271.0018	23.01
pond 3	271.2518	23.01
pond 3	271.5018	23.01
pond 3	271.7518	23.01
pond 3	272.0018	23.01
pond 3	272.2518	23.01
pond 3	272.5018	23.01
pond 3	272.7518	23.01
pond 3	273.0018	23.01
pond 3	273.2518	23.01
pond 3	273.5018	23.01
pond 3	273.7518	23.01
pond 3	274.0018	23.01
pond 3	274.2518	23.01
pond 3	274.5018	23.01
pond 3	274.7518	23.01
pond 3	275.0018	23.01
pond 3	275.2518	23.01
pond 3	275.5018	23.01
pond 3	275.7518	23.01
pond 3	276.0018	23.01
pond 3	276.2518	23.01
pond 3	276.5018	23.01
pond 3	276.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	277.0018	23.01
pond 3	277.2518	23.01
pond 3	277.5018	23.01
pond 3	277.7518	23.01
pond 3	278.0018	23.01
pond 3	278.2518	23.01
pond 3	278.5018	23.01
pond 3	278.7518	23.01
pond 3	279.0018	23.01
pond 3	279.2518	23.01
pond 3	279.5018	23.01
pond 3	279.7518	23.01
pond 3	280.0018	23.01
pond 3	280.2518	23.01
pond 3	280.5018	23.01
pond 3	280.7518	23.01
pond 3	281.0018	23.01
pond 3	281.2518	23.01
pond 3	281.5018	23.01
pond 3	281.7518	23.01
pond 3	282.0018	23.01
pond 3	282.2518	23.01
pond 3	282.5018	23.01
pond 3	282.7518	23.01
pond 3	283.0018	23.01
pond 3	283.2518	23.01
pond 3	283.5018	23.01
pond 3	283.7518	23.01
pond 3	284.0018	23.01
pond 3	284.2518	23.01
pond 3	284.5018	23.01
pond 3	284.7518	23.01
pond 3	285.0018	23.01
pond 3	285.2518	23.01
pond 3	285.5018	23.01
pond 3	285.7518	23.01
pond 3	286.0018	23.01
pond 3	286.2518	23.01
pond 3	286.5018	23.01
pond 3	286.7518	23.01
pond 3	287.0018	23.01
pond 3	287.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	287.5018	23.01
pond 3	287.7518	23.01
pond 3	288.0018	23.01
pond 3	288.2518	23.01
pond 3	288.5018	23.01
pond 3	288.7518	23.01
pond 3	289.0018	23.01
pond 3	289.2518	23.01
pond 3	289.5018	23.01
pond 3	289.7518	23.01
pond 3	290.0018	23.01
pond 3	290.2518	23.01
pond 3	290.5018	23.01
pond 3	290.7518	23.01
pond 3	291.0018	23.01
pond 3	291.2518	23.01
pond 3	291.5018	23.01
pond 3	291.7518	23.01
pond 3	292.0018	23.01
pond 3	292.2518	23.01
pond 3	292.5018	23.01
pond 3	292.7518	23.01
pond 3	293.0018	23.01
pond 3	293.2518	23.01
pond 3	293.5018	23.01
pond 3	293.7518	23.01
pond 3	294.0018	23.01
pond 3	294.2518	23.01
pond 3	294.5018	23.01
pond 3	294.7518	23.01
pond 3	295.0018	23.01
pond 3	295.2518	23.01
pond 3	295.5018	23.01
pond 3	295.7518	23.01
pond 3	296.0018	23.01
pond 3	296.2518	23.01
pond 3	296.5018	23.01
pond 3	296.7518	23.01
pond 3	297.0018	23.01
pond 3	297.2518	23.01
pond 3	297.5018	23.01
pond 3	297.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	298.0018	23.01
pond 3	298.2518	23.01
pond 3	298.5018	23.01
pond 3	298.7518	23.01
pond 3	299.0018	23.01
pond 3	299.2518	23.01
pond 3	299.5018	23.01
pond 3	299.7518	23.01
pond 3	300.0018	23.01
pond 3	300.2518	23.01
pond 3	300.5018	23.01
pond 3	300.7518	23.01
pond 3	301.0018	23.01
pond 3	301.2518	23.01
pond 3	301.5018	23.01
pond 3	301.7518	23.01
pond 3	302.0018	23.01
pond 3	302.2518	23.01
pond 3	302.5018	23.01
pond 3	302.7518	23.01
pond 3	303.0018	23.01
pond 3	303.2518	23.01
pond 3	303.5018	23.01
pond 3	303.7518	23.01
pond 3	304.0018	23.01
pond 3	304.2518	23.01
pond 3	304.5018	23.01
pond 3	304.7518	23.01
pond 3	305.0018	23.01
pond 3	305.2518	23.01
pond 3	305.5018	23.01
pond 3	305.7518	23.01
pond 3	306.0018	23.01
pond 3	306.2518	23.01
pond 3	306.5018	23.01
pond 3	306.7518	23.01
pond 3	307.0018	23.01
pond 3	307.2518	23.01
pond 3	307.5018	23.01
pond 3	307.7518	23.01
pond 3	308.0018	23.01
pond 3	308.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	308.5018	23.01
pond 3	308.7518	23.01
pond 3	309.0018	23.01
pond 3	309.2518	23.01
pond 3	309.5018	23.01
pond 3	309.7518	23.01
pond 3	310.0018	23.01
pond 3	310.2518	23.01
pond 3	310.5018	23.01
pond 3	310.7518	23.01
pond 3	311.0018	23.01
pond 3	311.2518	23.01
pond 3	311.5018	23.01
pond 3	311.7518	23.01
pond 3	312.0018	23.01
pond 3	312.2518	23.01
pond 3	312.5018	23.01
pond 3	312.7518	23.01
pond 3	313.0018	23.01
pond 3	313.2518	23.01
pond 3	313.5018	23.01
pond 3	313.7518	23.01
pond 3	314.0018	23.01
pond 3	314.2518	23.01
pond 3	314.5018	23.01
pond 3	314.7518	23.01
pond 3	315.0018	23.01
pond 3	315.2518	23.01
pond 3	315.5018	23.01
pond 3	315.7518	23.01
pond 3	316.0018	23.01
pond 3	316.2518	23.01
pond 3	316.5018	23.01
pond 3	316.7518	23.01
pond 3	317.0018	23.01
pond 3	317.2518	23.01
pond 3	317.5018	23.01
pond 3	317.7518	23.01
pond 3	318.0018	23.01
pond 3	318.2518	23.01
pond 3	318.5018	23.01
pond 3	318.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	319.0018	23.01
pond 3	319.2518	23.01
pond 3	319.5018	23.01
pond 3	319.7518	23.01
pond 3	320.0018	23.01
pond 3	320.2518	23.01
pond 3	320.5018	23.01
pond 3	320.7518	23.01
pond 3	321.0018	23.01
pond 3	321.2518	23.01
pond 3	321.5018	23.01
pond 3	321.7518	23.01
pond 3	322.0018	23.01
pond 3	322.2518	23.01
pond 3	322.5018	23.01
pond 3	322.7518	23.01
pond 3	323.0018	23.01
pond 3	323.2518	23.01
pond 3	323.5018	23.01
pond 3	323.7518	23.01
pond 3	324.0018	23.01
pond 3	324.2518	23.01
pond 3	324.5018	23.01
pond 3	324.7518	23.01
pond 3	325.0018	23.01
pond 3	325.2518	23.01
pond 3	325.5018	23.01
pond 3	325.7518	23.01
pond 3	326.0018	23.01
pond 3	326.2518	23.01
pond 3	326.5018	23.01
pond 3	326.7518	23.01
pond 3	327.0018	23.01
pond 3	327.2518	23.01
pond 3	327.5018	23.01
pond 3	327.7518	23.01
pond 3	328.0018	23.01
pond 3	328.2518	23.01
pond 3	328.5018	23.01
pond 3	328.7518	23.01
pond 3	329.0018	23.01
pond 3	329.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	329.5018	23.01
pond 3	329.7518	23.01
pond 3	330.0018	23.01
pond 3	330.2518	23.01
pond 3	330.5018	23.01
pond 3	330.7518	23.01
pond 3	331.0018	23.01
pond 3	331.2518	23.01
pond 3	331.5018	23.01
pond 3	331.7518	23.01
pond 3	332.0018	23.01
pond 3	332.2518	23.01
pond 3	332.5018	23.01
pond 3	332.7518	23.01
pond 3	333.0018	23.01
pond 3	333.2518	23.01
pond 3	333.5018	23.01
pond 3	333.7518	23.01
pond 3	334.0018	23.01
pond 3	334.2518	23.01
pond 3	334.5018	23.01
pond 3	334.7518	23.01
pond 3	335.0018	23.01
pond 3	335.2518	23.01
pond 3	335.5018	23.01
pond 3	335.7518	23.01
pond 3	336.0018	23.01
pond 3	336.2518	23.01
pond 3	336.5018	23.01
pond 3	336.7518	23.01
pond 3	337.0018	23.01
pond 3	337.2518	23.01
pond 3	337.5018	23.01
pond 3	337.7518	23.01
pond 3	338.0018	23.01
pond 3	338.2518	23.01
pond 3	338.5018	23.01
pond 3	338.7518	23.01
pond 3	339.0018	23.01
pond 3	339.2518	23.01
pond 3	339.5018	23.01
pond 3	339.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	340.0018	23.01
pond 3	340.2518	23.01
pond 3	340.5018	23.01
pond 3	340.7518	23.01
pond 3	341.0018	23.01
pond 3	341.2518	23.01
pond 3	341.5018	23.01
pond 3	341.7518	23.01
pond 3	342.0018	23.01
pond 3	342.2518	23.01
pond 3	342.5018	23.01
pond 3	342.7518	23.01
pond 3	343.0018	23.01
pond 3	343.2518	23.01
pond 3	343.5018	23.01
pond 3	343.7518	23.01
pond 3	344.0018	23.01
pond 3	344.2518	23.01
pond 3	344.5018	23.01
pond 3	344.7518	23.01
pond 3	345.0018	23.01
pond 3	345.2518	23.01
pond 3	345.5018	23.01
pond 3	345.7518	23.01
pond 3	346.0018	23.01
pond 3	346.2518	23.01
pond 3	346.5018	23.01
pond 3	346.7518	23.01
pond 3	347.0018	23.01
pond 3	347.2518	23.01
pond 3	347.5018	23.01
pond 3	347.7518	23.01
pond 3	348.0018	23.01
pond 3	348.2518	23.01
pond 3	348.5018	23.01
pond 3	348.7518	23.01
pond 3	349.0018	23.01
pond 3	349.2518	23.01
pond 3	349.5018	23.01
pond 3	349.7518	23.01
pond 3	350.0018	23.01
pond 3	350.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	350.5018	23.01
pond 3	350.7518	23.01
pond 3	351.0018	23.01
pond 3	351.2518	23.01
pond 3	351.5018	23.01
pond 3	351.7518	23.01
pond 3	352.0018	23.01
pond 3	352.2518	23.01
pond 3	352.5018	23.01
pond 3	352.7518	23.01
pond 3	353.0018	23.01
pond 3	353.2518	23.01
pond 3	353.5018	23.01
pond 3	353.7518	23.01
pond 3	354.0018	23.01
pond 3	354.2518	23.01
pond 3	354.5018	23.01
pond 3	354.7518	23.01
pond 3	355.0018	23.01
pond 3	355.2518	23.01
pond 3	355.5018	23.01
pond 3	355.7518	23.01
pond 3	356.0018	23.01
pond 3	356.2518	23.01
pond 3	356.5018	23.01
pond 3	356.7518	23.01
pond 3	357.0018	23.01
pond 3	357.2518	23.01
pond 3	357.5018	23.01
pond 3	357.7518	23.01
pond 3	358.0018	23.01
pond 3	358.2518	23.01
pond 3	358.5018	23.01
pond 3	358.7518	23.01
pond 3	359.0018	23.01
pond 3	359.2518	23.01
pond 3	359.5018	23.01
pond 3	359.7518	23.01
pond 3	360.0018	23.01
pond 4	0.0000	23.00
pond 4	0.2511	23.00
pond 4	0.5050	23.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	0.7527	23.00
pond 4	1.0027	23.00
pond 4	1.2527	23.00
pond 4	1.5027	23.00
pond 4	1.7527	23.00
pond 4	2.0027	23.00
pond 4	2.2527	23.00
pond 4	2.5027	23.00
pond 4	2.7527	23.00
pond 4	3.0027	23.00
pond 4	3.2527	23.00
pond 4	3.5027	23.00
pond 4	3.7527	23.00
pond 4	4.0027	23.00
pond 4	4.2527	23.01
pond 4	4.5027	23.01
pond 4	4.7527	23.02
pond 4	5.0027	23.03
pond 4	5.2527	23.04
pond 4	5.5027	23.04
pond 4	5.7527	23.05
pond 4	6.0027	23.06
pond 4	6.2527	23.08
pond 4	6.5027	23.09
pond 4	6.7527	23.11
pond 4	7.0027	23.12
pond 4	7.2527	23.14
pond 4	7.5027	23.16
pond 4	7.7527	23.18
pond 4	8.0027	23.20
pond 4	8.2525	23.22
pond 4	8.5002	23.24
pond 4	8.7503	23.27
pond 4	9.0005	23.30
pond 4	9.2502	23.33
pond 4	9.5010	23.36
pond 4	9.7513	23.40
pond 4	10.0022	23.43
pond 4	10.2518	23.47
pond 4	10.5023	23.52
pond 4	10.7511	23.58
pond 4	11.0001	23.65

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	11.2504	23.74
pond 4	11.5009	23.85
pond 4	11.7501	24.10
pond 4	12.0001	24.73
pond 4	12.2503	25.10
pond 4	12.5001	24.81
pond 4	12.7507	24.59
pond 4	13.0012	24.49
pond 4	13.2516	24.44
pond 4	13.5004	24.43
pond 4	13.7518	24.44
pond 4	14.0030	24.47
pond 4	14.2534	24.49
pond 4	14.5037	24.51
pond 4	14.7521	24.53
pond 4	15.0035	24.55
pond 4	15.2518	24.57
pond 4	15.5018	24.58
pond 4	15.7518	24.60
pond 4	16.0018	24.61
pond 4	16.2518	24.63
pond 4	16.5018	24.64
pond 4	16.7518	24.65
pond 4	17.0018	24.66
pond 4	17.2518	24.67
pond 4	17.5018	24.67
pond 4	17.7518	24.68
pond 4	18.0018	24.69
pond 4	18.2518	24.69
pond 4	18.5018	24.70
pond 4	18.7518	24.70
pond 4	19.0018	24.71
pond 4	19.2518	24.71
pond 4	19.5018	24.71
pond 4	19.7518	24.72
pond 4	20.0018	24.72
pond 4	20.2518	24.72
pond 4	20.5018	24.73
pond 4	20.7518	24.73
pond 4	21.0018	24.73
pond 4	21.2518	24.73
pond 4	21.5018	24.73

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	21.7518	24.73
pond 4	22.0018	24.73
pond 4	22.2518	24.74
pond 4	22.5018	24.74
pond 4	22.7518	24.74
pond 4	23.0018	24.74
pond 4	23.2518	24.74
pond 4	23.5018	24.74
pond 4	23.7518	24.74
pond 4	24.0018	24.74
pond 4	24.2518	24.74
pond 4	24.5018	24.73
pond 4	24.7518	24.73
pond 4	25.0018	24.72
pond 4	25.2518	24.72
pond 4	25.5018	24.71
pond 4	25.7518	24.71
pond 4	26.0018	24.70
pond 4	26.2518	24.70
pond 4	26.5018	24.69
pond 4	26.7518	24.69
pond 4	27.0018	24.68
pond 4	27.2518	24.68
pond 4	27.5018	24.67
pond 4	27.7518	24.66
pond 4	28.0018	24.66
pond 4	28.2518	24.65
pond 4	28.5018	24.65
pond 4	28.7518	24.64
pond 4	29.0018	24.64
pond 4	29.2518	24.63
pond 4	29.5018	24.62
pond 4	29.7518	24.62
pond 4	30.0018	24.61
pond 4	30.2518	24.61
pond 4	30.5018	24.60
pond 4	30.7518	24.60
pond 4	31.0018	24.59
pond 4	31.2518	24.58
pond 4	31.5018	24.58
pond 4	31.7518	24.57
pond 4	32.0018	24.57

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	32.2518	24.56
pond 4	32.5018	24.56
pond 4	32.7518	24.55
pond 4	33.0018	24.54
pond 4	33.2518	24.54
pond 4	33.5018	24.53
pond 4	33.7518	24.53
pond 4	34.0018	24.52
pond 4	34.2518	24.51
pond 4	34.5018	24.51
pond 4	34.7518	24.50
pond 4	35.0018	24.50
pond 4	35.2518	24.49
pond 4	35.5018	24.48
pond 4	35.7518	24.48
pond 4	36.0018	24.47
pond 4	36.2518	24.47
pond 4	36.5018	24.46
pond 4	36.7518	24.46
pond 4	37.0018	24.45
pond 4	37.2518	24.44
pond 4	37.5018	24.44
pond 4	37.7518	24.43
pond 4	38.0018	24.43
pond 4	38.2518	24.42
pond 4	38.5018	24.41
pond 4	38.7518	24.41
pond 4	39.0018	24.40
pond 4	39.2518	24.40
pond 4	39.5018	24.39
pond 4	39.7518	24.39
pond 4	40.0018	24.38
pond 4	40.2518	24.37
pond 4	40.5018	24.37
pond 4	40.7518	24.36
pond 4	41.0018	24.36
pond 4	41.2518	24.35
pond 4	41.5018	24.34
pond 4	41.7518	24.34
pond 4	42.0018	24.33
pond 4	42.2518	24.33
pond 4	42.5018	24.32

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	42.7518	24.32
pond 4	43.0018	24.31
pond 4	43.2518	24.30
pond 4	43.5018	24.30
pond 4	43.7518	24.29
pond 4	44.0018	24.29
pond 4	44.2518	24.28
pond 4	44.5018	24.28
pond 4	44.7518	24.27
pond 4	45.0018	24.26
pond 4	45.2518	24.26
pond 4	45.5018	24.25
pond 4	45.7518	24.25
pond 4	46.0018	24.24
pond 4	46.2518	24.24
pond 4	46.5018	24.23
pond 4	46.7518	24.23
pond 4	47.0018	24.22
pond 4	47.2518	24.22
pond 4	47.5018	24.21
pond 4	47.7518	24.21
pond 4	48.0018	24.20
pond 4	48.2518	24.20
pond 4	48.5018	24.19
pond 4	48.7518	24.19
pond 4	49.0018	24.19
pond 4	49.2518	24.18
pond 4	49.5018	24.18
pond 4	49.7518	24.18
pond 4	50.0018	24.17
pond 4	50.2518	24.17
pond 4	50.5018	24.17
pond 4	50.7518	24.16
pond 4	51.0018	24.16
pond 4	51.2518	24.16
pond 4	51.5018	24.15
pond 4	51.7518	24.15
pond 4	52.0018	24.14
pond 4	52.2518	24.14
pond 4	52.5018	24.14
pond 4	52.7518	24.13
pond 4	53.0018	24.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	53.2518	24.12
pond 4	53.5018	24.12
pond 4	53.7518	24.11
pond 4	54.0018	24.11
pond 4	54.2518	24.10
pond 4	54.5018	24.10
pond 4	54.7518	24.10
pond 4	55.0018	24.09
pond 4	55.2518	24.09
pond 4	55.5018	24.08
pond 4	55.7518	24.08
pond 4	56.0018	24.07
pond 4	56.2518	24.07
pond 4	56.5018	24.06
pond 4	56.7518	24.06
pond 4	57.0018	24.05
pond 4	57.2518	24.05
pond 4	57.5018	24.04
pond 4	57.7518	24.04
pond 4	58.0018	24.03
pond 4	58.2518	24.03
pond 4	58.5018	24.02
pond 4	58.7518	24.02
pond 4	59.0018	24.01
pond 4	59.2518	24.01
pond 4	59.5018	24.00
pond 4	59.7518	24.00
pond 4	60.0018	23.99
pond 4	60.2518	23.99
pond 4	60.5018	23.98
pond 4	60.7518	23.98
pond 4	61.0018	23.97
pond 4	61.2518	23.97
pond 4	61.5018	23.96
pond 4	61.7518	23.96
pond 4	62.0018	23.95
pond 4	62.2518	23.95
pond 4	62.5018	23.94
pond 4	62.7518	23.94
pond 4	63.0018	23.94
pond 4	63.2518	23.93
pond 4	63.5018	23.93

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	63.7518	23.92
pond 4	64.0018	23.92
pond 4	64.2518	23.91
pond 4	64.5018	23.91
pond 4	64.7518	23.90
pond 4	65.0018	23.90
pond 4	65.2518	23.89
pond 4	65.5018	23.89
pond 4	65.7518	23.88
pond 4	66.0018	23.88
pond 4	66.2518	23.87
pond 4	66.5018	23.87
pond 4	66.7518	23.86
pond 4	67.0018	23.86
pond 4	67.2518	23.85
pond 4	67.5018	23.85
pond 4	67.7518	23.84
pond 4	68.0018	23.84
pond 4	68.2518	23.83
pond 4	68.5018	23.83
pond 4	68.7518	23.82
pond 4	69.0018	23.82
pond 4	69.2518	23.81
pond 4	69.5018	23.81
pond 4	69.7518	23.81
pond 4	70.0018	23.80
pond 4	70.2518	23.80
pond 4	70.5018	23.79
pond 4	70.7518	23.79
pond 4	71.0018	23.78
pond 4	71.2518	23.78
pond 4	71.5018	23.77
pond 4	71.7518	23.77
pond 4	72.0018	23.76
pond 4	72.2518	23.76
pond 4	72.5018	23.76
pond 4	72.7518	23.75
pond 4	73.0018	23.75
pond 4	73.2518	23.74
pond 4	73.5018	23.74
pond 4	73.7518	23.73
pond 4	74.0018	23.73

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	74.2518	23.72
pond 4	74.5018	23.72
pond 4	74.7518	23.72
pond 4	75.0018	23.71
pond 4	75.2518	23.71
pond 4	75.5018	23.70
pond 4	75.7518	23.70
pond 4	76.0018	23.69
pond 4	76.2518	23.69
pond 4	76.5018	23.69
pond 4	76.7518	23.68
pond 4	77.0018	23.68
pond 4	77.2518	23.67
pond 4	77.5018	23.67
pond 4	77.7518	23.66
pond 4	78.0018	23.66
pond 4	78.2518	23.66
pond 4	78.5018	23.65
pond 4	78.7518	23.65
pond 4	79.0018	23.64
pond 4	79.2518	23.64
pond 4	79.5018	23.64
pond 4	79.7518	23.63
pond 4	80.0018	23.63
pond 4	80.2518	23.62
pond 4	80.5018	23.62
pond 4	80.7518	23.62
pond 4	81.0018	23.61
pond 4	81.2518	23.61
pond 4	81.5018	23.60
pond 4	81.7518	23.60
pond 4	82.0018	23.60
pond 4	82.2518	23.59
pond 4	82.5018	23.59
pond 4	82.7518	23.58
pond 4	83.0018	23.58
pond 4	83.2518	23.58
pond 4	83.5018	23.57
pond 4	83.7518	23.57
pond 4	84.0018	23.57
pond 4	84.2518	23.56
pond 4	84.5018	23.56

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	84.7518	23.55
pond 4	85.0018	23.55
pond 4	85.2518	23.55
pond 4	85.5018	23.54
pond 4	85.7518	23.54
pond 4	86.0018	23.54
pond 4	86.2518	23.53
pond 4	86.5018	23.53
pond 4	86.7518	23.52
pond 4	87.0018	23.52
pond 4	87.2518	23.52
pond 4	87.5018	23.52
pond 4	87.7518	23.52
pond 4	88.0018	23.51
pond 4	88.2518	23.51
pond 4	88.5018	23.51
pond 4	88.7518	23.51
pond 4	89.0018	23.51
pond 4	89.2518	23.50
pond 4	89.5018	23.50
pond 4	89.7518	23.50
pond 4	90.0018	23.49
pond 4	90.2518	23.49
pond 4	90.5018	23.49
pond 4	90.7518	23.49
pond 4	91.0018	23.48
pond 4	91.2518	23.48
pond 4	91.5018	23.48
pond 4	91.7518	23.47
pond 4	92.0018	23.47
pond 4	92.2518	23.47
pond 4	92.5018	23.46
pond 4	92.7518	23.46
pond 4	93.0018	23.46
pond 4	93.2518	23.45
pond 4	93.5018	23.45
pond 4	93.7518	23.45
pond 4	94.0018	23.44
pond 4	94.2518	23.44
pond 4	94.5018	23.44
pond 4	94.7518	23.43
pond 4	95.0018	23.43

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	95.2518	23.43
pond 4	95.5018	23.43
pond 4	95.7518	23.42
pond 4	96.0018	23.42
pond 4	96.2518	23.42
pond 4	96.5018	23.41
pond 4	96.7518	23.41
pond 4	97.0018	23.41
pond 4	97.2518	23.40
pond 4	97.5018	23.40
pond 4	97.7518	23.40
pond 4	98.0018	23.39
pond 4	98.2518	23.39
pond 4	98.5018	23.39
pond 4	98.7518	23.39
pond 4	99.0018	23.38
pond 4	99.2518	23.38
pond 4	99.5018	23.38
pond 4	99.7518	23.38
pond 4	100.0018	23.37
pond 4	100.2518	23.37
pond 4	100.5018	23.37
pond 4	100.7518	23.36
pond 4	101.0018	23.36
pond 4	101.2518	23.36
pond 4	101.5018	23.36
pond 4	101.7518	23.35
pond 4	102.0018	23.35
pond 4	102.2518	23.35
pond 4	102.5018	23.35
pond 4	102.7518	23.34
pond 4	103.0018	23.34
pond 4	103.2518	23.34
pond 4	103.5018	23.34
pond 4	103.7518	23.33
pond 4	104.0018	23.33
pond 4	104.2518	23.33
pond 4	104.5018	23.33
pond 4	104.7518	23.32
pond 4	105.0018	23.32
pond 4	105.2518	23.32
pond 4	105.5018	23.32

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	105.7518	23.31
pond 4	106.0018	23.31
pond 4	106.2518	23.31
pond 4	106.5018	23.31
pond 4	106.7518	23.31
pond 4	107.0018	23.30
pond 4	107.2518	23.30
pond 4	107.5018	23.30
pond 4	107.7518	23.30
pond 4	108.0018	23.30
pond 4	108.2518	23.29
pond 4	108.5018	23.29
pond 4	108.7518	23.29
pond 4	109.0018	23.29
pond 4	109.2518	23.28
pond 4	109.5018	23.28
pond 4	109.7518	23.28
pond 4	110.0018	23.28
pond 4	110.2518	23.28
pond 4	110.5018	23.27
pond 4	110.7518	23.27
pond 4	111.0018	23.27
pond 4	111.2518	23.27
pond 4	111.5018	23.27
pond 4	111.7518	23.26
pond 4	112.0018	23.26
pond 4	112.2518	23.26
pond 4	112.5018	23.26
pond 4	112.7518	23.26
pond 4	113.0018	23.26
pond 4	113.2518	23.25
pond 4	113.5018	23.25
pond 4	113.7518	23.25
pond 4	114.0018	23.25
pond 4	114.2518	23.25
pond 4	114.5018	23.24
pond 4	114.7518	23.24
pond 4	115.0018	23.24
pond 4	115.2518	23.24
pond 4	115.5018	23.24
pond 4	115.7518	23.24
pond 4	116.0018	23.23

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	116.2518	23.23
pond 4	116.5018	23.23
pond 4	116.7518	23.23
pond 4	117.0018	23.23
pond 4	117.2518	23.23
pond 4	117.5018	23.23
pond 4	117.7518	23.22
pond 4	118.0018	23.22
pond 4	118.2518	23.22
pond 4	118.5018	23.22
pond 4	118.7518	23.22
pond 4	119.0018	23.22
pond 4	119.2518	23.21
pond 4	119.5018	23.21
pond 4	119.7518	23.21
pond 4	120.0018	23.21
pond 4	120.2518	23.21
pond 4	120.5018	23.21
pond 4	120.7518	23.21
pond 4	121.0018	23.20
pond 4	121.2518	23.20
pond 4	121.5018	23.20
pond 4	121.7518	23.20
pond 4	122.0018	23.20
pond 4	122.2518	23.20
pond 4	122.5018	23.20
pond 4	122.7518	23.20
pond 4	123.0018	23.19
pond 4	123.2518	23.19
pond 4	123.5018	23.19
pond 4	123.7518	23.19
pond 4	124.0018	23.19
pond 4	124.2518	23.19
pond 4	124.5018	23.19
pond 4	124.7518	23.19
pond 4	125.0018	23.18
pond 4	125.2518	23.18
pond 4	125.5018	23.18
pond 4	125.7518	23.18
pond 4	126.0018	23.18
pond 4	126.2518	23.18
pond 4	126.5018	23.18

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	126.7518	23.18
pond 4	127.0018	23.18
pond 4	127.2518	23.17
pond 4	127.5018	23.17
pond 4	127.7518	23.17
pond 4	128.0018	23.17
pond 4	128.2518	23.17
pond 4	128.5018	23.17
pond 4	128.7518	23.17
pond 4	129.0018	23.17
pond 4	129.2518	23.17
pond 4	129.5018	23.17
pond 4	129.7518	23.16
pond 4	130.0018	23.16
pond 4	130.2518	23.16
pond 4	130.5018	23.16
pond 4	130.7518	23.16
pond 4	131.0018	23.16
pond 4	131.2518	23.16
pond 4	131.5018	23.16
pond 4	131.7518	23.16
pond 4	132.0018	23.16
pond 4	132.2518	23.15
pond 4	132.5018	23.15
pond 4	132.7518	23.15
pond 4	133.0018	23.15
pond 4	133.2518	23.15
pond 4	133.5018	23.15
pond 4	133.7518	23.15
pond 4	134.0018	23.15
pond 4	134.2518	23.15
pond 4	134.5018	23.15
pond 4	134.7518	23.15
pond 4	135.0018	23.15
pond 4	135.2518	23.14
pond 4	135.5018	23.14
pond 4	135.7518	23.14
pond 4	136.0018	23.14
pond 4	136.2518	23.14
pond 4	136.5018	23.14
pond 4	136.7518	23.14
pond 4	137.0018	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	137.2518	23.14
pond 4	137.5018	23.14
pond 4	137.7518	23.14
pond 4	138.0018	23.14
pond 4	138.2518	23.14
pond 4	138.5018	23.13
pond 4	138.7518	23.13
pond 4	139.0018	23.13
pond 4	139.2518	23.13
pond 4	139.5018	23.13
pond 4	139.7518	23.13
pond 4	140.0018	23.13
pond 4	140.2518	23.13
pond 4	140.5018	23.13
pond 4	140.7518	23.13
pond 4	141.0018	23.13
pond 4	141.2518	23.13
pond 4	141.5018	23.13
pond 4	141.7518	23.13
pond 4	142.0018	23.13
pond 4	142.2518	23.13
pond 4	142.5018	23.12
pond 4	142.7518	23.12
pond 4	143.0018	23.12
pond 4	143.2518	23.12
pond 4	143.5018	23.12
pond 4	143.7518	23.12
pond 4	144.0018	23.12
pond 4	144.2518	23.12
pond 4	144.5018	23.12
pond 4	144.7518	23.12
pond 4	145.0018	23.12
pond 4	145.2518	23.12
pond 4	145.5018	23.12
pond 4	145.7518	23.12
pond 4	146.0018	23.12
pond 4	146.2518	23.12
pond 4	146.5018	23.12
pond 4	146.7518	23.11
pond 4	147.0018	23.11
pond 4	147.2518	23.11
pond 4	147.5018	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	147.7518	23.11
pond 4	148.0018	23.11
pond 4	148.2518	23.11
pond 4	148.5018	23.11
pond 4	148.7518	23.11
pond 4	149.0018	23.11
pond 4	149.2518	23.11
pond 4	149.5018	23.11
pond 4	149.7518	23.11
pond 4	150.0018	23.11
pond 4	150.2518	23.11
pond 4	150.5018	23.11
pond 4	150.7518	23.11
pond 4	151.0018	23.11
pond 4	151.2518	23.11
pond 4	151.5018	23.11
pond 4	151.7518	23.10
pond 4	152.0018	23.10
pond 4	152.2518	23.10
pond 4	152.5018	23.10
pond 4	152.7518	23.10
pond 4	153.0018	23.10
pond 4	153.2518	23.10
pond 4	153.5018	23.10
pond 4	153.7518	23.10
pond 4	154.0018	23.10
pond 4	154.2518	23.10
pond 4	154.5018	23.10
pond 4	154.7518	23.10
pond 4	155.0018	23.10
pond 4	155.2518	23.10
pond 4	155.5018	23.10
pond 4	155.7518	23.10
pond 4	156.0018	23.10
pond 4	156.2518	23.10
pond 4	156.5018	23.10
pond 4	156.7518	23.10
pond 4	157.0018	23.10
pond 4	157.2518	23.10
pond 4	157.5018	23.10
pond 4	157.7518	23.09
pond 4	158.0018	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	158.2518	23.09
pond 4	158.5018	23.09
pond 4	158.7518	23.09
pond 4	159.0018	23.09
pond 4	159.2518	23.09
pond 4	159.5018	23.09
pond 4	159.7518	23.09
pond 4	160.0018	23.09
pond 4	160.2518	23.09
pond 4	160.5018	23.09
pond 4	160.7518	23.09
pond 4	161.0018	23.09
pond 4	161.2518	23.09
pond 4	161.5018	23.09
pond 4	161.7518	23.09
pond 4	162.0018	23.09
pond 4	162.2518	23.09
pond 4	162.5018	23.09
pond 4	162.7518	23.09
pond 4	163.0018	23.09
pond 4	163.2518	23.09
pond 4	163.5018	23.09
pond 4	163.7518	23.09
pond 4	164.0018	23.09
pond 4	164.2518	23.09
pond 4	164.5018	23.09
pond 4	164.7518	23.08
pond 4	165.0018	23.08
pond 4	165.2518	23.08
pond 4	165.5018	23.08
pond 4	165.7518	23.08
pond 4	166.0018	23.08
pond 4	166.2518	23.08
pond 4	166.5018	23.08
pond 4	166.7518	23.08
pond 4	167.0018	23.08
pond 4	167.2518	23.08
pond 4	167.5018	23.08
pond 4	167.7518	23.08
pond 4	168.0018	23.08
pond 4	168.2518	23.08
pond 4	168.5018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	168.7518	23.08
pond 4	169.0018	23.08
pond 4	169.2518	23.08
pond 4	169.5018	23.08
pond 4	169.7518	23.08
pond 4	170.0018	23.08
pond 4	170.2518	23.08
pond 4	170.5018	23.08
pond 4	170.7518	23.08
pond 4	171.0018	23.08
pond 4	171.2518	23.08
pond 4	171.5018	23.08
pond 4	171.7518	23.08
pond 4	172.0018	23.08
pond 4	172.2518	23.08
pond 4	172.5018	23.08
pond 4	172.7518	23.08
pond 4	173.0018	23.08
pond 4	173.2518	23.08
pond 4	173.5018	23.07
pond 4	173.7518	23.07
pond 4	174.0018	23.07
pond 4	174.2518	23.07
pond 4	174.5018	23.07
pond 4	174.7518	23.07
pond 4	175.0018	23.07
pond 4	175.2518	23.07
pond 4	175.5018	23.07
pond 4	175.7518	23.07
pond 4	176.0018	23.07
pond 4	176.2518	23.07
pond 4	176.5018	23.07
pond 4	176.7518	23.07
pond 4	177.0018	23.07
pond 4	177.2518	23.07
pond 4	177.5018	23.07
pond 4	177.7518	23.07
pond 4	178.0018	23.07
pond 4	178.2518	23.07
pond 4	178.5018	23.07
pond 4	178.7518	23.07
pond 4	179.0018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	179.2518	23.07
pond 4	179.5018	23.07
pond 4	179.7518	23.07
pond 4	180.0018	23.07
pond 4	180.2518	23.07
pond 4	180.5018	23.07
pond 4	180.7518	23.07
pond 4	181.0018	23.07
pond 4	181.2518	23.07
pond 4	181.5018	23.07
pond 4	181.7518	23.07
pond 4	182.0018	23.07
pond 4	182.2518	23.07
pond 4	182.5018	23.07
pond 4	182.7518	23.07
pond 4	183.0018	23.07
pond 4	183.2518	23.07
pond 4	183.5018	23.07
pond 4	183.7518	23.07
pond 4	184.0018	23.07
pond 4	184.2518	23.07
pond 4	184.5018	23.06
pond 4	184.7518	23.06
pond 4	185.0018	23.06
pond 4	185.2518	23.06
pond 4	185.5018	23.06
pond 4	185.7518	23.06
pond 4	186.0018	23.06
pond 4	186.2518	23.06
pond 4	186.5018	23.06
pond 4	186.7518	23.06
pond 4	187.0018	23.06
pond 4	187.2518	23.06
pond 4	187.5018	23.06
pond 4	187.7518	23.06
pond 4	188.0018	23.06
pond 4	188.2518	23.06
pond 4	188.5018	23.06
pond 4	188.7518	23.06
pond 4	189.0018	23.06
pond 4	189.2518	23.06
pond 4	189.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	189.7518	23.06
pond 4	190.0018	23.06
pond 4	190.2518	23.06
pond 4	190.5018	23.06
pond 4	190.7518	23.06
pond 4	191.0018	23.06
pond 4	191.2518	23.06
pond 4	191.5018	23.06
pond 4	191.7518	23.06
pond 4	192.0018	23.06
pond 4	192.2518	23.06
pond 4	192.5018	23.06
pond 4	192.7518	23.06
pond 4	193.0018	23.06
pond 4	193.2518	23.06
pond 4	193.5018	23.06
pond 4	193.7518	23.06
pond 4	194.0018	23.06
pond 4	194.2518	23.06
pond 4	194.5018	23.06
pond 4	194.7518	23.06
pond 4	195.0018	23.06
pond 4	195.2518	23.06
pond 4	195.5018	23.06
pond 4	195.7518	23.06
pond 4	196.0018	23.06
pond 4	196.2518	23.06
pond 4	196.5018	23.06
pond 4	196.7518	23.06
pond 4	197.0018	23.06
pond 4	197.2518	23.06
pond 4	197.5018	23.06
pond 4	197.7518	23.06
pond 4	198.0018	23.06
pond 4	198.2518	23.06
pond 4	198.5018	23.06
pond 4	198.7518	23.06
pond 4	199.0018	23.05
pond 4	199.2518	23.05
pond 4	199.5018	23.05
pond 4	199.7518	23.05
pond 4	200.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	200.2518	23.05
pond 4	200.5018	23.05
pond 4	200.7518	23.05
pond 4	201.0018	23.05
pond 4	201.2518	23.05
pond 4	201.5018	23.05
pond 4	201.7518	23.05
pond 4	202.0018	23.05
pond 4	202.2518	23.05
pond 4	202.5018	23.05
pond 4	202.7518	23.05
pond 4	203.0018	23.05
pond 4	203.2518	23.05
pond 4	203.5018	23.05
pond 4	203.7518	23.05
pond 4	204.0018	23.05
pond 4	204.2518	23.05
pond 4	204.5018	23.05
pond 4	204.7518	23.05
pond 4	205.0018	23.05
pond 4	205.2518	23.05
pond 4	205.5018	23.05
pond 4	205.7518	23.05
pond 4	206.0018	23.05
pond 4	206.2518	23.05
pond 4	206.5018	23.05
pond 4	206.7518	23.05
pond 4	207.0018	23.05
pond 4	207.2518	23.05
pond 4	207.5018	23.05
pond 4	207.7518	23.05
pond 4	208.0018	23.05
pond 4	208.2518	23.05
pond 4	208.5018	23.05
pond 4	208.7518	23.05
pond 4	209.0018	23.05
pond 4	209.2518	23.05
pond 4	209.5018	23.05
pond 4	209.7518	23.05
pond 4	210.0018	23.05
pond 4	210.2518	23.05
pond 4	210.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	210.7518	23.05
pond 4	211.0018	23.05
pond 4	211.2518	23.05
pond 4	211.5018	23.05
pond 4	211.7518	23.05
pond 4	212.0018	23.05
pond 4	212.2518	23.05
pond 4	212.5018	23.05
pond 4	212.7518	23.05
pond 4	213.0018	23.05
pond 4	213.2518	23.05
pond 4	213.5018	23.05
pond 4	213.7518	23.05
pond 4	214.0018	23.05
pond 4	214.2518	23.05
pond 4	214.5018	23.05
pond 4	214.7518	23.05
pond 4	215.0018	23.05
pond 4	215.2518	23.05
pond 4	215.5018	23.05
pond 4	215.7518	23.05
pond 4	216.0018	23.05
pond 4	216.2518	23.05
pond 4	216.5018	23.05
pond 4	216.7518	23.05
pond 4	217.0018	23.05
pond 4	217.2518	23.05
pond 4	217.5018	23.05
pond 4	217.7518	23.05
pond 4	218.0018	23.05
pond 4	218.2518	23.05
pond 4	218.5018	23.05
pond 4	218.7518	23.05
pond 4	219.0018	23.04
pond 4	219.2518	23.04
pond 4	219.5018	23.04
pond 4	219.7518	23.04
pond 4	220.0018	23.04
pond 4	220.2518	23.04
pond 4	220.5018	23.04
pond 4	220.7518	23.04
pond 4	221.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	221.2518	23.04
pond 4	221.5018	23.04
pond 4	221.7518	23.04
pond 4	222.0018	23.04
pond 4	222.2518	23.04
pond 4	222.5018	23.04
pond 4	222.7518	23.04
pond 4	223.0018	23.04
pond 4	223.2518	23.04
pond 4	223.5018	23.04
pond 4	223.7518	23.04
pond 4	224.0018	23.04
pond 4	224.2518	23.04
pond 4	224.5018	23.04
pond 4	224.7518	23.04
pond 4	225.0018	23.04
pond 4	225.2518	23.04
pond 4	225.5018	23.04
pond 4	225.7518	23.04
pond 4	226.0018	23.04
pond 4	226.2518	23.04
pond 4	226.5018	23.04
pond 4	226.7518	23.04
pond 4	227.0018	23.04
pond 4	227.2518	23.04
pond 4	227.5018	23.04
pond 4	227.7518	23.04
pond 4	228.0018	23.04
pond 4	228.2518	23.04
pond 4	228.5018	23.04
pond 4	228.7518	23.04
pond 4	229.0018	23.04
pond 4	229.2518	23.04
pond 4	229.5018	23.04
pond 4	229.7518	23.04
pond 4	230.0018	23.04
pond 4	230.2518	23.04
pond 4	230.5018	23.04
pond 4	230.7518	23.04
pond 4	231.0018	23.04
pond 4	231.2518	23.04
pond 4	231.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	231.7518	23.04
pond 4	232.0018	23.04
pond 4	232.2518	23.04
pond 4	232.5018	23.04
pond 4	232.7518	23.04
pond 4	233.0018	23.04
pond 4	233.2518	23.04
pond 4	233.5018	23.04
pond 4	233.7518	23.04
pond 4	234.0018	23.04
pond 4	234.2518	23.04
pond 4	234.5018	23.04
pond 4	234.7518	23.04
pond 4	235.0018	23.04
pond 4	235.2518	23.04
pond 4	235.5018	23.04
pond 4	235.7518	23.04
pond 4	236.0018	23.04
pond 4	236.2518	23.04
pond 4	236.5018	23.04
pond 4	236.7518	23.04
pond 4	237.0018	23.04
pond 4	237.2518	23.04
pond 4	237.5018	23.04
pond 4	237.7518	23.04
pond 4	238.0018	23.04
pond 4	238.2518	23.04
pond 4	238.5018	23.04
pond 4	238.7518	23.04
pond 4	239.0018	23.04
pond 4	239.2518	23.04
pond 4	239.5018	23.04
pond 4	239.7518	23.04
pond 4	240.0018	23.04
pond 4	240.2518	23.04
pond 4	240.5018	23.04
pond 4	240.7518	23.04
pond 4	241.0018	23.04
pond 4	241.2518	23.04
pond 4	241.5018	23.04
pond 4	241.7518	23.04
pond 4	242.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	242.2518	23.04
pond 4	242.5018	23.04
pond 4	242.7518	23.04
pond 4	243.0018	23.04
pond 4	243.2518	23.04
pond 4	243.5018	23.04
pond 4	243.7518	23.04
pond 4	244.0018	23.04
pond 4	244.2518	23.04
pond 4	244.5018	23.04
pond 4	244.7518	23.04
pond 4	245.0018	23.04
pond 4	245.2518	23.04
pond 4	245.5018	23.04
pond 4	245.7518	23.04
pond 4	246.0018	23.04
pond 4	246.2518	23.04
pond 4	246.5018	23.04
pond 4	246.7518	23.04
pond 4	247.0018	23.04
pond 4	247.2518	23.04
pond 4	247.5018	23.04
pond 4	247.7518	23.04
pond 4	248.0018	23.04
pond 4	248.2518	23.04
pond 4	248.5018	23.04
pond 4	248.7518	23.04
pond 4	249.0018	23.04
pond 4	249.2518	23.03
pond 4	249.5018	23.03
pond 4	249.7518	23.03
pond 4	250.0018	23.03
pond 4	250.2518	23.03
pond 4	250.5018	23.03
pond 4	250.7518	23.03
pond 4	251.0018	23.03
pond 4	251.2518	23.03
pond 4	251.5018	23.03
pond 4	251.7518	23.03
pond 4	252.0018	23.03
pond 4	252.2518	23.03
pond 4	252.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	252.7518	23.03
pond 4	253.0018	23.03
pond 4	253.2518	23.03
pond 4	253.5018	23.03
pond 4	253.7518	23.03
pond 4	254.0018	23.03
pond 4	254.2518	23.03
pond 4	254.5018	23.03
pond 4	254.7518	23.03
pond 4	255.0018	23.03
pond 4	255.2518	23.03
pond 4	255.5018	23.03
pond 4	255.7518	23.03
pond 4	256.0018	23.03
pond 4	256.2518	23.03
pond 4	256.5018	23.03
pond 4	256.7518	23.03
pond 4	257.0018	23.03
pond 4	257.2518	23.03
pond 4	257.5018	23.03
pond 4	257.7518	23.03
pond 4	258.0018	23.03
pond 4	258.2518	23.03
pond 4	258.5018	23.03
pond 4	258.7518	23.03
pond 4	259.0018	23.03
pond 4	259.2518	23.03
pond 4	259.5018	23.03
pond 4	259.7518	23.03
pond 4	260.0018	23.03
pond 4	260.2518	23.03
pond 4	260.5018	23.03
pond 4	260.7518	23.03
pond 4	261.0018	23.03
pond 4	261.2518	23.03
pond 4	261.5018	23.03
pond 4	261.7518	23.03
pond 4	262.0018	23.03
pond 4	262.2518	23.03
pond 4	262.5018	23.03
pond 4	262.7518	23.03
pond 4	263.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	263.2518	23.03
pond 4	263.5018	23.03
pond 4	263.7518	23.03
pond 4	264.0018	23.03
pond 4	264.2518	23.03
pond 4	264.5018	23.03
pond 4	264.7518	23.03
pond 4	265.0018	23.03
pond 4	265.2518	23.03
pond 4	265.5018	23.03
pond 4	265.7518	23.03
pond 4	266.0018	23.03
pond 4	266.2518	23.03
pond 4	266.5018	23.03
pond 4	266.7518	23.03
pond 4	267.0018	23.03
pond 4	267.2518	23.03
pond 4	267.5018	23.03
pond 4	267.7518	23.03
pond 4	268.0018	23.03
pond 4	268.2518	23.03
pond 4	268.5018	23.03
pond 4	268.7518	23.03
pond 4	269.0018	23.03
pond 4	269.2518	23.03
pond 4	269.5018	23.03
pond 4	269.7518	23.03
pond 4	270.0018	23.03
pond 4	270.2518	23.03
pond 4	270.5018	23.03
pond 4	270.7518	23.03
pond 4	271.0018	23.03
pond 4	271.2518	23.03
pond 4	271.5018	23.03
pond 4	271.7518	23.03
pond 4	272.0018	23.03
pond 4	272.2518	23.03
pond 4	272.5018	23.03
pond 4	272.7518	23.03
pond 4	273.0018	23.03
pond 4	273.2518	23.03
pond 4	273.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	273.7518	23.03
pond 4	274.0018	23.03
pond 4	274.2518	23.03
pond 4	274.5018	23.03
pond 4	274.7518	23.03
pond 4	275.0018	23.03
pond 4	275.2518	23.03
pond 4	275.5018	23.03
pond 4	275.7518	23.03
pond 4	276.0018	23.03
pond 4	276.2518	23.03
pond 4	276.5018	23.03
pond 4	276.7518	23.03
pond 4	277.0018	23.03
pond 4	277.2518	23.03
pond 4	277.5018	23.03
pond 4	277.7518	23.03
pond 4	278.0018	23.03
pond 4	278.2518	23.03
pond 4	278.5018	23.03
pond 4	278.7518	23.03
pond 4	279.0018	23.03
pond 4	279.2518	23.03
pond 4	279.5018	23.03
pond 4	279.7518	23.03
pond 4	280.0018	23.03
pond 4	280.2518	23.03
pond 4	280.5018	23.03
pond 4	280.7518	23.03
pond 4	281.0018	23.03
pond 4	281.2518	23.03
pond 4	281.5018	23.03
pond 4	281.7518	23.03
pond 4	282.0018	23.03
pond 4	282.2518	23.03
pond 4	282.5018	23.03
pond 4	282.7518	23.03
pond 4	283.0018	23.03
pond 4	283.2518	23.03
pond 4	283.5018	23.03
pond 4	283.7518	23.03
pond 4	284.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	284.2518	23.03
pond 4	284.5018	23.03
pond 4	284.7518	23.03
pond 4	285.0018	23.03
pond 4	285.2518	23.03
pond 4	285.5018	23.03
pond 4	285.7518	23.03
pond 4	286.0018	23.03
pond 4	286.2518	23.03
pond 4	286.5018	23.03
pond 4	286.7518	23.03
pond 4	287.0018	23.03
pond 4	287.2518	23.03
pond 4	287.5018	23.03
pond 4	287.7518	23.03
pond 4	288.0018	23.03
pond 4	288.2518	23.03
pond 4	288.5018	23.03
pond 4	288.7518	23.03
pond 4	289.0018	23.03
pond 4	289.2518	23.03
pond 4	289.5018	23.03
pond 4	289.7518	23.03
pond 4	290.0018	23.03
pond 4	290.2518	23.03
pond 4	290.5018	23.03
pond 4	290.7518	23.03
pond 4	291.0018	23.03
pond 4	291.2518	23.03
pond 4	291.5018	23.03
pond 4	291.7518	23.03
pond 4	292.0018	23.03
pond 4	292.2518	23.03
pond 4	292.5018	23.03
pond 4	292.7518	23.03
pond 4	293.0018	23.03
pond 4	293.2518	23.03
pond 4	293.5018	23.03
pond 4	293.7518	23.03
pond 4	294.0018	23.03
pond 4	294.2518	23.03
pond 4	294.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	294.7518	23.03
pond 4	295.0018	23.03
pond 4	295.2518	23.03
pond 4	295.5018	23.03
pond 4	295.7518	23.03
pond 4	296.0018	23.03
pond 4	296.2518	23.03
pond 4	296.5018	23.03
pond 4	296.7518	23.03
pond 4	297.0018	23.03
pond 4	297.2518	23.03
pond 4	297.5018	23.03
pond 4	297.7518	23.03
pond 4	298.0018	23.03
pond 4	298.2518	23.03
pond 4	298.5018	23.03
pond 4	298.7518	23.03
pond 4	299.0018	23.03
pond 4	299.2518	23.03
pond 4	299.5018	23.03
pond 4	299.7518	23.03
pond 4	300.0018	23.03
pond 4	300.2518	23.03
pond 4	300.5018	23.03
pond 4	300.7518	23.03
pond 4	301.0018	23.03
pond 4	301.2518	23.03
pond 4	301.5018	23.02
pond 4	301.7518	23.02
pond 4	302.0018	23.02
pond 4	302.2518	23.02
pond 4	302.5018	23.02
pond 4	302.7518	23.02
pond 4	303.0018	23.02
pond 4	303.2518	23.02
pond 4	303.5018	23.02
pond 4	303.7518	23.02
pond 4	304.0018	23.02
pond 4	304.2518	23.02
pond 4	304.5018	23.02
pond 4	304.7518	23.02
pond 4	305.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	305.2518	23.02
pond 4	305.5018	23.02
pond 4	305.7518	23.02
pond 4	306.0018	23.02
pond 4	306.2518	23.02
pond 4	306.5018	23.02
pond 4	306.7518	23.02
pond 4	307.0018	23.02
pond 4	307.2518	23.02
pond 4	307.5018	23.02
pond 4	307.7518	23.02
pond 4	308.0018	23.02
pond 4	308.2518	23.02
pond 4	308.5018	23.02
pond 4	308.7518	23.02
pond 4	309.0018	23.02
pond 4	309.2518	23.02
pond 4	309.5018	23.02
pond 4	309.7518	23.02
pond 4	310.0018	23.02
pond 4	310.2518	23.02
pond 4	310.5018	23.02
pond 4	310.7518	23.02
pond 4	311.0018	23.02
pond 4	311.2518	23.02
pond 4	311.5018	23.02
pond 4	311.7518	23.02
pond 4	312.0018	23.02
pond 4	312.2518	23.02
pond 4	312.5018	23.02
pond 4	312.7518	23.02
pond 4	313.0018	23.02
pond 4	313.2518	23.02
pond 4	313.5018	23.02
pond 4	313.7518	23.02
pond 4	314.0018	23.02
pond 4	314.2518	23.02
pond 4	314.5018	23.02
pond 4	314.7518	23.02
pond 4	315.0018	23.02
pond 4	315.2518	23.02
pond 4	315.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	315.7518	23.02
pond 4	316.0018	23.02
pond 4	316.2518	23.02
pond 4	316.5018	23.02
pond 4	316.7518	23.02
pond 4	317.0018	23.02
pond 4	317.2518	23.02
pond 4	317.5018	23.02
pond 4	317.7518	23.02
pond 4	318.0018	23.02
pond 4	318.2518	23.02
pond 4	318.5018	23.02
pond 4	318.7518	23.02
pond 4	319.0018	23.02
pond 4	319.2518	23.02
pond 4	319.5018	23.02
pond 4	319.7518	23.02
pond 4	320.0018	23.02
pond 4	320.2518	23.02
pond 4	320.5018	23.02
pond 4	320.7518	23.02
pond 4	321.0018	23.02
pond 4	321.2518	23.02
pond 4	321.5018	23.02
pond 4	321.7518	23.02
pond 4	322.0018	23.02
pond 4	322.2518	23.02
pond 4	322.5018	23.02
pond 4	322.7518	23.02
pond 4	323.0018	23.02
pond 4	323.2518	23.02
pond 4	323.5018	23.02
pond 4	323.7518	23.02
pond 4	324.0018	23.02
pond 4	324.2518	23.02
pond 4	324.5018	23.02
pond 4	324.7518	23.02
pond 4	325.0018	23.02
pond 4	325.2518	23.02
pond 4	325.5018	23.02
pond 4	325.7518	23.02
pond 4	326.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	326.2518	23.02
pond 4	326.5018	23.02
pond 4	326.7518	23.02
pond 4	327.0018	23.02
pond 4	327.2518	23.02
pond 4	327.5018	23.02
pond 4	327.7518	23.02
pond 4	328.0018	23.02
pond 4	328.2518	23.02
pond 4	328.5018	23.02
pond 4	328.7518	23.02
pond 4	329.0018	23.02
pond 4	329.2518	23.02
pond 4	329.5018	23.02
pond 4	329.7518	23.02
pond 4	330.0018	23.02
pond 4	330.2518	23.02
pond 4	330.5018	23.02
pond 4	330.7518	23.02
pond 4	331.0018	23.02
pond 4	331.2518	23.02
pond 4	331.5018	23.02
pond 4	331.7518	23.02
pond 4	332.0018	23.02
pond 4	332.2518	23.02
pond 4	332.5018	23.02
pond 4	332.7518	23.02
pond 4	333.0018	23.02
pond 4	333.2518	23.02
pond 4	333.5018	23.02
pond 4	333.7518	23.02
pond 4	334.0018	23.02
pond 4	334.2518	23.02
pond 4	334.5018	23.02
pond 4	334.7518	23.02
pond 4	335.0018	23.02
pond 4	335.2518	23.02
pond 4	335.5018	23.02
pond 4	335.7518	23.02
pond 4	336.0018	23.02
pond 4	336.2518	23.02
pond 4	336.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	336.7518	23.02
pond 4	337.0018	23.02
pond 4	337.2518	23.02
pond 4	337.5018	23.02
pond 4	337.7518	23.02
pond 4	338.0018	23.02
pond 4	338.2518	23.02
pond 4	338.5018	23.02
pond 4	338.7518	23.02
pond 4	339.0018	23.02
pond 4	339.2518	23.02
pond 4	339.5018	23.02
pond 4	339.7518	23.02
pond 4	340.0018	23.02
pond 4	340.2518	23.02
pond 4	340.5018	23.02
pond 4	340.7518	23.02
pond 4	341.0018	23.02
pond 4	341.2518	23.02
pond 4	341.5018	23.02
pond 4	341.7518	23.02
pond 4	342.0018	23.02
pond 4	342.2518	23.02
pond 4	342.5018	23.02
pond 4	342.7518	23.02
pond 4	343.0018	23.02
pond 4	343.2518	23.02
pond 4	343.5018	23.02
pond 4	343.7518	23.02
pond 4	344.0018	23.02
pond 4	344.2518	23.02
pond 4	344.5018	23.02
pond 4	344.7518	23.02
pond 4	345.0018	23.02
pond 4	345.2518	23.02
pond 4	345.5018	23.02
pond 4	345.7518	23.02
pond 4	346.0018	23.02
pond 4	346.2518	23.02
pond 4	346.5018	23.02
pond 4	346.7518	23.02
pond 4	347.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	347.2518	23.02
pond 4	347.5018	23.02
pond 4	347.7518	23.02
pond 4	348.0018	23.02
pond 4	348.2518	23.02
pond 4	348.5018	23.02
pond 4	348.7518	23.02
pond 4	349.0018	23.02
pond 4	349.2518	23.02
pond 4	349.5018	23.02
pond 4	349.7518	23.02
pond 4	350.0018	23.02
pond 4	350.2518	23.02
pond 4	350.5018	23.02
pond 4	350.7518	23.02
pond 4	351.0018	23.02
pond 4	351.2518	23.02
pond 4	351.5018	23.02
pond 4	351.7518	23.02
pond 4	352.0018	23.02
pond 4	352.2518	23.02
pond 4	352.5018	23.02
pond 4	352.7518	23.02
pond 4	353.0018	23.02
pond 4	353.2518	23.02
pond 4	353.5018	23.02
pond 4	353.7518	23.02
pond 4	354.0018	23.02
pond 4	354.2518	23.02
pond 4	354.5018	23.02
pond 4	354.7518	23.02
pond 4	355.0018	23.02
pond 4	355.2518	23.02
pond 4	355.5018	23.02
pond 4	355.7518	23.02
pond 4	356.0018	23.02
pond 4	356.2518	23.02
pond 4	356.5018	23.02
pond 4	356.7518	23.02
pond 4	357.0018	23.02
pond 4	357.2518	23.02
pond 4	357.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	357.7518	23.02
pond 4	358.0018	23.02
pond 4	358.2518	23.02
pond 4	358.5018	23.02
pond 4	358.7518	23.02
pond 4	359.0018	23.02
pond 4	359.2518	23.02
pond 4	359.5018	23.02
pond 4	359.7518	23.02
pond 4	360.0018	23.02
pond 5	0.0000	23.00
pond 5	0.2511	23.00
pond 5	0.5050	23.00
pond 5	0.7527	23.00
pond 5	1.0027	23.00
pond 5	1.2527	23.00
pond 5	1.5027	23.00
pond 5	1.7527	23.00
pond 5	2.0027	23.00
pond 5	2.2527	23.00
pond 5	2.5027	23.00
pond 5	2.7527	23.01
pond 5	3.0027	23.01
pond 5	3.2527	23.01
pond 5	3.5027	23.01
pond 5	3.7527	23.02
pond 5	4.0027	23.02
pond 5	4.2527	23.03
pond 5	4.5027	23.03
pond 5	4.7527	23.04
pond 5	5.0027	23.05
pond 5	5.2527	23.05
pond 5	5.5027	23.06
pond 5	5.7527	23.07
pond 5	6.0027	23.08
pond 5	6.2527	23.08
pond 5	6.5027	23.09
pond 5	6.7527	23.10
pond 5	7.0027	23.11
pond 5	7.2527	23.12
pond 5	7.5027	23.14
pond 5	7.7527	23.15

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	8.0027	23.16
pond 5	8.2525	23.17
pond 5	8.5002	23.18
pond 5	8.7503	23.20
pond 5	9.0005	23.21
pond 5	9.2502	23.23
pond 5	9.5010	23.25
pond 5	9.7513	23.27
pond 5	10.0022	23.29
pond 5	10.2518	23.31
pond 5	10.5023	23.33
pond 5	10.7511	23.36
pond 5	11.0001	23.40
pond 5	11.2504	23.44
pond 5	11.5009	23.50
pond 5	11.7501	23.62
pond 5	12.0001	23.98
pond 5	12.2503	24.50
pond 5	12.5001	24.65
pond 5	12.7507	24.71
pond 5	13.0012	24.75
pond 5	13.2516	24.78
pond 5	13.5004	24.80
pond 5	13.7518	24.81
pond 5	14.0030	24.82
pond 5	14.2534	24.83
pond 5	14.5037	24.83
pond 5	14.7521	24.83
pond 5	15.0035	24.83
pond 5	15.2518	24.83
pond 5	15.5018	24.83
pond 5	15.7518	24.82
pond 5	16.0018	24.82
pond 5	16.2518	24.81
pond 5	16.5018	24.81
pond 5	16.7518	24.80
pond 5	17.0018	24.80
pond 5	17.2518	24.79
pond 5	17.5018	24.78
pond 5	17.7518	24.78
pond 5	18.0018	24.77
pond 5	18.2518	24.77

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	18.5018	24.76
pond 5	18.7518	24.75
pond 5	19.0018	24.75
pond 5	19.2518	24.74
pond 5	19.5018	24.73
pond 5	19.7518	24.73
pond 5	20.0018	24.72
pond 5	20.2518	24.72
pond 5	20.5018	24.71
pond 5	20.7518	24.70
pond 5	21.0018	24.70
pond 5	21.2518	24.69
pond 5	21.5018	24.69
pond 5	21.7518	24.68
pond 5	22.0018	24.68
pond 5	22.2518	24.67
pond 5	22.5018	24.67
pond 5	22.7518	24.66
pond 5	23.0018	24.66
pond 5	23.2518	24.66
pond 5	23.5018	24.65
pond 5	23.7518	24.65
pond 5	24.0018	24.65
pond 5	24.2518	24.64
pond 5	24.5018	24.63
pond 5	24.7518	24.62
pond 5	25.0018	24.61
pond 5	25.2518	24.60
pond 5	25.5018	24.59
pond 5	25.7518	24.58
pond 5	26.0018	24.57
pond 5	26.2518	24.56
pond 5	26.5018	24.55
pond 5	26.7518	24.54
pond 5	27.0018	24.53
pond 5	27.2518	24.52
pond 5	27.5018	24.52
pond 5	27.7518	24.51
pond 5	28.0018	24.50
pond 5	28.2518	24.49
pond 5	28.5018	24.49
pond 5	28.7518	24.48

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	29.0018	24.47
pond 5	29.2518	24.46
pond 5	29.5018	24.46
pond 5	29.7518	24.45
pond 5	30.0018	24.44
pond 5	30.2518	24.43
pond 5	30.5018	24.43
pond 5	30.7518	24.42
pond 5	31.0018	24.41
pond 5	31.2518	24.41
pond 5	31.5018	24.40
pond 5	31.7518	24.39
pond 5	32.0018	24.39
pond 5	32.2518	24.38
pond 5	32.5018	24.38
pond 5	32.7518	24.37
pond 5	33.0018	24.36
pond 5	33.2518	24.36
pond 5	33.5018	24.35
pond 5	33.7518	24.34
pond 5	34.0018	24.34
pond 5	34.2518	24.33
pond 5	34.5018	24.33
pond 5	34.7518	24.32
pond 5	35.0018	24.31
pond 5	35.2518	24.31
pond 5	35.5018	24.30
pond 5	35.7518	24.29
pond 5	36.0018	24.29
pond 5	36.2518	24.28
pond 5	36.5018	24.28
pond 5	36.7518	24.27
pond 5	37.0018	24.27
pond 5	37.2518	24.26
pond 5	37.5018	24.25
pond 5	37.7518	24.25
pond 5	38.0018	24.24
pond 5	38.2518	24.24
pond 5	38.5018	24.23
pond 5	38.7518	24.23
pond 5	39.0018	24.22
pond 5	39.2518	24.22

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	39.5018	24.21
pond 5	39.7518	24.20
pond 5	40.0018	24.20
pond 5	40.2518	24.19
pond 5	40.5018	24.19
pond 5	40.7518	24.18
pond 5	41.0018	24.18
pond 5	41.2518	24.17
pond 5	41.5018	24.17
pond 5	41.7518	24.16
pond 5	42.0018	24.16
pond 5	42.2518	24.15
pond 5	42.5018	24.15
pond 5	42.7518	24.14
pond 5	43.0018	24.13
pond 5	43.2518	24.13
pond 5	43.5018	24.12
pond 5	43.7518	24.12
pond 5	44.0018	24.11
pond 5	44.2518	24.11
pond 5	44.5018	24.10
pond 5	44.7518	24.10
pond 5	45.0018	24.09
pond 5	45.2518	24.09
pond 5	45.5018	24.08
pond 5	45.7518	24.08
pond 5	46.0018	24.07
pond 5	46.2518	24.07
pond 5	46.5018	24.06
pond 5	46.7518	24.06
pond 5	47.0018	24.05
pond 5	47.2518	24.05
pond 5	47.5018	24.04
pond 5	47.7518	24.04
pond 5	48.0018	24.04
pond 5	48.2518	24.03
pond 5	48.5018	24.03
pond 5	48.7518	24.02
pond 5	49.0018	24.02
pond 5	49.2518	24.01
pond 5	49.5018	24.01
pond 5	49.7518	24.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	50.0018	24.00
pond 5	50.2518	23.99
pond 5	50.5018	23.99
pond 5	50.7518	23.98
pond 5	51.0018	23.98
pond 5	51.2518	23.97
pond 5	51.5018	23.97
pond 5	51.7518	23.96
pond 5	52.0018	23.96
pond 5	52.2518	23.96
pond 5	52.5018	23.95
pond 5	52.7518	23.95
pond 5	53.0018	23.94
pond 5	53.2518	23.94
pond 5	53.5018	23.93
pond 5	53.7518	23.93
pond 5	54.0018	23.92
pond 5	54.2518	23.92
pond 5	54.5018	23.91
pond 5	54.7518	23.91
pond 5	55.0018	23.91
pond 5	55.2518	23.90
pond 5	55.5018	23.90
pond 5	55.7518	23.89
pond 5	56.0018	23.89
pond 5	56.2518	23.88
pond 5	56.5018	23.88
pond 5	56.7518	23.88
pond 5	57.0018	23.87
pond 5	57.2518	23.87
pond 5	57.5018	23.86
pond 5	57.7518	23.86
pond 5	58.0018	23.85
pond 5	58.2518	23.85
pond 5	58.5018	23.85
pond 5	58.7518	23.84
pond 5	59.0018	23.84
pond 5	59.2518	23.83
pond 5	59.5018	23.83
pond 5	59.7518	23.82
pond 5	60.0018	23.82
pond 5	60.2518	23.82

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	60.5018	23.81
pond 5	60.7518	23.81
pond 5	61.0018	23.80
pond 5	61.2518	23.80
pond 5	61.5018	23.80
pond 5	61.7518	23.79
pond 5	62.0018	23.79
pond 5	62.2518	23.78
pond 5	62.5018	23.78
pond 5	62.7518	23.78
pond 5	63.0018	23.77
pond 5	63.2518	23.77
pond 5	63.5018	23.76
pond 5	63.7518	23.76
pond 5	64.0018	23.76
pond 5	64.2518	23.75
pond 5	64.5018	23.75
pond 5	64.7518	23.74
pond 5	65.0018	23.74
pond 5	65.2518	23.74
pond 5	65.5018	23.73
pond 5	65.7518	23.73
pond 5	66.0018	23.73
pond 5	66.2518	23.72
pond 5	66.5018	23.72
pond 5	66.7518	23.71
pond 5	67.0018	23.71
pond 5	67.2518	23.71
pond 5	67.5018	23.70
pond 5	67.7518	23.70
pond 5	68.0018	23.70
pond 5	68.2518	23.69
pond 5	68.5018	23.69
pond 5	68.7518	23.68
pond 5	69.0018	23.68
pond 5	69.2518	23.68
pond 5	69.5018	23.67
pond 5	69.7518	23.67
pond 5	70.0018	23.67
pond 5	70.2518	23.66
pond 5	70.5018	23.66
pond 5	70.7518	23.66

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	71.0018	23.65
pond 5	71.2518	23.65
pond 5	71.5018	23.64
pond 5	71.7518	23.64
pond 5	72.0018	23.64
pond 5	72.2518	23.63
pond 5	72.5018	23.63
pond 5	72.7518	23.63
pond 5	73.0018	23.62
pond 5	73.2518	23.62
pond 5	73.5018	23.62
pond 5	73.7518	23.61
pond 5	74.0018	23.61
pond 5	74.2518	23.61
pond 5	74.5018	23.60
pond 5	74.7518	23.60
pond 5	75.0018	23.60
pond 5	75.2518	23.59
pond 5	75.5018	23.59
pond 5	75.7518	23.59
pond 5	76.0018	23.58
pond 5	76.2518	23.58
pond 5	76.5018	23.58
pond 5	76.7518	23.57
pond 5	77.0018	23.57
pond 5	77.2518	23.57
pond 5	77.5018	23.56
pond 5	77.7518	23.56
pond 5	78.0018	23.56
pond 5	78.2518	23.55
pond 5	78.5018	23.55
pond 5	78.7518	23.55
pond 5	79.0018	23.55
pond 5	79.2518	23.54
pond 5	79.5018	23.54
pond 5	79.7518	23.54
pond 5	80.0018	23.53
pond 5	80.2518	23.53
pond 5	80.5018	23.53
pond 5	80.7518	23.52
pond 5	81.0018	23.52
pond 5	81.2518	23.52

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	81.5018	23.52
pond 5	81.7518	23.51
pond 5	82.0018	23.51
pond 5	82.2518	23.51
pond 5	82.5018	23.51
pond 5	82.7518	23.51
pond 5	83.0018	23.50
pond 5	83.2518	23.50
pond 5	83.5018	23.50
pond 5	83.7518	23.50
pond 5	84.0018	23.50
pond 5	84.2518	23.49
pond 5	84.5018	23.49
pond 5	84.7518	23.49
pond 5	85.0018	23.49
pond 5	85.2518	23.49
pond 5	85.5018	23.48
pond 5	85.7518	23.48
pond 5	86.0018	23.48
pond 5	86.2518	23.48
pond 5	86.5018	23.48
pond 5	86.7518	23.47
pond 5	87.0018	23.47
pond 5	87.2518	23.47
pond 5	87.5018	23.47
pond 5	87.7518	23.47
pond 5	88.0018	23.46
pond 5	88.2518	23.46
pond 5	88.5018	23.46
pond 5	88.7518	23.46
pond 5	89.0018	23.45
pond 5	89.2518	23.45
pond 5	89.5018	23.45
pond 5	89.7518	23.45
pond 5	90.0018	23.44
pond 5	90.2518	23.44
pond 5	90.5018	23.44
pond 5	90.7518	23.44
pond 5	91.0018	23.43
pond 5	91.2518	23.43
pond 5	91.5018	23.43
pond 5	91.7518	23.43

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	92.0018	23.42
pond 5	92.2518	23.42
pond 5	92.5018	23.42
pond 5	92.7518	23.42
pond 5	93.0018	23.41
pond 5	93.2518	23.41
pond 5	93.5018	23.41
pond 5	93.7518	23.41
pond 5	94.0018	23.40
pond 5	94.2518	23.40
pond 5	94.5018	23.40
pond 5	94.7518	23.40
pond 5	95.0018	23.39
pond 5	95.2518	23.39
pond 5	95.5018	23.39
pond 5	95.7518	23.39
pond 5	96.0018	23.39
pond 5	96.2518	23.38
pond 5	96.5018	23.38
pond 5	96.7518	23.38
pond 5	97.0018	23.38
pond 5	97.2518	23.37
pond 5	97.5018	23.37
pond 5	97.7518	23.37
pond 5	98.0018	23.37
pond 5	98.2518	23.36
pond 5	98.5018	23.36
pond 5	98.7518	23.36
pond 5	99.0018	23.36
pond 5	99.2518	23.36
pond 5	99.5018	23.35
pond 5	99.7518	23.35
pond 5	100.0018	23.35
pond 5	100.2518	23.35
pond 5	100.5018	23.34
pond 5	100.7518	23.34
pond 5	101.0018	23.34
pond 5	101.2518	23.34
pond 5	101.5018	23.34
pond 5	101.7518	23.33
pond 5	102.0018	23.33
pond 5	102.2518	23.33

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	102.5018	23.33
pond 5	102.7518	23.33
pond 5	103.0018	23.32
pond 5	103.2518	23.32
pond 5	103.5018	23.32
pond 5	103.7518	23.32
pond 5	104.0018	23.32
pond 5	104.2518	23.31
pond 5	104.5018	23.31
pond 5	104.7518	23.31
pond 5	105.0018	23.31
pond 5	105.2518	23.31
pond 5	105.5018	23.30
pond 5	105.7518	23.30
pond 5	106.0018	23.30
pond 5	106.2518	23.30
pond 5	106.5018	23.30
pond 5	106.7518	23.29
pond 5	107.0018	23.29
pond 5	107.2518	23.29
pond 5	107.5018	23.29
pond 5	107.7518	23.29
pond 5	108.0018	23.28
pond 5	108.2518	23.28
pond 5	108.5018	23.28
pond 5	108.7518	23.28
pond 5	109.0018	23.28
pond 5	109.2518	23.28
pond 5	109.5018	23.27
pond 5	109.7518	23.27
pond 5	110.0018	23.27
pond 5	110.2518	23.27
pond 5	110.5018	23.27
pond 5	110.7518	23.27
pond 5	111.0018	23.26
pond 5	111.2518	23.26
pond 5	111.5018	23.26
pond 5	111.7518	23.26
pond 5	112.0018	23.26
pond 5	112.2518	23.26
pond 5	112.5018	23.25
pond 5	112.7518	23.25

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	113.0018	23.25
pond 5	113.2518	23.25
pond 5	113.5018	23.25
pond 5	113.7518	23.25
pond 5	114.0018	23.25
pond 5	114.2518	23.24
pond 5	114.5018	23.24
pond 5	114.7518	23.24
pond 5	115.0018	23.24
pond 5	115.2518	23.24
pond 5	115.5018	23.24
pond 5	115.7518	23.24
pond 5	116.0018	23.23
pond 5	116.2518	23.23
pond 5	116.5018	23.23
pond 5	116.7518	23.23
pond 5	117.0018	23.23
pond 5	117.2518	23.23
pond 5	117.5018	23.23
pond 5	117.7518	23.22
pond 5	118.0018	23.22
pond 5	118.2518	23.22
pond 5	118.5018	23.22
pond 5	118.7518	23.22
pond 5	119.0018	23.22
pond 5	119.2518	23.22
pond 5	119.5018	23.22
pond 5	119.7518	23.21
pond 5	120.0018	23.21
pond 5	120.2518	23.21
pond 5	120.5018	23.21
pond 5	120.7518	23.21
pond 5	121.0018	23.21
pond 5	121.2518	23.21
pond 5	121.5018	23.21
pond 5	121.7518	23.20
pond 5	122.0018	23.20
pond 5	122.2518	23.20
pond 5	122.5018	23.20
pond 5	122.7518	23.20
pond 5	123.0018	23.20
pond 5	123.2518	23.20

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	123.5018	23.20
pond 5	123.7518	23.20
pond 5	124.0018	23.20
pond 5	124.2518	23.19
pond 5	124.5018	23.19
pond 5	124.7518	23.19
pond 5	125.0018	23.19
pond 5	125.2518	23.19
pond 5	125.5018	23.19
pond 5	125.7518	23.19
pond 5	126.0018	23.19
pond 5	126.2518	23.19
pond 5	126.5018	23.18
pond 5	126.7518	23.18
pond 5	127.0018	23.18
pond 5	127.2518	23.18
pond 5	127.5018	23.18
pond 5	127.7518	23.18
pond 5	128.0018	23.18
pond 5	128.2518	23.18
pond 5	128.5018	23.18
pond 5	128.7518	23.18
pond 5	129.0018	23.18
pond 5	129.2518	23.17
pond 5	129.5018	23.17
pond 5	129.7518	23.17
pond 5	130.0018	23.17
pond 5	130.2518	23.17
pond 5	130.5018	23.17
pond 5	130.7518	23.17
pond 5	131.0018	23.17
pond 5	131.2518	23.17
pond 5	131.5018	23.17
pond 5	131.7518	23.17
pond 5	132.0018	23.17
pond 5	132.2518	23.16
pond 5	132.5018	23.16
pond 5	132.7518	23.16
pond 5	133.0018	23.16
pond 5	133.2518	23.16
pond 5	133.5018	23.16
pond 5	133.7518	23.16

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	134.0018	23.16
pond 5	134.2518	23.16
pond 5	134.5018	23.16
pond 5	134.7518	23.16
pond 5	135.0018	23.16
pond 5	135.2518	23.15
pond 5	135.5018	23.15
pond 5	135.7518	23.15
pond 5	136.0018	23.15
pond 5	136.2518	23.15
pond 5	136.5018	23.15
pond 5	136.7518	23.15
pond 5	137.0018	23.15
pond 5	137.2518	23.15
pond 5	137.5018	23.15
pond 5	137.7518	23.15
pond 5	138.0018	23.15
pond 5	138.2518	23.15
pond 5	138.5018	23.15
pond 5	138.7518	23.15
pond 5	139.0018	23.14
pond 5	139.2518	23.14
pond 5	139.5018	23.14
pond 5	139.7518	23.14
pond 5	140.0018	23.14
pond 5	140.2518	23.14
pond 5	140.5018	23.14
pond 5	140.7518	23.14
pond 5	141.0018	23.14
pond 5	141.2518	23.14
pond 5	141.5018	23.14
pond 5	141.7518	23.14
pond 5	142.0018	23.14
pond 5	142.2518	23.14
pond 5	142.5018	23.14
pond 5	142.7518	23.14
pond 5	143.0018	23.13
pond 5	143.2518	23.13
pond 5	143.5018	23.13
pond 5	143.7518	23.13
pond 5	144.0018	23.13
pond 5	144.2518	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	144.5018	23.13
pond 5	144.7518	23.13
pond 5	145.0018	23.13
pond 5	145.2518	23.13
pond 5	145.5018	23.13
pond 5	145.7518	23.13
pond 5	146.0018	23.13
pond 5	146.2518	23.13
pond 5	146.5018	23.13
pond 5	146.7518	23.13
pond 5	147.0018	23.13
pond 5	147.2518	23.13
pond 5	147.5018	23.12
pond 5	147.7518	23.12
pond 5	148.0018	23.12
pond 5	148.2518	23.12
pond 5	148.5018	23.12
pond 5	148.7518	23.12
pond 5	149.0018	23.12
pond 5	149.2518	23.12
pond 5	149.5018	23.12
pond 5	149.7518	23.12
pond 5	150.0018	23.12
pond 5	150.2518	23.12
pond 5	150.5018	23.12
pond 5	150.7518	23.12
pond 5	151.0018	23.12
pond 5	151.2518	23.12
pond 5	151.5018	23.12
pond 5	151.7518	23.12
pond 5	152.0018	23.12
pond 5	152.2518	23.12
pond 5	152.5018	23.11
pond 5	152.7518	23.11
pond 5	153.0018	23.11
pond 5	153.2518	23.11
pond 5	153.5018	23.11
pond 5	153.7518	23.11
pond 5	154.0018	23.11
pond 5	154.2518	23.11
pond 5	154.5018	23.11
pond 5	154.7518	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	155.0018	23.11
pond 5	155.2518	23.11
pond 5	155.5018	23.11
pond 5	155.7518	23.11
pond 5	156.0018	23.11
pond 5	156.2518	23.11
pond 5	156.5018	23.11
pond 5	156.7518	23.11
pond 5	157.0018	23.11
pond 5	157.2518	23.11
pond 5	157.5018	23.11
pond 5	157.7518	23.11
pond 5	158.0018	23.11
pond 5	158.2518	23.11
pond 5	158.5018	23.10
pond 5	158.7518	23.10
pond 5	159.0018	23.10
pond 5	159.2518	23.10
pond 5	159.5018	23.10
pond 5	159.7518	23.10
pond 5	160.0018	23.10
pond 5	160.2518	23.10
pond 5	160.5018	23.10
pond 5	160.7518	23.10
pond 5	161.0018	23.10
pond 5	161.2518	23.10
pond 5	161.5018	23.10
pond 5	161.7518	23.10
pond 5	162.0018	23.10
pond 5	162.2518	23.10
pond 5	162.5018	23.10
pond 5	162.7518	23.10
pond 5	163.0018	23.10
pond 5	163.2518	23.10
pond 5	163.5018	23.10
pond 5	163.7518	23.10
pond 5	164.0018	23.10
pond 5	164.2518	23.10
pond 5	164.5018	23.10
pond 5	164.7518	23.10
pond 5	165.0018	23.10
pond 5	165.2518	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	165.5018	23.09
pond 5	165.7518	23.09
pond 5	166.0018	23.09
pond 5	166.2518	23.09
pond 5	166.5018	23.09
pond 5	166.7518	23.09
pond 5	167.0018	23.09
pond 5	167.2518	23.09
pond 5	167.5018	23.09
pond 5	167.7518	23.09
pond 5	168.0018	23.09
pond 5	168.2518	23.09
pond 5	168.5018	23.09
pond 5	168.7518	23.09
pond 5	169.0018	23.09
pond 5	169.2518	23.09
pond 5	169.5018	23.09
pond 5	169.7518	23.09
pond 5	170.0018	23.09
pond 5	170.2518	23.09
pond 5	170.5018	23.09
pond 5	170.7518	23.09
pond 5	171.0018	23.09
pond 5	171.2518	23.09
pond 5	171.5018	23.09
pond 5	171.7518	23.09
pond 5	172.0018	23.09
pond 5	172.2518	23.09
pond 5	172.5018	23.09
pond 5	172.7518	23.09
pond 5	173.0018	23.09
pond 5	173.2518	23.09
pond 5	173.5018	23.09
pond 5	173.7518	23.09
pond 5	174.0018	23.09
pond 5	174.2518	23.08
pond 5	174.5018	23.08
pond 5	174.7518	23.08
pond 5	175.0018	23.08
pond 5	175.2518	23.08
pond 5	175.5018	23.08
pond 5	175.7518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	176.0018	23.08
pond 5	176.2518	23.08
pond 5	176.5018	23.08
pond 5	176.7518	23.08
pond 5	177.0018	23.08
pond 5	177.2518	23.08
pond 5	177.5018	23.08
pond 5	177.7518	23.08
pond 5	178.0018	23.08
pond 5	178.2518	23.08
pond 5	178.5018	23.08
pond 5	178.7518	23.08
pond 5	179.0018	23.08
pond 5	179.2518	23.08
pond 5	179.5018	23.08
pond 5	179.7518	23.08
pond 5	180.0018	23.08
pond 5	180.2518	23.08
pond 5	180.5018	23.08
pond 5	180.7518	23.08
pond 5	181.0018	23.08
pond 5	181.2518	23.08
pond 5	181.5018	23.08
pond 5	181.7518	23.08
pond 5	182.0018	23.08
pond 5	182.2518	23.08
pond 5	182.5018	23.08
pond 5	182.7518	23.08
pond 5	183.0018	23.08
pond 5	183.2518	23.08
pond 5	183.5018	23.08
pond 5	183.7518	23.08
pond 5	184.0018	23.08
pond 5	184.2518	23.08
pond 5	184.5018	23.08
pond 5	184.7518	23.07
pond 5	185.0018	23.07
pond 5	185.2518	23.07
pond 5	185.5018	23.07
pond 5	185.7518	23.07
pond 5	186.0018	23.07
pond 5	186.2518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	186.5018	23.07
pond 5	186.7518	23.07
pond 5	187.0018	23.07
pond 5	187.2518	23.07
pond 5	187.5018	23.07
pond 5	187.7518	23.07
pond 5	188.0018	23.07
pond 5	188.2518	23.07
pond 5	188.5018	23.07
pond 5	188.7518	23.07
pond 5	189.0018	23.07
pond 5	189.2518	23.07
pond 5	189.5018	23.07
pond 5	189.7518	23.07
pond 5	190.0018	23.07
pond 5	190.2518	23.07
pond 5	190.5018	23.07
pond 5	190.7518	23.07
pond 5	191.0018	23.07
pond 5	191.2518	23.07
pond 5	191.5018	23.07
pond 5	191.7518	23.07
pond 5	192.0018	23.07
pond 5	192.2518	23.07
pond 5	192.5018	23.07
pond 5	192.7518	23.07
pond 5	193.0018	23.07
pond 5	193.2518	23.07
pond 5	193.5018	23.07
pond 5	193.7518	23.07
pond 5	194.0018	23.07
pond 5	194.2518	23.07
pond 5	194.5018	23.07
pond 5	194.7518	23.07
pond 5	195.0018	23.07
pond 5	195.2518	23.07
pond 5	195.5018	23.07
pond 5	195.7518	23.07
pond 5	196.0018	23.07
pond 5	196.2518	23.07
pond 5	196.5018	23.07
pond 5	196.7518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	197.0018	23.07
pond 5	197.2518	23.07
pond 5	197.5018	23.07
pond 5	197.7518	23.07
pond 5	198.0018	23.06
pond 5	198.2518	23.06
pond 5	198.5018	23.06
pond 5	198.7518	23.06
pond 5	199.0018	23.06
pond 5	199.2518	23.06
pond 5	199.5018	23.06
pond 5	199.7518	23.06
pond 5	200.0018	23.06
pond 5	200.2518	23.06
pond 5	200.5018	23.06
pond 5	200.7518	23.06
pond 5	201.0018	23.06
pond 5	201.2518	23.06
pond 5	201.5018	23.06
pond 5	201.7518	23.06
pond 5	202.0018	23.06
pond 5	202.2518	23.06
pond 5	202.5018	23.06
pond 5	202.7518	23.06
pond 5	203.0018	23.06
pond 5	203.2518	23.06
pond 5	203.5018	23.06
pond 5	203.7518	23.06
pond 5	204.0018	23.06
pond 5	204.2518	23.06
pond 5	204.5018	23.06
pond 5	204.7518	23.06
pond 5	205.0018	23.06
pond 5	205.2518	23.06
pond 5	205.5018	23.06
pond 5	205.7518	23.06
pond 5	206.0018	23.06
pond 5	206.2518	23.06
pond 5	206.5018	23.06
pond 5	206.7518	23.06
pond 5	207.0018	23.06
pond 5	207.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	207.5018	23.06
pond 5	207.7518	23.06
pond 5	208.0018	23.06
pond 5	208.2518	23.06
pond 5	208.5018	23.06
pond 5	208.7518	23.06
pond 5	209.0018	23.06
pond 5	209.2518	23.06
pond 5	209.5018	23.06
pond 5	209.7518	23.06
pond 5	210.0018	23.06
pond 5	210.2518	23.06
pond 5	210.5018	23.06
pond 5	210.7518	23.06
pond 5	211.0018	23.06
pond 5	211.2518	23.06
pond 5	211.5018	23.06
pond 5	211.7518	23.06
pond 5	212.0018	23.06
pond 5	212.2518	23.06
pond 5	212.5018	23.06
pond 5	212.7518	23.06
pond 5	213.0018	23.06
pond 5	213.2518	23.06
pond 5	213.5018	23.06
pond 5	213.7518	23.06
pond 5	214.0018	23.06
pond 5	214.2518	23.06
pond 5	214.5018	23.06
pond 5	214.7518	23.06
pond 5	215.0018	23.06
pond 5	215.2518	23.06
pond 5	215.5018	23.06
pond 5	215.7518	23.05
pond 5	216.0018	23.05
pond 5	216.2518	23.05
pond 5	216.5018	23.05
pond 5	216.7518	23.05
pond 5	217.0018	23.05
pond 5	217.2518	23.05
pond 5	217.5018	23.05
pond 5	217.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	218.0018	23.05
pond 5	218.2518	23.05
pond 5	218.5018	23.05
pond 5	218.7518	23.05
pond 5	219.0018	23.05
pond 5	219.2518	23.05
pond 5	219.5018	23.05
pond 5	219.7518	23.05
pond 5	220.0018	23.05
pond 5	220.2518	23.05
pond 5	220.5018	23.05
pond 5	220.7518	23.05
pond 5	221.0018	23.05
pond 5	221.2518	23.05
pond 5	221.5018	23.05
pond 5	221.7518	23.05
pond 5	222.0018	23.05
pond 5	222.2518	23.05
pond 5	222.5018	23.05
pond 5	222.7518	23.05
pond 5	223.0018	23.05
pond 5	223.2518	23.05
pond 5	223.5018	23.05
pond 5	223.7518	23.05
pond 5	224.0018	23.05
pond 5	224.2518	23.05
pond 5	224.5018	23.05
pond 5	224.7518	23.05
pond 5	225.0018	23.05
pond 5	225.2518	23.05
pond 5	225.5018	23.05
pond 5	225.7518	23.05
pond 5	226.0018	23.05
pond 5	226.2518	23.05
pond 5	226.5018	23.05
pond 5	226.7518	23.05
pond 5	227.0018	23.05
pond 5	227.2518	23.05
pond 5	227.5018	23.05
pond 5	227.7518	23.05
pond 5	228.0018	23.05
pond 5	228.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	228.5018	23.05
pond 5	228.7518	23.05
pond 5	229.0018	23.05
pond 5	229.2518	23.05
pond 5	229.5018	23.05
pond 5	229.7518	23.05
pond 5	230.0018	23.05
pond 5	230.2518	23.05
pond 5	230.5018	23.05
pond 5	230.7518	23.05
pond 5	231.0018	23.05
pond 5	231.2518	23.05
pond 5	231.5018	23.05
pond 5	231.7518	23.05
pond 5	232.0018	23.05
pond 5	232.2518	23.05
pond 5	232.5018	23.05
pond 5	232.7518	23.05
pond 5	233.0018	23.05
pond 5	233.2518	23.05
pond 5	233.5018	23.05
pond 5	233.7518	23.05
pond 5	234.0018	23.05
pond 5	234.2518	23.05
pond 5	234.5018	23.05
pond 5	234.7518	23.05
pond 5	235.0018	23.05
pond 5	235.2518	23.05
pond 5	235.5018	23.05
pond 5	235.7518	23.05
pond 5	236.0018	23.05
pond 5	236.2518	23.05
pond 5	236.5018	23.05
pond 5	236.7518	23.05
pond 5	237.0018	23.05
pond 5	237.2518	23.05
pond 5	237.5018	23.05
pond 5	237.7518	23.05
pond 5	238.0018	23.05
pond 5	238.2518	23.05
pond 5	238.5018	23.05
pond 5	238.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	239.0018	23.05
pond 5	239.2518	23.05
pond 5	239.5018	23.05
pond 5	239.7518	23.05
pond 5	240.0018	23.05
pond 5	240.2518	23.05
pond 5	240.5018	23.05
pond 5	240.7518	23.05
pond 5	241.0018	23.04
pond 5	241.2518	23.04
pond 5	241.5018	23.04
pond 5	241.7518	23.04
pond 5	242.0018	23.04
pond 5	242.2518	23.04
pond 5	242.5018	23.04
pond 5	242.7518	23.04
pond 5	243.0018	23.04
pond 5	243.2518	23.04
pond 5	243.5018	23.04
pond 5	243.7518	23.04
pond 5	244.0018	23.04
pond 5	244.2518	23.04
pond 5	244.5018	23.04
pond 5	244.7518	23.04
pond 5	245.0018	23.04
pond 5	245.2518	23.04
pond 5	245.5018	23.04
pond 5	245.7518	23.04
pond 5	246.0018	23.04
pond 5	246.2518	23.04
pond 5	246.5018	23.04
pond 5	246.7518	23.04
pond 5	247.0018	23.04
pond 5	247.2518	23.04
pond 5	247.5018	23.04
pond 5	247.7518	23.04
pond 5	248.0018	23.04
pond 5	248.2518	23.04
pond 5	248.5018	23.04
pond 5	248.7518	23.04
pond 5	249.0018	23.04
pond 5	249.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	249.5018	23.04
pond 5	249.7518	23.04
pond 5	250.0018	23.04
pond 5	250.2518	23.04
pond 5	250.5018	23.04
pond 5	250.7518	23.04
pond 5	251.0018	23.04
pond 5	251.2518	23.04
pond 5	251.5018	23.04
pond 5	251.7518	23.04
pond 5	252.0018	23.04
pond 5	252.2518	23.04
pond 5	252.5018	23.04
pond 5	252.7518	23.04
pond 5	253.0018	23.04
pond 5	253.2518	23.04
pond 5	253.5018	23.04
pond 5	253.7518	23.04
pond 5	254.0018	23.04
pond 5	254.2518	23.04
pond 5	254.5018	23.04
pond 5	254.7518	23.04
pond 5	255.0018	23.04
pond 5	255.2518	23.04
pond 5	255.5018	23.04
pond 5	255.7518	23.04
pond 5	256.0018	23.04
pond 5	256.2518	23.04
pond 5	256.5018	23.04
pond 5	256.7518	23.04
pond 5	257.0018	23.04
pond 5	257.2518	23.04
pond 5	257.5018	23.04
pond 5	257.7518	23.04
pond 5	258.0018	23.04
pond 5	258.2518	23.04
pond 5	258.5018	23.04
pond 5	258.7518	23.04
pond 5	259.0018	23.04
pond 5	259.2518	23.04
pond 5	259.5018	23.04
pond 5	259.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	260.0018	23.04
pond 5	260.2518	23.04
pond 5	260.5018	23.04
pond 5	260.7518	23.04
pond 5	261.0018	23.04
pond 5	261.2518	23.04
pond 5	261.5018	23.04
pond 5	261.7518	23.04
pond 5	262.0018	23.04
pond 5	262.2518	23.04
pond 5	262.5018	23.04
pond 5	262.7518	23.04
pond 5	263.0018	23.04
pond 5	263.2518	23.04
pond 5	263.5018	23.04
pond 5	263.7518	23.04
pond 5	264.0018	23.04
pond 5	264.2518	23.04
pond 5	264.5018	23.04
pond 5	264.7518	23.04
pond 5	265.0018	23.04
pond 5	265.2518	23.04
pond 5	265.5018	23.04
pond 5	265.7518	23.04
pond 5	266.0018	23.04
pond 5	266.2518	23.04
pond 5	266.5018	23.04
pond 5	266.7518	23.04
pond 5	267.0018	23.04
pond 5	267.2518	23.04
pond 5	267.5018	23.04
pond 5	267.7518	23.04
pond 5	268.0018	23.04
pond 5	268.2518	23.04
pond 5	268.5018	23.04
pond 5	268.7518	23.04
pond 5	269.0018	23.04
pond 5	269.2518	23.04
pond 5	269.5018	23.04
pond 5	269.7518	23.04
pond 5	270.0018	23.04
pond 5	270.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	270.5018	23.04
pond 5	270.7518	23.04
pond 5	271.0018	23.04
pond 5	271.2518	23.04
pond 5	271.5018	23.04
pond 5	271.7518	23.04
pond 5	272.0018	23.04
pond 5	272.2518	23.04
pond 5	272.5018	23.04
pond 5	272.7518	23.04
pond 5	273.0018	23.04
pond 5	273.2518	23.04
pond 5	273.5018	23.04
pond 5	273.7518	23.04
pond 5	274.0018	23.04
pond 5	274.2518	23.04
pond 5	274.5018	23.04
pond 5	274.7518	23.04
pond 5	275.0018	23.04
pond 5	275.2518	23.04
pond 5	275.5018	23.04
pond 5	275.7518	23.04
pond 5	276.0018	23.04
pond 5	276.2518	23.04
pond 5	276.5018	23.04
pond 5	276.7518	23.04
pond 5	277.0018	23.04
pond 5	277.2518	23.04
pond 5	277.5018	23.04
pond 5	277.7518	23.04
pond 5	278.0018	23.04
pond 5	278.2518	23.04
pond 5	278.5018	23.04
pond 5	278.7518	23.04
pond 5	279.0018	23.04
pond 5	279.2518	23.03
pond 5	279.5018	23.03
pond 5	279.7518	23.03
pond 5	280.0018	23.03
pond 5	280.2518	23.03
pond 5	280.5018	23.03
pond 5	280.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	281.0018	23.03
pond 5	281.2518	23.03
pond 5	281.5018	23.03
pond 5	281.7518	23.03
pond 5	282.0018	23.03
pond 5	282.2518	23.03
pond 5	282.5018	23.03
pond 5	282.7518	23.03
pond 5	283.0018	23.03
pond 5	283.2518	23.03
pond 5	283.5018	23.03
pond 5	283.7518	23.03
pond 5	284.0018	23.03
pond 5	284.2518	23.03
pond 5	284.5018	23.03
pond 5	284.7518	23.03
pond 5	285.0018	23.03
pond 5	285.2518	23.03
pond 5	285.5018	23.03
pond 5	285.7518	23.03
pond 5	286.0018	23.03
pond 5	286.2518	23.03
pond 5	286.5018	23.03
pond 5	286.7518	23.03
pond 5	287.0018	23.03
pond 5	287.2518	23.03
pond 5	287.5018	23.03
pond 5	287.7518	23.03
pond 5	288.0018	23.03
pond 5	288.2518	23.03
pond 5	288.5018	23.03
pond 5	288.7518	23.03
pond 5	289.0018	23.03
pond 5	289.2518	23.03
pond 5	289.5018	23.03
pond 5	289.7518	23.03
pond 5	290.0018	23.03
pond 5	290.2518	23.03
pond 5	290.5018	23.03
pond 5	290.7518	23.03
pond 5	291.0018	23.03
pond 5	291.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	291.5018	23.03
pond 5	291.7518	23.03
pond 5	292.0018	23.03
pond 5	292.2518	23.03
pond 5	292.5018	23.03
pond 5	292.7518	23.03
pond 5	293.0018	23.03
pond 5	293.2518	23.03
pond 5	293.5018	23.03
pond 5	293.7518	23.03
pond 5	294.0018	23.03
pond 5	294.2518	23.03
pond 5	294.5018	23.03
pond 5	294.7518	23.03
pond 5	295.0018	23.03
pond 5	295.2518	23.03
pond 5	295.5018	23.03
pond 5	295.7518	23.03
pond 5	296.0018	23.03
pond 5	296.2518	23.03
pond 5	296.5018	23.03
pond 5	296.7518	23.03
pond 5	297.0018	23.03
pond 5	297.2518	23.03
pond 5	297.5018	23.03
pond 5	297.7518	23.03
pond 5	298.0018	23.03
pond 5	298.2518	23.03
pond 5	298.5018	23.03
pond 5	298.7518	23.03
pond 5	299.0018	23.03
pond 5	299.2518	23.03
pond 5	299.5018	23.03
pond 5	299.7518	23.03
pond 5	300.0018	23.03
pond 5	300.2518	23.03
pond 5	300.5018	23.03
pond 5	300.7518	23.03
pond 5	301.0018	23.03
pond 5	301.2518	23.03
pond 5	301.5018	23.03
pond 5	301.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	302.0018	23.03
pond 5	302.2518	23.03
pond 5	302.5018	23.03
pond 5	302.7518	23.03
pond 5	303.0018	23.03
pond 5	303.2518	23.03
pond 5	303.5018	23.03
pond 5	303.7518	23.03
pond 5	304.0018	23.03
pond 5	304.2518	23.03
pond 5	304.5018	23.03
pond 5	304.7518	23.03
pond 5	305.0018	23.03
pond 5	305.2518	23.03
pond 5	305.5018	23.03
pond 5	305.7518	23.03
pond 5	306.0018	23.03
pond 5	306.2518	23.03
pond 5	306.5018	23.03
pond 5	306.7518	23.03
pond 5	307.0018	23.03
pond 5	307.2518	23.03
pond 5	307.5018	23.03
pond 5	307.7518	23.03
pond 5	308.0018	23.03
pond 5	308.2518	23.03
pond 5	308.5018	23.03
pond 5	308.7518	23.03
pond 5	309.0018	23.03
pond 5	309.2518	23.03
pond 5	309.5018	23.03
pond 5	309.7518	23.03
pond 5	310.0018	23.03
pond 5	310.2518	23.03
pond 5	310.5018	23.03
pond 5	310.7518	23.03
pond 5	311.0018	23.03
pond 5	311.2518	23.03
pond 5	311.5018	23.03
pond 5	311.7518	23.03
pond 5	312.0018	23.03
pond 5	312.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	312.5018	23.03
pond 5	312.7518	23.03
pond 5	313.0018	23.03
pond 5	313.2518	23.03
pond 5	313.5018	23.03
pond 5	313.7518	23.03
pond 5	314.0018	23.03
pond 5	314.2518	23.03
pond 5	314.5018	23.03
pond 5	314.7518	23.03
pond 5	315.0018	23.03
pond 5	315.2518	23.03
pond 5	315.5018	23.03
pond 5	315.7518	23.03
pond 5	316.0018	23.03
pond 5	316.2518	23.03
pond 5	316.5018	23.03
pond 5	316.7518	23.03
pond 5	317.0018	23.03
pond 5	317.2518	23.03
pond 5	317.5018	23.03
pond 5	317.7518	23.03
pond 5	318.0018	23.03
pond 5	318.2518	23.03
pond 5	318.5018	23.03
pond 5	318.7518	23.03
pond 5	319.0018	23.03
pond 5	319.2518	23.03
pond 5	319.5018	23.03
pond 5	319.7518	23.03
pond 5	320.0018	23.03
pond 5	320.2518	23.03
pond 5	320.5018	23.03
pond 5	320.7518	23.03
pond 5	321.0018	23.03
pond 5	321.2518	23.03
pond 5	321.5018	23.03
pond 5	321.7518	23.03
pond 5	322.0018	23.03
pond 5	322.2518	23.03
pond 5	322.5018	23.03
pond 5	322.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	323.0018	23.03
pond 5	323.2518	23.03
pond 5	323.5018	23.03
pond 5	323.7518	23.03
pond 5	324.0018	23.03
pond 5	324.2518	23.03
pond 5	324.5018	23.03
pond 5	324.7518	23.03
pond 5	325.0018	23.03
pond 5	325.2518	23.03
pond 5	325.5018	23.03
pond 5	325.7518	23.03
pond 5	326.0018	23.03
pond 5	326.2518	23.03
pond 5	326.5018	23.03
pond 5	326.7518	23.03
pond 5	327.0018	23.03
pond 5	327.2518	23.03
pond 5	327.5018	23.03
pond 5	327.7518	23.03
pond 5	328.0018	23.03
pond 5	328.2518	23.03
pond 5	328.5018	23.03
pond 5	328.7518	23.03
pond 5	329.0018	23.03
pond 5	329.2518	23.03
pond 5	329.5018	23.03
pond 5	329.7518	23.03
pond 5	330.0018	23.03
pond 5	330.2518	23.03
pond 5	330.5018	23.03
pond 5	330.7518	23.03
pond 5	331.0018	23.03
pond 5	331.2518	23.03
pond 5	331.5018	23.03
pond 5	331.7518	23.03
pond 5	332.0018	23.03
pond 5	332.2518	23.03
pond 5	332.5018	23.03
pond 5	332.7518	23.03
pond 5	333.0018	23.03
pond 5	333.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	333.5018	23.03
pond 5	333.7518	23.03
pond 5	334.0018	23.03
pond 5	334.2518	23.03
pond 5	334.5018	23.03
pond 5	334.7518	23.03
pond 5	335.0018	23.03
pond 5	335.2518	23.03
pond 5	335.5018	23.03
pond 5	335.7518	23.03
pond 5	336.0018	23.03
pond 5	336.2518	23.03
pond 5	336.5018	23.03
pond 5	336.7518	23.03
pond 5	337.0018	23.03
pond 5	337.2518	23.03
pond 5	337.5018	23.03
pond 5	337.7518	23.03
pond 5	338.0018	23.03
pond 5	338.2518	23.03
pond 5	338.5018	23.03
pond 5	338.7518	23.03
pond 5	339.0018	23.03
pond 5	339.2518	23.03
pond 5	339.5018	23.03
pond 5	339.7518	23.03
pond 5	340.0018	23.03
pond 5	340.2518	23.03
pond 5	340.5018	23.03
pond 5	340.7518	23.03
pond 5	341.0018	23.03
pond 5	341.2518	23.03
pond 5	341.5018	23.03
pond 5	341.7518	23.03
pond 5	342.0018	23.03
pond 5	342.2518	23.03
pond 5	342.5018	23.03
pond 5	342.7518	23.03
pond 5	343.0018	23.03
pond 5	343.2518	23.03
pond 5	343.5018	23.03
pond 5	343.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	344.0018	23.03
pond 5	344.2518	23.03
pond 5	344.5018	23.03
pond 5	344.7518	23.03
pond 5	345.0018	23.03
pond 5	345.2518	23.03
pond 5	345.5018	23.03
pond 5	345.7518	23.03
pond 5	346.0018	23.03
pond 5	346.2518	23.03
pond 5	346.5018	23.03
pond 5	346.7518	23.02
pond 5	347.0018	23.02
pond 5	347.2518	23.02
pond 5	347.5018	23.02
pond 5	347.7518	23.02
pond 5	348.0018	23.02
pond 5	348.2518	23.02
pond 5	348.5018	23.02
pond 5	348.7518	23.02
pond 5	349.0018	23.02
pond 5	349.2518	23.02
pond 5	349.5018	23.02
pond 5	349.7518	23.02
pond 5	350.0018	23.02
pond 5	350.2518	23.02
pond 5	350.5018	23.02
pond 5	350.7518	23.02
pond 5	351.0018	23.02
pond 5	351.2518	23.02
pond 5	351.5018	23.02
pond 5	351.7518	23.02
pond 5	352.0018	23.02
pond 5	352.2518	23.02
pond 5	352.5018	23.02
pond 5	352.7518	23.02
pond 5	353.0018	23.02
pond 5	353.2518	23.02
pond 5	353.5018	23.02
pond 5	353.7518	23.02
pond 5	354.0018	23.02
pond 5	354.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	354.5018	23.02
pond 5	354.7518	23.02
pond 5	355.0018	23.02
pond 5	355.2518	23.02
pond 5	355.5018	23.02
pond 5	355.7518	23.02
pond 5	356.0018	23.02
pond 5	356.2518	23.02
pond 5	356.5018	23.02
pond 5	356.7518	23.02
pond 5	357.0018	23.02
pond 5	357.2518	23.02
pond 5	357.5018	23.02
pond 5	357.7518	23.02
pond 5	358.0018	23.02
pond 5	358.2518	23.02
pond 5	358.5018	23.02
pond 5	358.7518	23.02
pond 5	359.0018	23.02
pond 5	359.2518	23.02
pond 5	359.5018	23.02
pond 5	359.7518	23.02
pond 5	360.0018	23.02
pond 6	0.0000	23.00
pond 6	0.2511	23.00
pond 6	0.5050	23.00
pond 6	0.7527	23.00
pond 6	1.0027	23.00
pond 6	1.2527	23.00
pond 6	1.5027	23.00
pond 6	1.7527	23.00
pond 6	2.0027	23.00
pond 6	2.2527	23.00
pond 6	2.5027	23.00
pond 6	2.7527	23.00
pond 6	3.0027	23.00
pond 6	3.2527	23.00
pond 6	3.5027	23.00
pond 6	3.7527	23.00
pond 6	4.0027	23.00
pond 6	4.2527	23.01
pond 6	4.5027	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	4.7527	23.01
pond 6	5.0027	23.02
pond 6	5.2527	23.02
pond 6	5.5027	23.02
pond 6	5.7527	23.03
pond 6	6.0027	23.03
pond 6	6.2527	23.04
pond 6	6.5027	23.04
pond 6	6.7527	23.05
pond 6	7.0027	23.05
pond 6	7.2527	23.06
pond 6	7.5027	23.07
pond 6	7.7527	23.07
pond 6	8.0027	23.08
pond 6	8.2525	23.09
pond 6	8.5002	23.09
pond 6	8.7503	23.10
pond 6	9.0005	23.11
pond 6	9.2502	23.13
pond 6	9.5010	23.14
pond 6	9.7513	23.15
pond 6	10.0022	23.16
pond 6	10.2518	23.18
pond 6	10.5023	23.20
pond 6	10.7511	23.22
pond 6	11.0001	23.24
pond 6	11.2504	23.27
pond 6	11.5009	23.31
pond 6	11.7501	23.39
pond 6	12.0001	23.64
pond 6	12.2503	24.02
pond 6	12.5001	24.17
pond 6	12.7507	24.25
pond 6	13.0012	24.31
pond 6	13.2516	24.36
pond 6	13.5004	24.39
pond 6	13.7518	24.43
pond 6	14.0030	24.45
pond 6	14.2534	24.48
pond 6	14.5037	24.50
pond 6	14.7521	24.52
pond 6	15.0035	24.54

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	15.2518	24.56
pond 6	15.5018	24.58
pond 6	15.7518	24.59
pond 6	16.0018	24.61
pond 6	16.2518	24.62
pond 6	16.5018	24.63
pond 6	16.7518	24.64
pond 6	17.0018	24.65
pond 6	17.2518	24.66
pond 6	17.5018	24.67
pond 6	17.7518	24.67
pond 6	18.0018	24.68
pond 6	18.2518	24.69
pond 6	18.5018	24.69
pond 6	18.7518	24.70
pond 6	19.0018	24.70
pond 6	19.2518	24.70
pond 6	19.5018	24.71
pond 6	19.7518	24.71
pond 6	20.0018	24.72
pond 6	20.2518	24.72
pond 6	20.5018	24.72
pond 6	20.7518	24.72
pond 6	21.0018	24.72
pond 6	21.2518	24.72
pond 6	21.5018	24.73
pond 6	21.7518	24.73
pond 6	22.0018	24.73
pond 6	22.2518	24.73
pond 6	22.5018	24.73
pond 6	22.7518	24.73
pond 6	23.0018	24.73
pond 6	23.2518	24.73
pond 6	23.5018	24.74
pond 6	23.7518	24.74
pond 6	24.0018	24.74
pond 6	24.2518	24.73
pond 6	24.5018	24.73
pond 6	24.7518	24.72
pond 6	25.0018	24.72
pond 6	25.2518	24.71
pond 6	25.5018	24.71

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	25.7518	24.70
pond 6	26.0018	24.70
pond 6	26.2518	24.69
pond 6	26.5018	24.69
pond 6	26.7518	24.68
pond 6	27.0018	24.68
pond 6	27.2518	24.67
pond 6	27.5018	24.67
pond 6	27.7518	24.66
pond 6	28.0018	24.65
pond 6	28.2518	24.65
pond 6	28.5018	24.64
pond 6	28.7518	24.64
pond 6	29.0018	24.63
pond 6	29.2518	24.63
pond 6	29.5018	24.62
pond 6	29.7518	24.62
pond 6	30.0018	24.61
pond 6	30.2518	24.60
pond 6	30.5018	24.60
pond 6	30.7518	24.59
pond 6	31.0018	24.59
pond 6	31.2518	24.58
pond 6	31.5018	24.57
pond 6	31.7518	24.57
pond 6	32.0018	24.56
pond 6	32.2518	24.56
pond 6	32.5018	24.55
pond 6	32.7518	24.55
pond 6	33.0018	24.54
pond 6	33.2518	24.53
pond 6	33.5018	24.53
pond 6	33.7518	24.52
pond 6	34.0018	24.52
pond 6	34.2518	24.51
pond 6	34.5018	24.50
pond 6	34.7518	24.50
pond 6	35.0018	24.49
pond 6	35.2518	24.49
pond 6	35.5018	24.48
pond 6	35.7518	24.48
pond 6	36.0018	24.47

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	36.2518	24.46
pond 6	36.5018	24.46
pond 6	36.7518	24.45
pond 6	37.0018	24.45
pond 6	37.2518	24.44
pond 6	37.5018	24.43
pond 6	37.7518	24.43
pond 6	38.0018	24.42
pond 6	38.2518	24.42
pond 6	38.5018	24.41
pond 6	38.7518	24.40
pond 6	39.0018	24.40
pond 6	39.2518	24.39
pond 6	39.5018	24.39
pond 6	39.7518	24.38
pond 6	40.0018	24.38
pond 6	40.2518	24.37
pond 6	40.5018	24.36
pond 6	40.7518	24.36
pond 6	41.0018	24.35
pond 6	41.2518	24.35
pond 6	41.5018	24.34
pond 6	41.7518	24.33
pond 6	42.0018	24.33
pond 6	42.2518	24.32
pond 6	42.5018	24.32
pond 6	42.7518	24.31
pond 6	43.0018	24.31
pond 6	43.2518	24.30
pond 6	43.5018	24.29
pond 6	43.7518	24.29
pond 6	44.0018	24.28
pond 6	44.2518	24.28
pond 6	44.5018	24.27
pond 6	44.7518	24.27
pond 6	45.0018	24.26
pond 6	45.2518	24.25
pond 6	45.5018	24.25
pond 6	45.7518	24.24
pond 6	46.0018	24.24
pond 6	46.2518	24.23
pond 6	46.5018	24.23

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	46.7518	24.22
pond 6	47.0018	24.22
pond 6	47.2518	24.21
pond 6	47.5018	24.20
pond 6	47.7518	24.20
pond 6	48.0018	24.19
pond 6	48.2518	24.19
pond 6	48.5018	24.18
pond 6	48.7518	24.18
pond 6	49.0018	24.17
pond 6	49.2518	24.16
pond 6	49.5018	24.16
pond 6	49.7518	24.15
pond 6	50.0018	24.15
pond 6	50.2518	24.14
pond 6	50.5018	24.14
pond 6	50.7518	24.13
pond 6	51.0018	24.13
pond 6	51.2518	24.12
pond 6	51.5018	24.12
pond 6	51.7518	24.11
pond 6	52.0018	24.10
pond 6	52.2518	24.10
pond 6	52.5018	24.09
pond 6	52.7518	24.09
pond 6	53.0018	24.08
pond 6	53.2518	24.08
pond 6	53.5018	24.07
pond 6	53.7518	24.07
pond 6	54.0018	24.06
pond 6	54.2518	24.06
pond 6	54.5018	24.05
pond 6	54.7518	24.05
pond 6	55.0018	24.04
pond 6	55.2518	24.04
pond 6	55.5018	24.03
pond 6	55.7518	24.03
pond 6	56.0018	24.02
pond 6	56.2518	24.02
pond 6	56.5018	24.01
pond 6	56.7518	24.00
pond 6	57.0018	24.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	57.2518	23.99
pond 6	57.5018	23.99
pond 6	57.7518	23.98
pond 6	58.0018	23.98
pond 6	58.2518	23.97
pond 6	58.5018	23.97
pond 6	58.7518	23.96
pond 6	59.0018	23.96
pond 6	59.2518	23.95
pond 6	59.5018	23.95
pond 6	59.7518	23.95
pond 6	60.0018	23.94
pond 6	60.2518	23.94
pond 6	60.5018	23.93
pond 6	60.7518	23.93
pond 6	61.0018	23.92
pond 6	61.2518	23.92
pond 6	61.5018	23.91
pond 6	61.7518	23.91
pond 6	62.0018	23.90
pond 6	62.2518	23.90
pond 6	62.5018	23.89
pond 6	62.7518	23.89
pond 6	63.0018	23.88
pond 6	63.2518	23.88
pond 6	63.5018	23.87
pond 6	63.7518	23.87
pond 6	64.0018	23.86
pond 6	64.2518	23.86
pond 6	64.5018	23.85
pond 6	64.7518	23.85
pond 6	65.0018	23.85
pond 6	65.2518	23.84
pond 6	65.5018	23.84
pond 6	65.7518	23.83
pond 6	66.0018	23.83
pond 6	66.2518	23.82
pond 6	66.5018	23.82
pond 6	66.7518	23.81
pond 6	67.0018	23.81
pond 6	67.2518	23.80
pond 6	67.5018	23.80

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	67.7518	23.80
pond 6	68.0018	23.79
pond 6	68.2518	23.79
pond 6	68.5018	23.78
pond 6	68.7518	23.78
pond 6	69.0018	23.77
pond 6	69.2518	23.77
pond 6	69.5018	23.76
pond 6	69.7518	23.76
pond 6	70.0018	23.76
pond 6	70.2518	23.75
pond 6	70.5018	23.75
pond 6	70.7518	23.74
pond 6	71.0018	23.74
pond 6	71.2518	23.73
pond 6	71.5018	23.73
pond 6	71.7518	23.73
pond 6	72.0018	23.72
pond 6	72.2518	23.72
pond 6	72.5018	23.71
pond 6	72.7518	23.71
pond 6	73.0018	23.71
pond 6	73.2518	23.70
pond 6	73.5018	23.70
pond 6	73.7518	23.69
pond 6	74.0018	23.69
pond 6	74.2518	23.69
pond 6	74.5018	23.68
pond 6	74.7518	23.68
pond 6	75.0018	23.67
pond 6	75.2518	23.67
pond 6	75.5018	23.66
pond 6	75.7518	23.66
pond 6	76.0018	23.66
pond 6	76.2518	23.65
pond 6	76.5018	23.65
pond 6	76.7518	23.65
pond 6	77.0018	23.64
pond 6	77.2518	23.64
pond 6	77.5018	23.63
pond 6	77.7518	23.63
pond 6	78.0018	23.63

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	78.2518	23.62
pond 6	78.5018	23.62
pond 6	78.7518	23.61
pond 6	79.0018	23.61
pond 6	79.2518	23.61
pond 6	79.5018	23.60
pond 6	79.7518	23.60
pond 6	80.0018	23.60
pond 6	80.2518	23.59
pond 6	80.5018	23.59
pond 6	80.7518	23.58
pond 6	81.0018	23.58
pond 6	81.2518	23.58
pond 6	81.5018	23.57
pond 6	81.7518	23.57
pond 6	82.0018	23.57
pond 6	82.2518	23.56
pond 6	82.5018	23.56
pond 6	82.7518	23.56
pond 6	83.0018	23.55
pond 6	83.2518	23.55
pond 6	83.5018	23.54
pond 6	83.7518	23.54
pond 6	84.0018	23.54
pond 6	84.2518	23.53
pond 6	84.5018	23.53
pond 6	84.7518	23.53
pond 6	85.0018	23.52
pond 6	85.2518	23.52
pond 6	85.5018	23.52
pond 6	85.7518	23.51
pond 6	86.0018	23.51
pond 6	86.2518	23.51
pond 6	86.5018	23.50
pond 6	86.7518	23.50
pond 6	87.0018	23.50
pond 6	87.2518	23.49
pond 6	87.5018	23.49
pond 6	87.7518	23.49
pond 6	88.0018	23.48
pond 6	88.2518	23.48
pond 6	88.5018	23.48

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	88.7518	23.47
pond 6	89.0018	23.47
pond 6	89.2518	23.47
pond 6	89.5018	23.46
pond 6	89.7518	23.46
pond 6	90.0018	23.46
pond 6	90.2518	23.45
pond 6	90.5018	23.45
pond 6	90.7518	23.45
pond 6	91.0018	23.44
pond 6	91.2518	23.44
pond 6	91.5018	23.44
pond 6	91.7518	23.43
pond 6	92.0018	23.43
pond 6	92.2518	23.43
pond 6	92.5018	23.42
pond 6	92.7518	23.42
pond 6	93.0018	23.42
pond 6	93.2518	23.42
pond 6	93.5018	23.41
pond 6	93.7518	23.41
pond 6	94.0018	23.41
pond 6	94.2518	23.40
pond 6	94.5018	23.40
pond 6	94.7518	23.40
pond 6	95.0018	23.40
pond 6	95.2518	23.39
pond 6	95.5018	23.39
pond 6	95.7518	23.39
pond 6	96.0018	23.38
pond 6	96.2518	23.38
pond 6	96.5018	23.38
pond 6	96.7518	23.38
pond 6	97.0018	23.37
pond 6	97.2518	23.37
pond 6	97.5018	23.37
pond 6	97.7518	23.37
pond 6	98.0018	23.36
pond 6	98.2518	23.36
pond 6	98.5018	23.36
pond 6	98.7518	23.35
pond 6	99.0018	23.35

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	99.2518	23.35
pond 6	99.5018	23.35
pond 6	99.7518	23.34
pond 6	100.0018	23.34
pond 6	100.2518	23.34
pond 6	100.5018	23.34
pond 6	100.7518	23.33
pond 6	101.0018	23.33
pond 6	101.2518	23.33
pond 6	101.5018	23.33
pond 6	101.7518	23.32
pond 6	102.0018	23.32
pond 6	102.2518	23.32
pond 6	102.5018	23.32
pond 6	102.7518	23.31
pond 6	103.0018	23.31
pond 6	103.2518	23.31
pond 6	103.5018	23.31
pond 6	103.7518	23.31
pond 6	104.0018	23.30
pond 6	104.2518	23.30
pond 6	104.5018	23.30
pond 6	104.7518	23.30
pond 6	105.0018	23.29
pond 6	105.2518	23.29
pond 6	105.5018	23.29
pond 6	105.7518	23.29
pond 6	106.0018	23.28
pond 6	106.2518	23.28
pond 6	106.5018	23.28
pond 6	106.7518	23.28
pond 6	107.0018	23.28
pond 6	107.2518	23.27
pond 6	107.5018	23.27
pond 6	107.7518	23.27
pond 6	108.0018	23.27
pond 6	108.2518	23.27
pond 6	108.5018	23.26
pond 6	108.7518	23.26
pond 6	109.0018	23.26
pond 6	109.2518	23.26
pond 6	109.5018	23.25

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	109.7518	23.25
pond 6	110.0018	23.25
pond 6	110.2518	23.25
pond 6	110.5018	23.25
pond 6	110.7518	23.24
pond 6	111.0018	23.24
pond 6	111.2518	23.24
pond 6	111.5018	23.24
pond 6	111.7518	23.24
pond 6	112.0018	23.24
pond 6	112.2518	23.23
pond 6	112.5018	23.23
pond 6	112.7518	23.23
pond 6	113.0018	23.23
pond 6	113.2518	23.23
pond 6	113.5018	23.22
pond 6	113.7518	23.22
pond 6	114.0018	23.22
pond 6	114.2518	23.22
pond 6	114.5018	23.22
pond 6	114.7518	23.22
pond 6	115.0018	23.21
pond 6	115.2518	23.21
pond 6	115.5018	23.21
pond 6	115.7518	23.21
pond 6	116.0018	23.21
pond 6	116.2518	23.21
pond 6	116.5018	23.20
pond 6	116.7518	23.20
pond 6	117.0018	23.20
pond 6	117.2518	23.20
pond 6	117.5018	23.20
pond 6	117.7518	23.20
pond 6	118.0018	23.19
pond 6	118.2518	23.19
pond 6	118.5018	23.19
pond 6	118.7518	23.19
pond 6	119.0018	23.19
pond 6	119.2518	23.19
pond 6	119.5018	23.19
pond 6	119.7518	23.18
pond 6	120.0018	23.18

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	120.2518	23.18
pond 6	120.5018	23.18
pond 6	120.7518	23.18
pond 6	121.0018	23.18
pond 6	121.2518	23.18
pond 6	121.5018	23.17
pond 6	121.7518	23.17
pond 6	122.0018	23.17
pond 6	122.2518	23.17
pond 6	122.5018	23.17
pond 6	122.7518	23.17
pond 6	123.0018	23.17
pond 6	123.2518	23.17
pond 6	123.5018	23.17
pond 6	123.7518	23.16
pond 6	124.0018	23.16
pond 6	124.2518	23.16
pond 6	124.5018	23.16
pond 6	124.7518	23.16
pond 6	125.0018	23.16
pond 6	125.2518	23.16
pond 6	125.5018	23.16
pond 6	125.7518	23.15
pond 6	126.0018	23.15
pond 6	126.2518	23.15
pond 6	126.5018	23.15
pond 6	126.7518	23.15
pond 6	127.0018	23.15
pond 6	127.2518	23.15
pond 6	127.5018	23.15
pond 6	127.7518	23.15
pond 6	128.0018	23.15
pond 6	128.2518	23.14
pond 6	128.5018	23.14
pond 6	128.7518	23.14
pond 6	129.0018	23.14
pond 6	129.2518	23.14
pond 6	129.5018	23.14
pond 6	129.7518	23.14
pond 6	130.0018	23.14
pond 6	130.2518	23.14
pond 6	130.5018	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	130.7518	23.14
pond 6	131.0018	23.13
pond 6	131.2518	23.13
pond 6	131.5018	23.13
pond 6	131.7518	23.13
pond 6	132.0018	23.13
pond 6	132.2518	23.13
pond 6	132.5018	23.13
pond 6	132.7518	23.13
pond 6	133.0018	23.13
pond 6	133.2518	23.13
pond 6	133.5018	23.13
pond 6	133.7518	23.13
pond 6	134.0018	23.13
pond 6	134.2518	23.12
pond 6	134.5018	23.12
pond 6	134.7518	23.12
pond 6	135.0018	23.12
pond 6	135.2518	23.12
pond 6	135.5018	23.12
pond 6	135.7518	23.12
pond 6	136.0018	23.12
pond 6	136.2518	23.12
pond 6	136.5018	23.12
pond 6	136.7518	23.12
pond 6	137.0018	23.12
pond 6	137.2518	23.12
pond 6	137.5018	23.12
pond 6	137.7518	23.11
pond 6	138.0018	23.11
pond 6	138.2518	23.11
pond 6	138.5018	23.11
pond 6	138.7518	23.11
pond 6	139.0018	23.11
pond 6	139.2518	23.11
pond 6	139.5018	23.11
pond 6	139.7518	23.11
pond 6	140.0018	23.11
pond 6	140.2518	23.11
pond 6	140.5018	23.11
pond 6	140.7518	23.11
pond 6	141.0018	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	141.2518	23.11
pond 6	141.5018	23.11
pond 6	141.7518	23.10
pond 6	142.0018	23.10
pond 6	142.2518	23.10
pond 6	142.5018	23.10
pond 6	142.7518	23.10
pond 6	143.0018	23.10
pond 6	143.2518	23.10
pond 6	143.5018	23.10
pond 6	143.7518	23.10
pond 6	144.0018	23.10
pond 6	144.2518	23.10
pond 6	144.5018	23.10
pond 6	144.7518	23.10
pond 6	145.0018	23.10
pond 6	145.2518	23.10
pond 6	145.5018	23.10
pond 6	145.7518	23.10
pond 6	146.0018	23.10
pond 6	146.2518	23.10
pond 6	146.5018	23.09
pond 6	146.7518	23.09
pond 6	147.0018	23.09
pond 6	147.2518	23.09
pond 6	147.5018	23.09
pond 6	147.7518	23.09
pond 6	148.0018	23.09
pond 6	148.2518	23.09
pond 6	148.5018	23.09
pond 6	148.7518	23.09
pond 6	149.0018	23.09
pond 6	149.2518	23.09
pond 6	149.5018	23.09
pond 6	149.7518	23.09
pond 6	150.0018	23.09
pond 6	150.2518	23.09
pond 6	150.5018	23.09
pond 6	150.7518	23.09
pond 6	151.0018	23.09
pond 6	151.2518	23.09
pond 6	151.5018	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	151.7518	23.09
pond 6	152.0018	23.08
pond 6	152.2518	23.08
pond 6	152.5018	23.08
pond 6	152.7518	23.08
pond 6	153.0018	23.08
pond 6	153.2518	23.08
pond 6	153.5018	23.08
pond 6	153.7518	23.08
pond 6	154.0018	23.08
pond 6	154.2518	23.08
pond 6	154.5018	23.08
pond 6	154.7518	23.08
pond 6	155.0018	23.08
pond 6	155.2518	23.08
pond 6	155.5018	23.08
pond 6	155.7518	23.08
pond 6	156.0018	23.08
pond 6	156.2518	23.08
pond 6	156.5018	23.08
pond 6	156.7518	23.08
pond 6	157.0018	23.08
pond 6	157.2518	23.08
pond 6	157.5018	23.08
pond 6	157.7518	23.08
pond 6	158.0018	23.08
pond 6	158.2518	23.08
pond 6	158.5018	23.07
pond 6	158.7518	23.07
pond 6	159.0018	23.07
pond 6	159.2518	23.07
pond 6	159.5018	23.07
pond 6	159.7518	23.07
pond 6	160.0018	23.07
pond 6	160.2518	23.07
pond 6	160.5018	23.07
pond 6	160.7518	23.07
pond 6	161.0018	23.07
pond 6	161.2518	23.07
pond 6	161.5018	23.07
pond 6	161.7518	23.07
pond 6	162.0018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	162.2518	23.07
pond 6	162.5018	23.07
pond 6	162.7518	23.07
pond 6	163.0018	23.07
pond 6	163.2518	23.07
pond 6	163.5018	23.07
pond 6	163.7518	23.07
pond 6	164.0018	23.07
pond 6	164.2518	23.07
pond 6	164.5018	23.07
pond 6	164.7518	23.07
pond 6	165.0018	23.07
pond 6	165.2518	23.07
pond 6	165.5018	23.07
pond 6	165.7518	23.07
pond 6	166.0018	23.07
pond 6	166.2518	23.07
pond 6	166.5018	23.07
pond 6	166.7518	23.06
pond 6	167.0018	23.06
pond 6	167.2518	23.06
pond 6	167.5018	23.06
pond 6	167.7518	23.06
pond 6	168.0018	23.06
pond 6	168.2518	23.06
pond 6	168.5018	23.06
pond 6	168.7518	23.06
pond 6	169.0018	23.06
pond 6	169.2518	23.06
pond 6	169.5018	23.06
pond 6	169.7518	23.06
pond 6	170.0018	23.06
pond 6	170.2518	23.06
pond 6	170.5018	23.06
pond 6	170.7518	23.06
pond 6	171.0018	23.06
pond 6	171.2518	23.06
pond 6	171.5018	23.06
pond 6	171.7518	23.06
pond 6	172.0018	23.06
pond 6	172.2518	23.06
pond 6	172.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	172.7518	23.06
pond 6	173.0018	23.06
pond 6	173.2518	23.06
pond 6	173.5018	23.06
pond 6	173.7518	23.06
pond 6	174.0018	23.06
pond 6	174.2518	23.06
pond 6	174.5018	23.06
pond 6	174.7518	23.06
pond 6	175.0018	23.06
pond 6	175.2518	23.06
pond 6	175.5018	23.06
pond 6	175.7518	23.06
pond 6	176.0018	23.06
pond 6	176.2518	23.06
pond 6	176.5018	23.06
pond 6	176.7518	23.06
pond 6	177.0018	23.05
pond 6	177.2518	23.05
pond 6	177.5018	23.05
pond 6	177.7518	23.05
pond 6	178.0018	23.05
pond 6	178.2518	23.05
pond 6	178.5018	23.05
pond 6	178.7518	23.05
pond 6	179.0018	23.05
pond 6	179.2518	23.05
pond 6	179.5018	23.05
pond 6	179.7518	23.05
pond 6	180.0018	23.05
pond 6	180.2518	23.05
pond 6	180.5018	23.05
pond 6	180.7518	23.05
pond 6	181.0018	23.05
pond 6	181.2518	23.05
pond 6	181.5018	23.05
pond 6	181.7518	23.05
pond 6	182.0018	23.05
pond 6	182.2518	23.05
pond 6	182.5018	23.05
pond 6	182.7518	23.05
pond 6	183.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	183.2518	23.05
pond 6	183.5018	23.05
pond 6	183.7518	23.05
pond 6	184.0018	23.05
pond 6	184.2518	23.05
pond 6	184.5018	23.05
pond 6	184.7518	23.05
pond 6	185.0018	23.05
pond 6	185.2518	23.05
pond 6	185.5018	23.05
pond 6	185.7518	23.05
pond 6	186.0018	23.05
pond 6	186.2518	23.05
pond 6	186.5018	23.05
pond 6	186.7518	23.05
pond 6	187.0018	23.05
pond 6	187.2518	23.05
pond 6	187.5018	23.05
pond 6	187.7518	23.05
pond 6	188.0018	23.05
pond 6	188.2518	23.05
pond 6	188.5018	23.05
pond 6	188.7518	23.05
pond 6	189.0018	23.05
pond 6	189.2518	23.05
pond 6	189.5018	23.05
pond 6	189.7518	23.05
pond 6	190.0018	23.05
pond 6	190.2518	23.05
pond 6	190.5018	23.05
pond 6	190.7518	23.04
pond 6	191.0018	23.04
pond 6	191.2518	23.04
pond 6	191.5018	23.04
pond 6	191.7518	23.04
pond 6	192.0018	23.04
pond 6	192.2518	23.04
pond 6	192.5018	23.04
pond 6	192.7518	23.04
pond 6	193.0018	23.04
pond 6	193.2518	23.04
pond 6	193.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	193.7518	23.04
pond 6	194.0018	23.04
pond 6	194.2518	23.04
pond 6	194.5018	23.04
pond 6	194.7518	23.04
pond 6	195.0018	23.04
pond 6	195.2518	23.04
pond 6	195.5018	23.04
pond 6	195.7518	23.04
pond 6	196.0018	23.04
pond 6	196.2518	23.04
pond 6	196.5018	23.04
pond 6	196.7518	23.04
pond 6	197.0018	23.04
pond 6	197.2518	23.04
pond 6	197.5018	23.04
pond 6	197.7518	23.04
pond 6	198.0018	23.04
pond 6	198.2518	23.04
pond 6	198.5018	23.04
pond 6	198.7518	23.04
pond 6	199.0018	23.04
pond 6	199.2518	23.04
pond 6	199.5018	23.04
pond 6	199.7518	23.04
pond 6	200.0018	23.04
pond 6	200.2518	23.04
pond 6	200.5018	23.04
pond 6	200.7518	23.04
pond 6	201.0018	23.04
pond 6	201.2518	23.04
pond 6	201.5018	23.04
pond 6	201.7518	23.04
pond 6	202.0018	23.04
pond 6	202.2518	23.04
pond 6	202.5018	23.04
pond 6	202.7518	23.04
pond 6	203.0018	23.04
pond 6	203.2518	23.04
pond 6	203.5018	23.04
pond 6	203.7518	23.04
pond 6	204.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	204.2518	23.04
pond 6	204.5018	23.04
pond 6	204.7518	23.04
pond 6	205.0018	23.04
pond 6	205.2518	23.04
pond 6	205.5018	23.04
pond 6	205.7518	23.04
pond 6	206.0018	23.04
pond 6	206.2518	23.04
pond 6	206.5018	23.04
pond 6	206.7518	23.04
pond 6	207.0018	23.04
pond 6	207.2518	23.04
pond 6	207.5018	23.04
pond 6	207.7518	23.04
pond 6	208.0018	23.04
pond 6	208.2518	23.04
pond 6	208.5018	23.04
pond 6	208.7518	23.04
pond 6	209.0018	23.04
pond 6	209.2518	23.04
pond 6	209.5018	23.04
pond 6	209.7518	23.04
pond 6	210.0018	23.04
pond 6	210.2518	23.03
pond 6	210.5018	23.03
pond 6	210.7518	23.03
pond 6	211.0018	23.03
pond 6	211.2518	23.03
pond 6	211.5018	23.03
pond 6	211.7518	23.03
pond 6	212.0018	23.03
pond 6	212.2518	23.03
pond 6	212.5018	23.03
pond 6	212.7518	23.03
pond 6	213.0018	23.03
pond 6	213.2518	23.03
pond 6	213.5018	23.03
pond 6	213.7518	23.03
pond 6	214.0018	23.03
pond 6	214.2518	23.03
pond 6	214.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	214.7518	23.03
pond 6	215.0018	23.03
pond 6	215.2518	23.03
pond 6	215.5018	23.03
pond 6	215.7518	23.03
pond 6	216.0018	23.03
pond 6	216.2518	23.03
pond 6	216.5018	23.03
pond 6	216.7518	23.03
pond 6	217.0018	23.03
pond 6	217.2518	23.03
pond 6	217.5018	23.03
pond 6	217.7518	23.03
pond 6	218.0018	23.03
pond 6	218.2518	23.03
pond 6	218.5018	23.03
pond 6	218.7518	23.03
pond 6	219.0018	23.03
pond 6	219.2518	23.03
pond 6	219.5018	23.03
pond 6	219.7518	23.03
pond 6	220.0018	23.03
pond 6	220.2518	23.03
pond 6	220.5018	23.03
pond 6	220.7518	23.03
pond 6	221.0018	23.03
pond 6	221.2518	23.03
pond 6	221.5018	23.03
pond 6	221.7518	23.03
pond 6	222.0018	23.03
pond 6	222.2518	23.03
pond 6	222.5018	23.03
pond 6	222.7518	23.03
pond 6	223.0018	23.03
pond 6	223.2518	23.03
pond 6	223.5018	23.03
pond 6	223.7518	23.03
pond 6	224.0018	23.03
pond 6	224.2518	23.03
pond 6	224.5018	23.03
pond 6	224.7518	23.03
pond 6	225.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	225.2518	23.03
pond 6	225.5018	23.03
pond 6	225.7518	23.03
pond 6	226.0018	23.03
pond 6	226.2518	23.03
pond 6	226.5018	23.03
pond 6	226.7518	23.03
pond 6	227.0018	23.03
pond 6	227.2518	23.03
pond 6	227.5018	23.03
pond 6	227.7518	23.03
pond 6	228.0018	23.03
pond 6	228.2518	23.03
pond 6	228.5018	23.03
pond 6	228.7518	23.03
pond 6	229.0018	23.03
pond 6	229.2518	23.03
pond 6	229.5018	23.03
pond 6	229.7518	23.03
pond 6	230.0018	23.03
pond 6	230.2518	23.03
pond 6	230.5018	23.03
pond 6	230.7518	23.03
pond 6	231.0018	23.03
pond 6	231.2518	23.03
pond 6	231.5018	23.03
pond 6	231.7518	23.03
pond 6	232.0018	23.03
pond 6	232.2518	23.03
pond 6	232.5018	23.03
pond 6	232.7518	23.03
pond 6	233.0018	23.03
pond 6	233.2518	23.03
pond 6	233.5018	23.03
pond 6	233.7518	23.03
pond 6	234.0018	23.03
pond 6	234.2518	23.03
pond 6	234.5018	23.03
pond 6	234.7518	23.03
pond 6	235.0018	23.03
pond 6	235.2518	23.03
pond 6	235.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	235.7518	23.03
pond 6	236.0018	23.03
pond 6	236.2518	23.03
pond 6	236.5018	23.03
pond 6	236.7518	23.03
pond 6	237.0018	23.03
pond 6	237.2518	23.03
pond 6	237.5018	23.03
pond 6	237.7518	23.03
pond 6	238.0018	23.03
pond 6	238.2518	23.03
pond 6	238.5018	23.03
pond 6	238.7518	23.03
pond 6	239.0018	23.03
pond 6	239.2518	23.03
pond 6	239.5018	23.03
pond 6	239.7518	23.03
pond 6	240.0018	23.03
pond 6	240.2518	23.03
pond 6	240.5018	23.03
pond 6	240.7518	23.03
pond 6	241.0018	23.02
pond 6	241.2518	23.02
pond 6	241.5018	23.02
pond 6	241.7518	23.02
pond 6	242.0018	23.02
pond 6	242.2518	23.02
pond 6	242.5018	23.02
pond 6	242.7518	23.02
pond 6	243.0018	23.02
pond 6	243.2518	23.02
pond 6	243.5018	23.02
pond 6	243.7518	23.02
pond 6	244.0018	23.02
pond 6	244.2518	23.02
pond 6	244.5018	23.02
pond 6	244.7518	23.02
pond 6	245.0018	23.02
pond 6	245.2518	23.02
pond 6	245.5018	23.02
pond 6	245.7518	23.02
pond 6	246.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	246.2518	23.02
pond 6	246.5018	23.02
pond 6	246.7518	23.02
pond 6	247.0018	23.02
pond 6	247.2518	23.02
pond 6	247.5018	23.02
pond 6	247.7518	23.02
pond 6	248.0018	23.02
pond 6	248.2518	23.02
pond 6	248.5018	23.02
pond 6	248.7518	23.02
pond 6	249.0018	23.02
pond 6	249.2518	23.02
pond 6	249.5018	23.02
pond 6	249.7518	23.02
pond 6	250.0018	23.02
pond 6	250.2518	23.02
pond 6	250.5018	23.02
pond 6	250.7518	23.02
pond 6	251.0018	23.02
pond 6	251.2518	23.02
pond 6	251.5018	23.02
pond 6	251.7518	23.02
pond 6	252.0018	23.02
pond 6	252.2518	23.02
pond 6	252.5018	23.02
pond 6	252.7518	23.02
pond 6	253.0018	23.02
pond 6	253.2518	23.02
pond 6	253.5018	23.02
pond 6	253.7518	23.02
pond 6	254.0018	23.02
pond 6	254.2518	23.02
pond 6	254.5018	23.02
pond 6	254.7518	23.02
pond 6	255.0018	23.02
pond 6	255.2518	23.02
pond 6	255.5018	23.02
pond 6	255.7518	23.02
pond 6	256.0018	23.02
pond 6	256.2518	23.02
pond 6	256.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	256.7518	23.02
pond 6	257.0018	23.02
pond 6	257.2518	23.02
pond 6	257.5018	23.02
pond 6	257.7518	23.02
pond 6	258.0018	23.02
pond 6	258.2518	23.02
pond 6	258.5018	23.02
pond 6	258.7518	23.02
pond 6	259.0018	23.02
pond 6	259.2518	23.02
pond 6	259.5018	23.02
pond 6	259.7518	23.02
pond 6	260.0018	23.02
pond 6	260.2518	23.02
pond 6	260.5018	23.02
pond 6	260.7518	23.02
pond 6	261.0018	23.02
pond 6	261.2518	23.02
pond 6	261.5018	23.02
pond 6	261.7518	23.02
pond 6	262.0018	23.02
pond 6	262.2518	23.02
pond 6	262.5018	23.02
pond 6	262.7518	23.02
pond 6	263.0018	23.02
pond 6	263.2518	23.02
pond 6	263.5018	23.02
pond 6	263.7518	23.02
pond 6	264.0018	23.02
pond 6	264.2518	23.02
pond 6	264.5018	23.02
pond 6	264.7518	23.02
pond 6	265.0018	23.02
pond 6	265.2518	23.02
pond 6	265.5018	23.02
pond 6	265.7518	23.02
pond 6	266.0018	23.02
pond 6	266.2518	23.02
pond 6	266.5018	23.02
pond 6	266.7518	23.02
pond 6	267.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	267.2518	23.02
pond 6	267.5018	23.02
pond 6	267.7518	23.02
pond 6	268.0018	23.02
pond 6	268.2518	23.02
pond 6	268.5018	23.02
pond 6	268.7518	23.02
pond 6	269.0018	23.02
pond 6	269.2518	23.02
pond 6	269.5018	23.02
pond 6	269.7518	23.02
pond 6	270.0018	23.02
pond 6	270.2518	23.02
pond 6	270.5018	23.02
pond 6	270.7518	23.02
pond 6	271.0018	23.02
pond 6	271.2518	23.02
pond 6	271.5018	23.02
pond 6	271.7518	23.02
pond 6	272.0018	23.02
pond 6	272.2518	23.02
pond 6	272.5018	23.02
pond 6	272.7518	23.02
pond 6	273.0018	23.02
pond 6	273.2518	23.02
pond 6	273.5018	23.02
pond 6	273.7518	23.02
pond 6	274.0018	23.02
pond 6	274.2518	23.02
pond 6	274.5018	23.02
pond 6	274.7518	23.02
pond 6	275.0018	23.02
pond 6	275.2518	23.02
pond 6	275.5018	23.02
pond 6	275.7518	23.02
pond 6	276.0018	23.02
pond 6	276.2518	23.02
pond 6	276.5018	23.02
pond 6	276.7518	23.02
pond 6	277.0018	23.02
pond 6	277.2518	23.02
pond 6	277.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	277.7518	23.02
pond 6	278.0018	23.02
pond 6	278.2518	23.02
pond 6	278.5018	23.02
pond 6	278.7518	23.02
pond 6	279.0018	23.02
pond 6	279.2518	23.02
pond 6	279.5018	23.02
pond 6	279.7518	23.02
pond 6	280.0018	23.02
pond 6	280.2518	23.02
pond 6	280.5018	23.02
pond 6	280.7518	23.02
pond 6	281.0018	23.02
pond 6	281.2518	23.02
pond 6	281.5018	23.02
pond 6	281.7518	23.02
pond 6	282.0018	23.02
pond 6	282.2518	23.02
pond 6	282.5018	23.02
pond 6	282.7518	23.02
pond 6	283.0018	23.02
pond 6	283.2518	23.02
pond 6	283.5018	23.02
pond 6	283.7518	23.02
pond 6	284.0018	23.02
pond 6	284.2518	23.02
pond 6	284.5018	23.02
pond 6	284.7518	23.02
pond 6	285.0018	23.02
pond 6	285.2518	23.02
pond 6	285.5018	23.02
pond 6	285.7518	23.02
pond 6	286.0018	23.02
pond 6	286.2518	23.02
pond 6	286.5018	23.02
pond 6	286.7518	23.02
pond 6	287.0018	23.02
pond 6	287.2518	23.02
pond 6	287.5018	23.02
pond 6	287.7518	23.02
pond 6	288.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	288.2518	23.02
pond 6	288.5018	23.02
pond 6	288.7518	23.02
pond 6	289.0018	23.02
pond 6	289.2518	23.02
pond 6	289.5018	23.02
pond 6	289.7518	23.02
pond 6	290.0018	23.02
pond 6	290.2518	23.02
pond 6	290.5018	23.02
pond 6	290.7518	23.02
pond 6	291.0018	23.02
pond 6	291.2518	23.02
pond 6	291.5018	23.02
pond 6	291.7518	23.02
pond 6	292.0018	23.02
pond 6	292.2518	23.02
pond 6	292.5018	23.02
pond 6	292.7518	23.02
pond 6	293.0018	23.02
pond 6	293.2518	23.02
pond 6	293.5018	23.02
pond 6	293.7518	23.02
pond 6	294.0018	23.02
pond 6	294.2518	23.02
pond 6	294.5018	23.02
pond 6	294.7518	23.02
pond 6	295.0018	23.02
pond 6	295.2518	23.02
pond 6	295.5018	23.02
pond 6	295.7518	23.02
pond 6	296.0018	23.02
pond 6	296.2518	23.02
pond 6	296.5018	23.02
pond 6	296.7518	23.02
pond 6	297.0018	23.02
pond 6	297.2518	23.02
pond 6	297.5018	23.02
pond 6	297.7518	23.02
pond 6	298.0018	23.02
pond 6	298.2518	23.02
pond 6	298.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	298.7518	23.02
pond 6	299.0018	23.02
pond 6	299.2518	23.02
pond 6	299.5018	23.02
pond 6	299.7518	23.02
pond 6	300.0018	23.02
pond 6	300.2518	23.02
pond 6	300.5018	23.02
pond 6	300.7518	23.01
pond 6	301.0018	23.01
pond 6	301.2518	23.01
pond 6	301.5018	23.01
pond 6	301.7518	23.01
pond 6	302.0018	23.01
pond 6	302.2518	23.01
pond 6	302.5018	23.01
pond 6	302.7518	23.01
pond 6	303.0018	23.01
pond 6	303.2518	23.01
pond 6	303.5018	23.01
pond 6	303.7518	23.01
pond 6	304.0018	23.01
pond 6	304.2518	23.01
pond 6	304.5018	23.01
pond 6	304.7518	23.01
pond 6	305.0018	23.01
pond 6	305.2518	23.01
pond 6	305.5018	23.01
pond 6	305.7518	23.01
pond 6	306.0018	23.01
pond 6	306.2518	23.01
pond 6	306.5018	23.01
pond 6	306.7518	23.01
pond 6	307.0018	23.01
pond 6	307.2518	23.01
pond 6	307.5018	23.01
pond 6	307.7518	23.01
pond 6	308.0018	23.01
pond 6	308.2518	23.01
pond 6	308.5018	23.01
pond 6	308.7518	23.01
pond 6	309.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	309.2518	23.01
pond 6	309.5018	23.01
pond 6	309.7518	23.01
pond 6	310.0018	23.01
pond 6	310.2518	23.01
pond 6	310.5018	23.01
pond 6	310.7518	23.01
pond 6	311.0018	23.01
pond 6	311.2518	23.01
pond 6	311.5018	23.01
pond 6	311.7518	23.01
pond 6	312.0018	23.01
pond 6	312.2518	23.01
pond 6	312.5018	23.01
pond 6	312.7518	23.01
pond 6	313.0018	23.01
pond 6	313.2518	23.01
pond 6	313.5018	23.01
pond 6	313.7518	23.01
pond 6	314.0018	23.01
pond 6	314.2518	23.01
pond 6	314.5018	23.01
pond 6	314.7518	23.01
pond 6	315.0018	23.01
pond 6	315.2518	23.01
pond 6	315.5018	23.01
pond 6	315.7518	23.01
pond 6	316.0018	23.01
pond 6	316.2518	23.01
pond 6	316.5018	23.01
pond 6	316.7518	23.01
pond 6	317.0018	23.01
pond 6	317.2518	23.01
pond 6	317.5018	23.01
pond 6	317.7518	23.01
pond 6	318.0018	23.01
pond 6	318.2518	23.01
pond 6	318.5018	23.01
pond 6	318.7518	23.01
pond 6	319.0018	23.01
pond 6	319.2518	23.01
pond 6	319.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	319.7518	23.01
pond 6	320.0018	23.01
pond 6	320.2518	23.01
pond 6	320.5018	23.01
pond 6	320.7518	23.01
pond 6	321.0018	23.01
pond 6	321.2518	23.01
pond 6	321.5018	23.01
pond 6	321.7518	23.01
pond 6	322.0018	23.01
pond 6	322.2518	23.01
pond 6	322.5018	23.01
pond 6	322.7518	23.01
pond 6	323.0018	23.01
pond 6	323.2518	23.01
pond 6	323.5018	23.01
pond 6	323.7518	23.01
pond 6	324.0018	23.01
pond 6	324.2518	23.01
pond 6	324.5018	23.01
pond 6	324.7518	23.01
pond 6	325.0018	23.01
pond 6	325.2518	23.01
pond 6	325.5018	23.01
pond 6	325.7518	23.01
pond 6	326.0018	23.01
pond 6	326.2518	23.01
pond 6	326.5018	23.01
pond 6	326.7518	23.01
pond 6	327.0018	23.01
pond 6	327.2518	23.01
pond 6	327.5018	23.01
pond 6	327.7518	23.01
pond 6	328.0018	23.01
pond 6	328.2518	23.01
pond 6	328.5018	23.01
pond 6	328.7518	23.01
pond 6	329.0018	23.01
pond 6	329.2518	23.01
pond 6	329.5018	23.01
pond 6	329.7518	23.01
pond 6	330.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	330.2518	23.01
pond 6	330.5018	23.01
pond 6	330.7518	23.01
pond 6	331.0018	23.01
pond 6	331.2518	23.01
pond 6	331.5018	23.01
pond 6	331.7518	23.01
pond 6	332.0018	23.01
pond 6	332.2518	23.01
pond 6	332.5018	23.01
pond 6	332.7518	23.01
pond 6	333.0018	23.01
pond 6	333.2518	23.01
pond 6	333.5018	23.01
pond 6	333.7518	23.01
pond 6	334.0018	23.01
pond 6	334.2518	23.01
pond 6	334.5018	23.01
pond 6	334.7518	23.01
pond 6	335.0018	23.01
pond 6	335.2518	23.01
pond 6	335.5018	23.01
pond 6	335.7518	23.01
pond 6	336.0018	23.01
pond 6	336.2518	23.01
pond 6	336.5018	23.01
pond 6	336.7518	23.01
pond 6	337.0018	23.01
pond 6	337.2518	23.01
pond 6	337.5018	23.01
pond 6	337.7518	23.01
pond 6	338.0018	23.01
pond 6	338.2518	23.01
pond 6	338.5018	23.01
pond 6	338.7518	23.01
pond 6	339.0018	23.01
pond 6	339.2518	23.01
pond 6	339.5018	23.01
pond 6	339.7518	23.01
pond 6	340.0018	23.01
pond 6	340.2518	23.01
pond 6	340.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	340.7518	23.01
pond 6	341.0018	23.01
pond 6	341.2518	23.01
pond 6	341.5018	23.01
pond 6	341.7518	23.01
pond 6	342.0018	23.01
pond 6	342.2518	23.01
pond 6	342.5018	23.01
pond 6	342.7518	23.01
pond 6	343.0018	23.01
pond 6	343.2518	23.01
pond 6	343.5018	23.01
pond 6	343.7518	23.01
pond 6	344.0018	23.01
pond 6	344.2518	23.01
pond 6	344.5018	23.01
pond 6	344.7518	23.01
pond 6	345.0018	23.01
pond 6	345.2518	23.01
pond 6	345.5018	23.01
pond 6	345.7518	23.01
pond 6	346.0018	23.01
pond 6	346.2518	23.01
pond 6	346.5018	23.01
pond 6	346.7518	23.01
pond 6	347.0018	23.01
pond 6	347.2518	23.01
pond 6	347.5018	23.01
pond 6	347.7518	23.01
pond 6	348.0018	23.01
pond 6	348.2518	23.01
pond 6	348.5018	23.01
pond 6	348.7518	23.01
pond 6	349.0018	23.01
pond 6	349.2518	23.01
pond 6	349.5018	23.01
pond 6	349.7518	23.01
pond 6	350.0018	23.01
pond 6	350.2518	23.01
pond 6	350.5018	23.01
pond 6	350.7518	23.01
pond 6	351.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	351.2518	23.01
pond 6	351.5018	23.01
pond 6	351.7518	23.01
pond 6	352.0018	23.01
pond 6	352.2518	23.01
pond 6	352.5018	23.01
pond 6	352.7518	23.01
pond 6	353.0018	23.01
pond 6	353.2518	23.01
pond 6	353.5018	23.01
pond 6	353.7518	23.01
pond 6	354.0018	23.01
pond 6	354.2518	23.01
pond 6	354.5018	23.01
pond 6	354.7518	23.01
pond 6	355.0018	23.01
pond 6	355.2518	23.01
pond 6	355.5018	23.01
pond 6	355.7518	23.01
pond 6	356.0018	23.01
pond 6	356.2518	23.01
pond 6	356.5018	23.01
pond 6	356.7518	23.01
pond 6	357.0018	23.01
pond 6	357.2518	23.01
pond 6	357.5018	23.01
pond 6	357.7518	23.01
pond 6	358.0018	23.01
pond 6	358.2518	23.01
pond 6	358.5018	23.01
pond 6	358.7518	23.01
pond 6	359.0018	23.01
pond 6	359.2518	23.01
pond 6	359.5018	23.01
pond 6	359.7518	23.01
pond 6	360.0018	23.01
pond 7	0.0000	23.00
pond 7	0.2511	23.00
pond 7	0.5050	23.00
pond 7	0.7527	23.00
pond 7	1.0027	23.00
pond 7	1.2527	23.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	1.5027	23.00
pond 7	1.7527	23.00
pond 7	2.0027	23.00
pond 7	2.2527	23.00
pond 7	2.5027	23.00
pond 7	2.7527	23.00
pond 7	3.0027	23.00
pond 7	3.2527	23.00
pond 7	3.5027	23.00
pond 7	3.7527	23.01
pond 7	4.0027	23.01
pond 7	4.2527	23.01
pond 7	4.5027	23.01
pond 7	4.7527	23.02
pond 7	5.0027	23.02
pond 7	5.2527	23.02
pond 7	5.5027	23.03
pond 7	5.7527	23.03
pond 7	6.0027	23.04
pond 7	6.2527	23.04
pond 7	6.5027	23.05
pond 7	6.7527	23.05
pond 7	7.0027	23.06
pond 7	7.2527	23.07
pond 7	7.5027	23.07
pond 7	7.7527	23.08
pond 7	8.0027	23.09
pond 7	8.2525	23.10
pond 7	8.5002	23.10
pond 7	8.7503	23.12
pond 7	9.0005	23.13
pond 7	9.2502	23.14
pond 7	9.5010	23.15
pond 7	9.7513	23.16
pond 7	10.0022	23.18
pond 7	10.2518	23.19
pond 7	10.5023	23.21
pond 7	10.7511	23.24
pond 7	11.0001	23.27
pond 7	11.2504	23.30
pond 7	11.5009	23.35
pond 7	11.7501	23.46

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	12.0001	23.84
pond 7	12.2503	24.37
pond 7	12.5001	24.52
pond 7	12.7507	24.58
pond 7	13.0012	24.61
pond 7	13.2516	24.64
pond 7	13.5004	24.65
pond 7	13.7518	24.66
pond 7	14.0030	24.67
pond 7	14.2534	24.67
pond 7	14.5037	24.67
pond 7	14.7521	24.66
pond 7	15.0035	24.66
pond 7	15.2518	24.66
pond 7	15.5018	24.65
pond 7	15.7518	24.65
pond 7	16.0018	24.64
pond 7	16.2518	24.64
pond 7	16.5018	24.64
pond 7	16.7518	24.64
pond 7	17.0018	24.64
pond 7	17.2518	24.64
pond 7	17.5018	24.64
pond 7	17.7518	24.64
pond 7	18.0018	24.64
pond 7	18.2518	24.64
pond 7	18.5018	24.64
pond 7	18.7518	24.64
pond 7	19.0018	24.63
pond 7	19.2518	24.63
pond 7	19.5018	24.63
pond 7	19.7518	24.63
pond 7	20.0018	24.63
pond 7	20.2518	24.63
pond 7	20.5018	24.62
pond 7	20.7518	24.62
pond 7	21.0018	24.62
pond 7	21.2518	24.62
pond 7	21.5018	24.61
pond 7	21.7518	24.61
pond 7	22.0018	24.61
pond 7	22.2518	24.61

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	22.5018	24.61
pond 7	22.7518	24.60
pond 7	23.0018	24.60
pond 7	23.2518	24.60
pond 7	23.5018	24.60
pond 7	23.7518	24.60
pond 7	24.0018	24.59
pond 7	24.2518	24.59
pond 7	24.5018	24.58
pond 7	24.7518	24.57
pond 7	25.0018	24.56
pond 7	25.2518	24.55
pond 7	25.5018	24.55
pond 7	25.7518	24.54
pond 7	26.0018	24.53
pond 7	26.2518	24.52
pond 7	26.5018	24.52
pond 7	26.7518	24.51
pond 7	27.0018	24.50
pond 7	27.2518	24.49
pond 7	27.5018	24.49
pond 7	27.7518	24.48
pond 7	28.0018	24.47
pond 7	28.2518	24.47
pond 7	28.5018	24.46
pond 7	28.7518	24.45
pond 7	29.0018	24.45
pond 7	29.2518	24.44
pond 7	29.5018	24.43
pond 7	29.7518	24.43
pond 7	30.0018	24.42
pond 7	30.2518	24.41
pond 7	30.5018	24.41
pond 7	30.7518	24.40
pond 7	31.0018	24.39
pond 7	31.2518	24.39
pond 7	31.5018	24.38
pond 7	31.7518	24.37
pond 7	32.0018	24.37
pond 7	32.2518	24.36
pond 7	32.5018	24.36
pond 7	32.7518	24.35

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	33.0018	24.34
pond 7	33.2518	24.34
pond 7	33.5018	24.33
pond 7	33.7518	24.33
pond 7	34.0018	24.32
pond 7	34.2518	24.31
pond 7	34.5018	24.31
pond 7	34.7518	24.30
pond 7	35.0018	24.30
pond 7	35.2518	24.29
pond 7	35.5018	24.28
pond 7	35.7518	24.28
pond 7	36.0018	24.27
pond 7	36.2518	24.27
pond 7	36.5018	24.26
pond 7	36.7518	24.26
pond 7	37.0018	24.25
pond 7	37.2518	24.24
pond 7	37.5018	24.24
pond 7	37.7518	24.23
pond 7	38.0018	24.23
pond 7	38.2518	24.22
pond 7	38.5018	24.22
pond 7	38.7518	24.21
pond 7	39.0018	24.21
pond 7	39.2518	24.20
pond 7	39.5018	24.19
pond 7	39.7518	24.19
pond 7	40.0018	24.18
pond 7	40.2518	24.18
pond 7	40.5018	24.17
pond 7	40.7518	24.17
pond 7	41.0018	24.16
pond 7	41.2518	24.16
pond 7	41.5018	24.15
pond 7	41.7518	24.15
pond 7	42.0018	24.14
pond 7	42.2518	24.14
pond 7	42.5018	24.13
pond 7	42.7518	24.13
pond 7	43.0018	24.12
pond 7	43.2518	24.12

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	43.5018	24.11
pond 7	43.7518	24.11
pond 7	44.0018	24.10
pond 7	44.2518	24.10
pond 7	44.5018	24.09
pond 7	44.7518	24.09
pond 7	45.0018	24.08
pond 7	45.2518	24.08
pond 7	45.5018	24.07
pond 7	45.7518	24.07
pond 7	46.0018	24.06
pond 7	46.2518	24.06
pond 7	46.5018	24.05
pond 7	46.7518	24.05
pond 7	47.0018	24.04
pond 7	47.2518	24.04
pond 7	47.5018	24.03
pond 7	47.7518	24.03
pond 7	48.0018	24.02
pond 7	48.2518	24.02
pond 7	48.5018	24.01
pond 7	48.7518	24.01
pond 7	49.0018	24.00
pond 7	49.2518	24.00
pond 7	49.5018	23.99
pond 7	49.7518	23.99
pond 7	50.0018	23.99
pond 7	50.2518	23.98
pond 7	50.5018	23.98
pond 7	50.7518	23.97
pond 7	51.0018	23.97
pond 7	51.2518	23.96
pond 7	51.5018	23.96
pond 7	51.7518	23.95
pond 7	52.0018	23.95
pond 7	52.2518	23.94
pond 7	52.5018	23.94
pond 7	52.7518	23.94
pond 7	53.0018	23.93
pond 7	53.2518	23.93
pond 7	53.5018	23.92
pond 7	53.7518	23.92

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	54.0018	23.91
pond 7	54.2518	23.91
pond 7	54.5018	23.90
pond 7	54.7518	23.90
pond 7	55.0018	23.90
pond 7	55.2518	23.89
pond 7	55.5018	23.89
pond 7	55.7518	23.88
pond 7	56.0018	23.88
pond 7	56.2518	23.87
pond 7	56.5018	23.87
pond 7	56.7518	23.86
pond 7	57.0018	23.86
pond 7	57.2518	23.86
pond 7	57.5018	23.85
pond 7	57.7518	23.85
pond 7	58.0018	23.84
pond 7	58.2518	23.84
pond 7	58.5018	23.84
pond 7	58.7518	23.83
pond 7	59.0018	23.83
pond 7	59.2518	23.82
pond 7	59.5018	23.82
pond 7	59.7518	23.81
pond 7	60.0018	23.81
pond 7	60.2518	23.81
pond 7	60.5018	23.80
pond 7	60.7518	23.80
pond 7	61.0018	23.79
pond 7	61.2518	23.79
pond 7	61.5018	23.79
pond 7	61.7518	23.78
pond 7	62.0018	23.78
pond 7	62.2518	23.77
pond 7	62.5018	23.77
pond 7	62.7518	23.77
pond 7	63.0018	23.76
pond 7	63.2518	23.76
pond 7	63.5018	23.75
pond 7	63.7518	23.75
pond 7	64.0018	23.75
pond 7	64.2518	23.74

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	64.5018	23.74
pond 7	64.7518	23.73
pond 7	65.0018	23.73
pond 7	65.2518	23.73
pond 7	65.5018	23.72
pond 7	65.7518	23.72
pond 7	66.0018	23.72
pond 7	66.2518	23.71
pond 7	66.5018	23.71
pond 7	66.7518	23.70
pond 7	67.0018	23.70
pond 7	67.2518	23.70
pond 7	67.5018	23.69
pond 7	67.7518	23.69
pond 7	68.0018	23.69
pond 7	68.2518	23.68
pond 7	68.5018	23.68
pond 7	68.7518	23.67
pond 7	69.0018	23.67
pond 7	69.2518	23.67
pond 7	69.5018	23.66
pond 7	69.7518	23.66
pond 7	70.0018	23.66
pond 7	70.2518	23.65
pond 7	70.5018	23.65
pond 7	70.7518	23.65
pond 7	71.0018	23.64
pond 7	71.2518	23.64
pond 7	71.5018	23.64
pond 7	71.7518	23.63
pond 7	72.0018	23.63
pond 7	72.2518	23.62
pond 7	72.5018	23.62
pond 7	72.7518	23.62
pond 7	73.0018	23.61
pond 7	73.2518	23.61
pond 7	73.5018	23.61
pond 7	73.7518	23.60
pond 7	74.0018	23.60
pond 7	74.2518	23.60
pond 7	74.5018	23.59
pond 7	74.7518	23.59

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	75.0018	23.59
pond 7	75.2518	23.58
pond 7	75.5018	23.58
pond 7	75.7518	23.58
pond 7	76.0018	23.57
pond 7	76.2518	23.57
pond 7	76.5018	23.57
pond 7	76.7518	23.56
pond 7	77.0018	23.56
pond 7	77.2518	23.56
pond 7	77.5018	23.55
pond 7	77.7518	23.55
pond 7	78.0018	23.55
pond 7	78.2518	23.54
pond 7	78.5018	23.54
pond 7	78.7518	23.54
pond 7	79.0018	23.53
pond 7	79.2518	23.53
pond 7	79.5018	23.53
pond 7	79.7518	23.53
pond 7	80.0018	23.52
pond 7	80.2518	23.52
pond 7	80.5018	23.52
pond 7	80.7518	23.51
pond 7	81.0018	23.51
pond 7	81.2518	23.51
pond 7	81.5018	23.50
pond 7	81.7518	23.50
pond 7	82.0018	23.50
pond 7	82.2518	23.49
pond 7	82.5018	23.49
pond 7	82.7518	23.49
pond 7	83.0018	23.48
pond 7	83.2518	23.48
pond 7	83.5018	23.48
pond 7	83.7518	23.47
pond 7	84.0018	23.47
pond 7	84.2518	23.47
pond 7	84.5018	23.47
pond 7	84.7518	23.46
pond 7	85.0018	23.46
pond 7	85.2518	23.46

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	85.5018	23.45
pond 7	85.7518	23.45
pond 7	86.0018	23.45
pond 7	86.2518	23.44
pond 7	86.5018	23.44
pond 7	86.7518	23.44
pond 7	87.0018	23.44
pond 7	87.2518	23.43
pond 7	87.5018	23.43
pond 7	87.7518	23.43
pond 7	88.0018	23.43
pond 7	88.2518	23.42
pond 7	88.5018	23.42
pond 7	88.7518	23.42
pond 7	89.0018	23.41
pond 7	89.2518	23.41
pond 7	89.5018	23.41
pond 7	89.7518	23.41
pond 7	90.0018	23.40
pond 7	90.2518	23.40
pond 7	90.5018	23.40
pond 7	90.7518	23.40
pond 7	91.0018	23.39
pond 7	91.2518	23.39
pond 7	91.5018	23.39
pond 7	91.7518	23.39
pond 7	92.0018	23.38
pond 7	92.2518	23.38
pond 7	92.5018	23.38
pond 7	92.7518	23.38
pond 7	93.0018	23.37
pond 7	93.2518	23.37
pond 7	93.5018	23.37
pond 7	93.7518	23.37
pond 7	94.0018	23.36
pond 7	94.2518	23.36
pond 7	94.5018	23.36
pond 7	94.7518	23.36
pond 7	95.0018	23.35
pond 7	95.2518	23.35
pond 7	95.5018	23.35
pond 7	95.7518	23.35

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	96.0018	23.34
pond 7	96.2518	23.34
pond 7	96.5018	23.34
pond 7	96.7518	23.34
pond 7	97.0018	23.34
pond 7	97.2518	23.33
pond 7	97.5018	23.33
pond 7	97.7518	23.33
pond 7	98.0018	23.33
pond 7	98.2518	23.32
pond 7	98.5018	23.32
pond 7	98.7518	23.32
pond 7	99.0018	23.32
pond 7	99.2518	23.32
pond 7	99.5018	23.31
pond 7	99.7518	23.31
pond 7	100.0018	23.31
pond 7	100.2518	23.31
pond 7	100.5018	23.30
pond 7	100.7518	23.30
pond 7	101.0018	23.30
pond 7	101.2518	23.30
pond 7	101.5018	23.30
pond 7	101.7518	23.29
pond 7	102.0018	23.29
pond 7	102.2518	23.29
pond 7	102.5018	23.29
pond 7	102.7518	23.29
pond 7	103.0018	23.28
pond 7	103.2518	23.28
pond 7	103.5018	23.28
pond 7	103.7518	23.28
pond 7	104.0018	23.28
pond 7	104.2518	23.27
pond 7	104.5018	23.27
pond 7	104.7518	23.27
pond 7	105.0018	23.27
pond 7	105.2518	23.27
pond 7	105.5018	23.26
pond 7	105.7518	23.26
pond 7	106.0018	23.26
pond 7	106.2518	23.26

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	106.5018	23.26
pond 7	106.7518	23.25
pond 7	107.0018	23.25
pond 7	107.2518	23.25
pond 7	107.5018	23.25
pond 7	107.7518	23.25
pond 7	108.0018	23.24
pond 7	108.2518	23.24
pond 7	108.5018	23.24
pond 7	108.7518	23.24
pond 7	109.0018	23.24
pond 7	109.2518	23.24
pond 7	109.5018	23.23
pond 7	109.7518	23.23
pond 7	110.0018	23.23
pond 7	110.2518	23.23
pond 7	110.5018	23.23
pond 7	110.7518	23.23
pond 7	111.0018	23.22
pond 7	111.2518	23.22
pond 7	111.5018	23.22
pond 7	111.7518	23.22
pond 7	112.0018	23.22
pond 7	112.2518	23.22
pond 7	112.5018	23.21
pond 7	112.7518	23.21
pond 7	113.0018	23.21
pond 7	113.2518	23.21
pond 7	113.5018	23.21
pond 7	113.7518	23.21
pond 7	114.0018	23.20
pond 7	114.2518	23.20
pond 7	114.5018	23.20
pond 7	114.7518	23.20
pond 7	115.0018	23.20
pond 7	115.2518	23.20
pond 7	115.5018	23.20
pond 7	115.7518	23.19
pond 7	116.0018	23.19
pond 7	116.2518	23.19
pond 7	116.5018	23.19
pond 7	116.7518	23.19

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	117.0018	23.19
pond 7	117.2518	23.19
pond 7	117.5018	23.19
pond 7	117.7518	23.18
pond 7	118.0018	23.18
pond 7	118.2518	23.18
pond 7	118.5018	23.18
pond 7	118.7518	23.18
pond 7	119.0018	23.18
pond 7	119.2518	23.18
pond 7	119.5018	23.18
pond 7	119.7518	23.17
pond 7	120.0018	23.17
pond 7	120.2518	23.17
pond 7	120.5018	23.17
pond 7	120.7518	23.17
pond 7	121.0018	23.17
pond 7	121.2518	23.17
pond 7	121.5018	23.17
pond 7	121.7518	23.17
pond 7	122.0018	23.16
pond 7	122.2518	23.16
pond 7	122.5018	23.16
pond 7	122.7518	23.16
pond 7	123.0018	23.16
pond 7	123.2518	23.16
pond 7	123.5018	23.16
pond 7	123.7518	23.16
pond 7	124.0018	23.16
pond 7	124.2518	23.16
pond 7	124.5018	23.15
pond 7	124.7518	23.15
pond 7	125.0018	23.15
pond 7	125.2518	23.15
pond 7	125.5018	23.15
pond 7	125.7518	23.15
pond 7	126.0018	23.15
pond 7	126.2518	23.15
pond 7	126.5018	23.15
pond 7	126.7518	23.15
pond 7	127.0018	23.14
pond 7	127.2518	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	127.5018	23.14
pond 7	127.7518	23.14
pond 7	128.0018	23.14
pond 7	128.2518	23.14
pond 7	128.5018	23.14
pond 7	128.7518	23.14
pond 7	129.0018	23.14
pond 7	129.2518	23.14
pond 7	129.5018	23.14
pond 7	129.7518	23.13
pond 7	130.0018	23.13
pond 7	130.2518	23.13
pond 7	130.5018	23.13
pond 7	130.7518	23.13
pond 7	131.0018	23.13
pond 7	131.2518	23.13
pond 7	131.5018	23.13
pond 7	131.7518	23.13
pond 7	132.0018	23.13
pond 7	132.2518	23.13
pond 7	132.5018	23.13
pond 7	132.7518	23.13
pond 7	133.0018	23.12
pond 7	133.2518	23.12
pond 7	133.5018	23.12
pond 7	133.7518	23.12
pond 7	134.0018	23.12
pond 7	134.2518	23.12
pond 7	134.5018	23.12
pond 7	134.7518	23.12
pond 7	135.0018	23.12
pond 7	135.2518	23.12
pond 7	135.5018	23.12
pond 7	135.7518	23.12
pond 7	136.0018	23.12
pond 7	136.2518	23.12
pond 7	136.5018	23.11
pond 7	136.7518	23.11
pond 7	137.0018	23.11
pond 7	137.2518	23.11
pond 7	137.5018	23.11
pond 7	137.7518	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	138.0018	23.11
pond 7	138.2518	23.11
pond 7	138.5018	23.11
pond 7	138.7518	23.11
pond 7	139.0018	23.11
pond 7	139.2518	23.11
pond 7	139.5018	23.11
pond 7	139.7518	23.11
pond 7	140.0018	23.11
pond 7	140.2518	23.10
pond 7	140.5018	23.10
pond 7	140.7518	23.10
pond 7	141.0018	23.10
pond 7	141.2518	23.10
pond 7	141.5018	23.10
pond 7	141.7518	23.10
pond 7	142.0018	23.10
pond 7	142.2518	23.10
pond 7	142.5018	23.10
pond 7	142.7518	23.10
pond 7	143.0018	23.10
pond 7	143.2518	23.10
pond 7	143.5018	23.10
pond 7	143.7518	23.10
pond 7	144.0018	23.10
pond 7	144.2518	23.10
pond 7	144.5018	23.10
pond 7	144.7518	23.10
pond 7	145.0018	23.09
pond 7	145.2518	23.09
pond 7	145.5018	23.09
pond 7	145.7518	23.09
pond 7	146.0018	23.09
pond 7	146.2518	23.09
pond 7	146.5018	23.09
pond 7	146.7518	23.09
pond 7	147.0018	23.09
pond 7	147.2518	23.09
pond 7	147.5018	23.09
pond 7	147.7518	23.09
pond 7	148.0018	23.09
pond 7	148.2518	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	148.5018	23.09
pond 7	148.7518	23.09
pond 7	149.0018	23.09
pond 7	149.2518	23.09
pond 7	149.5018	23.09
pond 7	149.7518	23.09
pond 7	150.0018	23.09
pond 7	150.2518	23.08
pond 7	150.5018	23.08
pond 7	150.7518	23.08
pond 7	151.0018	23.08
pond 7	151.2518	23.08
pond 7	151.5018	23.08
pond 7	151.7518	23.08
pond 7	152.0018	23.08
pond 7	152.2518	23.08
pond 7	152.5018	23.08
pond 7	152.7518	23.08
pond 7	153.0018	23.08
pond 7	153.2518	23.08
pond 7	153.5018	23.08
pond 7	153.7518	23.08
pond 7	154.0018	23.08
pond 7	154.2518	23.08
pond 7	154.5018	23.08
pond 7	154.7518	23.08
pond 7	155.0018	23.08
pond 7	155.2518	23.08
pond 7	155.5018	23.08
pond 7	155.7518	23.08
pond 7	156.0018	23.08
pond 7	156.2518	23.08
pond 7	156.5018	23.08
pond 7	156.7518	23.07
pond 7	157.0018	23.07
pond 7	157.2518	23.07
pond 7	157.5018	23.07
pond 7	157.7518	23.07
pond 7	158.0018	23.07
pond 7	158.2518	23.07
pond 7	158.5018	23.07
pond 7	158.7518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	159.0018	23.07
pond 7	159.2518	23.07
pond 7	159.5018	23.07
pond 7	159.7518	23.07
pond 7	160.0018	23.07
pond 7	160.2518	23.07
pond 7	160.5018	23.07
pond 7	160.7518	23.07
pond 7	161.0018	23.07
pond 7	161.2518	23.07
pond 7	161.5018	23.07
pond 7	161.7518	23.07
pond 7	162.0018	23.07
pond 7	162.2518	23.07
pond 7	162.5018	23.07
pond 7	162.7518	23.07
pond 7	163.0018	23.07
pond 7	163.2518	23.07
pond 7	163.5018	23.07
pond 7	163.7518	23.07
pond 7	164.0018	23.07
pond 7	164.2518	23.07
pond 7	164.5018	23.06
pond 7	164.7518	23.06
pond 7	165.0018	23.06
pond 7	165.2518	23.06
pond 7	165.5018	23.06
pond 7	165.7518	23.06
pond 7	166.0018	23.06
pond 7	166.2518	23.06
pond 7	166.5018	23.06
pond 7	166.7518	23.06
pond 7	167.0018	23.06
pond 7	167.2518	23.06
pond 7	167.5018	23.06
pond 7	167.7518	23.06
pond 7	168.0018	23.06
pond 7	168.2518	23.06
pond 7	168.5018	23.06
pond 7	168.7518	23.06
pond 7	169.0018	23.06
pond 7	169.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	169.5018	23.06
pond 7	169.7518	23.06
pond 7	170.0018	23.06
pond 7	170.2518	23.06
pond 7	170.5018	23.06
pond 7	170.7518	23.06
pond 7	171.0018	23.06
pond 7	171.2518	23.06
pond 7	171.5018	23.06
pond 7	171.7518	23.06
pond 7	172.0018	23.06
pond 7	172.2518	23.06
pond 7	172.5018	23.06
pond 7	172.7518	23.06
pond 7	173.0018	23.06
pond 7	173.2518	23.06
pond 7	173.5018	23.06
pond 7	173.7518	23.06
pond 7	174.0018	23.06
pond 7	174.2518	23.06
pond 7	174.5018	23.05
pond 7	174.7518	23.05
pond 7	175.0018	23.05
pond 7	175.2518	23.05
pond 7	175.5018	23.05
pond 7	175.7518	23.05
pond 7	176.0018	23.05
pond 7	176.2518	23.05
pond 7	176.5018	23.05
pond 7	176.7518	23.05
pond 7	177.0018	23.05
pond 7	177.2518	23.05
pond 7	177.5018	23.05
pond 7	177.7518	23.05
pond 7	178.0018	23.05
pond 7	178.2518	23.05
pond 7	178.5018	23.05
pond 7	178.7518	23.05
pond 7	179.0018	23.05
pond 7	179.2518	23.05
pond 7	179.5018	23.05
pond 7	179.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	180.0018	23.05
pond 7	180.2518	23.05
pond 7	180.5018	23.05
pond 7	180.7518	23.05
pond 7	181.0018	23.05
pond 7	181.2518	23.05
pond 7	181.5018	23.05
pond 7	181.7518	23.05
pond 7	182.0018	23.05
pond 7	182.2518	23.05
pond 7	182.5018	23.05
pond 7	182.7518	23.05
pond 7	183.0018	23.05
pond 7	183.2518	23.05
pond 7	183.5018	23.05
pond 7	183.7518	23.05
pond 7	184.0018	23.05
pond 7	184.2518	23.05
pond 7	184.5018	23.05
pond 7	184.7518	23.05
pond 7	185.0018	23.05
pond 7	185.2518	23.05
pond 7	185.5018	23.05
pond 7	185.7518	23.05
pond 7	186.0018	23.05
pond 7	186.2518	23.05
pond 7	186.5018	23.05
pond 7	186.7518	23.05
pond 7	187.0018	23.05
pond 7	187.2518	23.05
pond 7	187.5018	23.05
pond 7	187.7518	23.04
pond 7	188.0018	23.04
pond 7	188.2518	23.04
pond 7	188.5018	23.04
pond 7	188.7518	23.04
pond 7	189.0018	23.04
pond 7	189.2518	23.04
pond 7	189.5018	23.04
pond 7	189.7518	23.04
pond 7	190.0018	23.04
pond 7	190.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	190.5018	23.04
pond 7	190.7518	23.04
pond 7	191.0018	23.04
pond 7	191.2518	23.04
pond 7	191.5018	23.04
pond 7	191.7518	23.04
pond 7	192.0018	23.04
pond 7	192.2518	23.04
pond 7	192.5018	23.04
pond 7	192.7518	23.04
pond 7	193.0018	23.04
pond 7	193.2518	23.04
pond 7	193.5018	23.04
pond 7	193.7518	23.04
pond 7	194.0018	23.04
pond 7	194.2518	23.04
pond 7	194.5018	23.04
pond 7	194.7518	23.04
pond 7	195.0018	23.04
pond 7	195.2518	23.04
pond 7	195.5018	23.04
pond 7	195.7518	23.04
pond 7	196.0018	23.04
pond 7	196.2518	23.04
pond 7	196.5018	23.04
pond 7	196.7518	23.04
pond 7	197.0018	23.04
pond 7	197.2518	23.04
pond 7	197.5018	23.04
pond 7	197.7518	23.04
pond 7	198.0018	23.04
pond 7	198.2518	23.04
pond 7	198.5018	23.04
pond 7	198.7518	23.04
pond 7	199.0018	23.04
pond 7	199.2518	23.04
pond 7	199.5018	23.04
pond 7	199.7518	23.04
pond 7	200.0018	23.04
pond 7	200.2518	23.04
pond 7	200.5018	23.04
pond 7	200.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	201.0018	23.04
pond 7	201.2518	23.04
pond 7	201.5018	23.04
pond 7	201.7518	23.04
pond 7	202.0018	23.04
pond 7	202.2518	23.04
pond 7	202.5018	23.04
pond 7	202.7518	23.04
pond 7	203.0018	23.04
pond 7	203.2518	23.04
pond 7	203.5018	23.04
pond 7	203.7518	23.04
pond 7	204.0018	23.04
pond 7	204.2518	23.04
pond 7	204.5018	23.04
pond 7	204.7518	23.04
pond 7	205.0018	23.04
pond 7	205.2518	23.04
pond 7	205.5018	23.04
pond 7	205.7518	23.04
pond 7	206.0018	23.04
pond 7	206.2518	23.04
pond 7	206.5018	23.04
pond 7	206.7518	23.03
pond 7	207.0018	23.03
pond 7	207.2518	23.03
pond 7	207.5018	23.03
pond 7	207.7518	23.03
pond 7	208.0018	23.03
pond 7	208.2518	23.03
pond 7	208.5018	23.03
pond 7	208.7518	23.03
pond 7	209.0018	23.03
pond 7	209.2518	23.03
pond 7	209.5018	23.03
pond 7	209.7518	23.03
pond 7	210.0018	23.03
pond 7	210.2518	23.03
pond 7	210.5018	23.03
pond 7	210.7518	23.03
pond 7	211.0018	23.03
pond 7	211.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	211.5018	23.03
pond 7	211.7518	23.03
pond 7	212.0018	23.03
pond 7	212.2518	23.03
pond 7	212.5018	23.03
pond 7	212.7518	23.03
pond 7	213.0018	23.03
pond 7	213.2518	23.03
pond 7	213.5018	23.03
pond 7	213.7518	23.03
pond 7	214.0018	23.03
pond 7	214.2518	23.03
pond 7	214.5018	23.03
pond 7	214.7518	23.03
pond 7	215.0018	23.03
pond 7	215.2518	23.03
pond 7	215.5018	23.03
pond 7	215.7518	23.03
pond 7	216.0018	23.03
pond 7	216.2518	23.03
pond 7	216.5018	23.03
pond 7	216.7518	23.03
pond 7	217.0018	23.03
pond 7	217.2518	23.03
pond 7	217.5018	23.03
pond 7	217.7518	23.03
pond 7	218.0018	23.03
pond 7	218.2518	23.03
pond 7	218.5018	23.03
pond 7	218.7518	23.03
pond 7	219.0018	23.03
pond 7	219.2518	23.03
pond 7	219.5018	23.03
pond 7	219.7518	23.03
pond 7	220.0018	23.03
pond 7	220.2518	23.03
pond 7	220.5018	23.03
pond 7	220.7518	23.03
pond 7	221.0018	23.03
pond 7	221.2518	23.03
pond 7	221.5018	23.03
pond 7	221.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	222.0018	23.03
pond 7	222.2518	23.03
pond 7	222.5018	23.03
pond 7	222.7518	23.03
pond 7	223.0018	23.03
pond 7	223.2518	23.03
pond 7	223.5018	23.03
pond 7	223.7518	23.03
pond 7	224.0018	23.03
pond 7	224.2518	23.03
pond 7	224.5018	23.03
pond 7	224.7518	23.03
pond 7	225.0018	23.03
pond 7	225.2518	23.03
pond 7	225.5018	23.03
pond 7	225.7518	23.03
pond 7	226.0018	23.03
pond 7	226.2518	23.03
pond 7	226.5018	23.03
pond 7	226.7518	23.03
pond 7	227.0018	23.03
pond 7	227.2518	23.03
pond 7	227.5018	23.03
pond 7	227.7518	23.03
pond 7	228.0018	23.03
pond 7	228.2518	23.03
pond 7	228.5018	23.03
pond 7	228.7518	23.03
pond 7	229.0018	23.03
pond 7	229.2518	23.03
pond 7	229.5018	23.03
pond 7	229.7518	23.03
pond 7	230.0018	23.03
pond 7	230.2518	23.03
pond 7	230.5018	23.03
pond 7	230.7518	23.03
pond 7	231.0018	23.03
pond 7	231.2518	23.03
pond 7	231.5018	23.03
pond 7	231.7518	23.03
pond 7	232.0018	23.03
pond 7	232.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	232.5018	23.03
pond 7	232.7518	23.03
pond 7	233.0018	23.03
pond 7	233.2518	23.03
pond 7	233.5018	23.03
pond 7	233.7518	23.03
pond 7	234.0018	23.03
pond 7	234.2518	23.03
pond 7	234.5018	23.03
pond 7	234.7518	23.03
pond 7	235.0018	23.03
pond 7	235.2518	23.03
pond 7	235.5018	23.03
pond 7	235.7518	23.03
pond 7	236.0018	23.03
pond 7	236.2518	23.02
pond 7	236.5018	23.02
pond 7	236.7518	23.02
pond 7	237.0018	23.02
pond 7	237.2518	23.02
pond 7	237.5018	23.02
pond 7	237.7518	23.02
pond 7	238.0018	23.02
pond 7	238.2518	23.02
pond 7	238.5018	23.02
pond 7	238.7518	23.02
pond 7	239.0018	23.02
pond 7	239.2518	23.02
pond 7	239.5018	23.02
pond 7	239.7518	23.02
pond 7	240.0018	23.02
pond 7	240.2518	23.02
pond 7	240.5018	23.02
pond 7	240.7518	23.02
pond 7	241.0018	23.02
pond 7	241.2518	23.02
pond 7	241.5018	23.02
pond 7	241.7518	23.02
pond 7	242.0018	23.02
pond 7	242.2518	23.02
pond 7	242.5018	23.02
pond 7	242.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	243.0018	23.02
pond 7	243.2518	23.02
pond 7	243.5018	23.02
pond 7	243.7518	23.02
pond 7	244.0018	23.02
pond 7	244.2518	23.02
pond 7	244.5018	23.02
pond 7	244.7518	23.02
pond 7	245.0018	23.02
pond 7	245.2518	23.02
pond 7	245.5018	23.02
pond 7	245.7518	23.02
pond 7	246.0018	23.02
pond 7	246.2518	23.02
pond 7	246.5018	23.02
pond 7	246.7518	23.02
pond 7	247.0018	23.02
pond 7	247.2518	23.02
pond 7	247.5018	23.02
pond 7	247.7518	23.02
pond 7	248.0018	23.02
pond 7	248.2518	23.02
pond 7	248.5018	23.02
pond 7	248.7518	23.02
pond 7	249.0018	23.02
pond 7	249.2518	23.02
pond 7	249.5018	23.02
pond 7	249.7518	23.02
pond 7	250.0018	23.02
pond 7	250.2518	23.02
pond 7	250.5018	23.02
pond 7	250.7518	23.02
pond 7	251.0018	23.02
pond 7	251.2518	23.02
pond 7	251.5018	23.02
pond 7	251.7518	23.02
pond 7	252.0018	23.02
pond 7	252.2518	23.02
pond 7	252.5018	23.02
pond 7	252.7518	23.02
pond 7	253.0018	23.02
pond 7	253.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	253.5018	23.02
pond 7	253.7518	23.02
pond 7	254.0018	23.02
pond 7	254.2518	23.02
pond 7	254.5018	23.02
pond 7	254.7518	23.02
pond 7	255.0018	23.02
pond 7	255.2518	23.02
pond 7	255.5018	23.02
pond 7	255.7518	23.02
pond 7	256.0018	23.02
pond 7	256.2518	23.02
pond 7	256.5018	23.02
pond 7	256.7518	23.02
pond 7	257.0018	23.02
pond 7	257.2518	23.02
pond 7	257.5018	23.02
pond 7	257.7518	23.02
pond 7	258.0018	23.02
pond 7	258.2518	23.02
pond 7	258.5018	23.02
pond 7	258.7518	23.02
pond 7	259.0018	23.02
pond 7	259.2518	23.02
pond 7	259.5018	23.02
pond 7	259.7518	23.02
pond 7	260.0018	23.02
pond 7	260.2518	23.02
pond 7	260.5018	23.02
pond 7	260.7518	23.02
pond 7	261.0018	23.02
pond 7	261.2518	23.02
pond 7	261.5018	23.02
pond 7	261.7518	23.02
pond 7	262.0018	23.02
pond 7	262.2518	23.02
pond 7	262.5018	23.02
pond 7	262.7518	23.02
pond 7	263.0018	23.02
pond 7	263.2518	23.02
pond 7	263.5018	23.02
pond 7	263.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	264.0018	23.02
pond 7	264.2518	23.02
pond 7	264.5018	23.02
pond 7	264.7518	23.02
pond 7	265.0018	23.02
pond 7	265.2518	23.02
pond 7	265.5018	23.02
pond 7	265.7518	23.02
pond 7	266.0018	23.02
pond 7	266.2518	23.02
pond 7	266.5018	23.02
pond 7	266.7518	23.02
pond 7	267.0018	23.02
pond 7	267.2518	23.02
pond 7	267.5018	23.02
pond 7	267.7518	23.02
pond 7	268.0018	23.02
pond 7	268.2518	23.02
pond 7	268.5018	23.02
pond 7	268.7518	23.02
pond 7	269.0018	23.02
pond 7	269.2518	23.02
pond 7	269.5018	23.02
pond 7	269.7518	23.02
pond 7	270.0018	23.02
pond 7	270.2518	23.02
pond 7	270.5018	23.02
pond 7	270.7518	23.02
pond 7	271.0018	23.02
pond 7	271.2518	23.02
pond 7	271.5018	23.02
pond 7	271.7518	23.02
pond 7	272.0018	23.02
pond 7	272.2518	23.02
pond 7	272.5018	23.02
pond 7	272.7518	23.02
pond 7	273.0018	23.02
pond 7	273.2518	23.02
pond 7	273.5018	23.02
pond 7	273.7518	23.02
pond 7	274.0018	23.02
pond 7	274.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	274.5018	23.02
pond 7	274.7518	23.02
pond 7	275.0018	23.02
pond 7	275.2518	23.02
pond 7	275.5018	23.02
pond 7	275.7518	23.02
pond 7	276.0018	23.02
pond 7	276.2518	23.02
pond 7	276.5018	23.02
pond 7	276.7518	23.02
pond 7	277.0018	23.02
pond 7	277.2518	23.02
pond 7	277.5018	23.02
pond 7	277.7518	23.02
pond 7	278.0018	23.02
pond 7	278.2518	23.02
pond 7	278.5018	23.02
pond 7	278.7518	23.02
pond 7	279.0018	23.02
pond 7	279.2518	23.02
pond 7	279.5018	23.02
pond 7	279.7518	23.02
pond 7	280.0018	23.02
pond 7	280.2518	23.02
pond 7	280.5018	23.02
pond 7	280.7518	23.02
pond 7	281.0018	23.02
pond 7	281.2518	23.02
pond 7	281.5018	23.02
pond 7	281.7518	23.02
pond 7	282.0018	23.02
pond 7	282.2518	23.02
pond 7	282.5018	23.02
pond 7	282.7518	23.02
pond 7	283.0018	23.02
pond 7	283.2518	23.02
pond 7	283.5018	23.02
pond 7	283.7518	23.02
pond 7	284.0018	23.02
pond 7	284.2518	23.02
pond 7	284.5018	23.02
pond 7	284.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	285.0018	23.02
pond 7	285.2518	23.02
pond 7	285.5018	23.02
pond 7	285.7518	23.02
pond 7	286.0018	23.02
pond 7	286.2518	23.02
pond 7	286.5018	23.02
pond 7	286.7518	23.02
pond 7	287.0018	23.02
pond 7	287.2518	23.02
pond 7	287.5018	23.02
pond 7	287.7518	23.02
pond 7	288.0018	23.02
pond 7	288.2518	23.02
pond 7	288.5018	23.02
pond 7	288.7518	23.02
pond 7	289.0018	23.02
pond 7	289.2518	23.02
pond 7	289.5018	23.02
pond 7	289.7518	23.02
pond 7	290.0018	23.02
pond 7	290.2518	23.02
pond 7	290.5018	23.02
pond 7	290.7518	23.02
pond 7	291.0018	23.02
pond 7	291.2518	23.02
pond 7	291.5018	23.02
pond 7	291.7518	23.02
pond 7	292.0018	23.02
pond 7	292.2518	23.02
pond 7	292.5018	23.02
pond 7	292.7518	23.01
pond 7	293.0018	23.01
pond 7	293.2518	23.01
pond 7	293.5018	23.01
pond 7	293.7518	23.01
pond 7	294.0018	23.01
pond 7	294.2518	23.01
pond 7	294.5018	23.01
pond 7	294.7518	23.01
pond 7	295.0018	23.01
pond 7	295.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	295.5018	23.01
pond 7	295.7518	23.01
pond 7	296.0018	23.01
pond 7	296.2518	23.01
pond 7	296.5018	23.01
pond 7	296.7518	23.01
pond 7	297.0018	23.01
pond 7	297.2518	23.01
pond 7	297.5018	23.01
pond 7	297.7518	23.01
pond 7	298.0018	23.01
pond 7	298.2518	23.01
pond 7	298.5018	23.01
pond 7	298.7518	23.01
pond 7	299.0018	23.01
pond 7	299.2518	23.01
pond 7	299.5018	23.01
pond 7	299.7518	23.01
pond 7	300.0018	23.01
pond 7	300.2518	23.01
pond 7	300.5018	23.01
pond 7	300.7518	23.01
pond 7	301.0018	23.01
pond 7	301.2518	23.01
pond 7	301.5018	23.01
pond 7	301.7518	23.01
pond 7	302.0018	23.01
pond 7	302.2518	23.01
pond 7	302.5018	23.01
pond 7	302.7518	23.01
pond 7	303.0018	23.01
pond 7	303.2518	23.01
pond 7	303.5018	23.01
pond 7	303.7518	23.01
pond 7	304.0018	23.01
pond 7	304.2518	23.01
pond 7	304.5018	23.01
pond 7	304.7518	23.01
pond 7	305.0018	23.01
pond 7	305.2518	23.01
pond 7	305.5018	23.01
pond 7	305.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	306.0018	23.01
pond 7	306.2518	23.01
pond 7	306.5018	23.01
pond 7	306.7518	23.01
pond 7	307.0018	23.01
pond 7	307.2518	23.01
pond 7	307.5018	23.01
pond 7	307.7518	23.01
pond 7	308.0018	23.01
pond 7	308.2518	23.01
pond 7	308.5018	23.01
pond 7	308.7518	23.01
pond 7	309.0018	23.01
pond 7	309.2518	23.01
pond 7	309.5018	23.01
pond 7	309.7518	23.01
pond 7	310.0018	23.01
pond 7	310.2518	23.01
pond 7	310.5018	23.01
pond 7	310.7518	23.01
pond 7	311.0018	23.01
pond 7	311.2518	23.01
pond 7	311.5018	23.01
pond 7	311.7518	23.01
pond 7	312.0018	23.01
pond 7	312.2518	23.01
pond 7	312.5018	23.01
pond 7	312.7518	23.01
pond 7	313.0018	23.01
pond 7	313.2518	23.01
pond 7	313.5018	23.01
pond 7	313.7518	23.01
pond 7	314.0018	23.01
pond 7	314.2518	23.01
pond 7	314.5018	23.01
pond 7	314.7518	23.01
pond 7	315.0018	23.01
pond 7	315.2518	23.01
pond 7	315.5018	23.01
pond 7	315.7518	23.01
pond 7	316.0018	23.01
pond 7	316.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	316.5018	23.01
pond 7	316.7518	23.01
pond 7	317.0018	23.01
pond 7	317.2518	23.01
pond 7	317.5018	23.01
pond 7	317.7518	23.01
pond 7	318.0018	23.01
pond 7	318.2518	23.01
pond 7	318.5018	23.01
pond 7	318.7518	23.01
pond 7	319.0018	23.01
pond 7	319.2518	23.01
pond 7	319.5018	23.01
pond 7	319.7518	23.01
pond 7	320.0018	23.01
pond 7	320.2518	23.01
pond 7	320.5018	23.01
pond 7	320.7518	23.01
pond 7	321.0018	23.01
pond 7	321.2518	23.01
pond 7	321.5018	23.01
pond 7	321.7518	23.01
pond 7	322.0018	23.01
pond 7	322.2518	23.01
pond 7	322.5018	23.01
pond 7	322.7518	23.01
pond 7	323.0018	23.01
pond 7	323.2518	23.01
pond 7	323.5018	23.01
pond 7	323.7518	23.01
pond 7	324.0018	23.01
pond 7	324.2518	23.01
pond 7	324.5018	23.01
pond 7	324.7518	23.01
pond 7	325.0018	23.01
pond 7	325.2518	23.01
pond 7	325.5018	23.01
pond 7	325.7518	23.01
pond 7	326.0018	23.01
pond 7	326.2518	23.01
pond 7	326.5018	23.01
pond 7	326.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	327.0018	23.01
pond 7	327.2518	23.01
pond 7	327.5018	23.01
pond 7	327.7518	23.01
pond 7	328.0018	23.01
pond 7	328.2518	23.01
pond 7	328.5018	23.01
pond 7	328.7518	23.01
pond 7	329.0018	23.01
pond 7	329.2518	23.01
pond 7	329.5018	23.01
pond 7	329.7518	23.01
pond 7	330.0018	23.01
pond 7	330.2518	23.01
pond 7	330.5018	23.01
pond 7	330.7518	23.01
pond 7	331.0018	23.01
pond 7	331.2518	23.01
pond 7	331.5018	23.01
pond 7	331.7518	23.01
pond 7	332.0018	23.01
pond 7	332.2518	23.01
pond 7	332.5018	23.01
pond 7	332.7518	23.01
pond 7	333.0018	23.01
pond 7	333.2518	23.01
pond 7	333.5018	23.01
pond 7	333.7518	23.01
pond 7	334.0018	23.01
pond 7	334.2518	23.01
pond 7	334.5018	23.01
pond 7	334.7518	23.01
pond 7	335.0018	23.01
pond 7	335.2518	23.01
pond 7	335.5018	23.01
pond 7	335.7518	23.01
pond 7	336.0018	23.01
pond 7	336.2518	23.01
pond 7	336.5018	23.01
pond 7	336.7518	23.01
pond 7	337.0018	23.01
pond 7	337.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	337.5018	23.01
pond 7	337.7518	23.01
pond 7	338.0018	23.01
pond 7	338.2518	23.01
pond 7	338.5018	23.01
pond 7	338.7518	23.01
pond 7	339.0018	23.01
pond 7	339.2518	23.01
pond 7	339.5018	23.01
pond 7	339.7518	23.01
pond 7	340.0018	23.01
pond 7	340.2518	23.01
pond 7	340.5018	23.01
pond 7	340.7518	23.01
pond 7	341.0018	23.01
pond 7	341.2518	23.01
pond 7	341.5018	23.01
pond 7	341.7518	23.01
pond 7	342.0018	23.01
pond 7	342.2518	23.01
pond 7	342.5018	23.01
pond 7	342.7518	23.01
pond 7	343.0018	23.01
pond 7	343.2518	23.01
pond 7	343.5018	23.01
pond 7	343.7518	23.01
pond 7	344.0018	23.01
pond 7	344.2518	23.01
pond 7	344.5018	23.01
pond 7	344.7518	23.01
pond 7	345.0018	23.01
pond 7	345.2518	23.01
pond 7	345.5018	23.01
pond 7	345.7518	23.01
pond 7	346.0018	23.01
pond 7	346.2518	23.01
pond 7	346.5018	23.01
pond 7	346.7518	23.01
pond 7	347.0018	23.01
pond 7	347.2518	23.01
pond 7	347.5018	23.01
pond 7	347.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	348.0018	23.01
pond 7	348.2518	23.01
pond 7	348.5018	23.01
pond 7	348.7518	23.01
pond 7	349.0018	23.01
pond 7	349.2518	23.01
pond 7	349.5018	23.01
pond 7	349.7518	23.01
pond 7	350.0018	23.01
pond 7	350.2518	23.01
pond 7	350.5018	23.01
pond 7	350.7518	23.01
pond 7	351.0018	23.01
pond 7	351.2518	23.01
pond 7	351.5018	23.01
pond 7	351.7518	23.01
pond 7	352.0018	23.01
pond 7	352.2518	23.01
pond 7	352.5018	23.01
pond 7	352.7518	23.01
pond 7	353.0018	23.01
pond 7	353.2518	23.01
pond 7	353.5018	23.01
pond 7	353.7518	23.01
pond 7	354.0018	23.01
pond 7	354.2518	23.01
pond 7	354.5018	23.01
pond 7	354.7518	23.01
pond 7	355.0018	23.01
pond 7	355.2518	23.01
pond 7	355.5018	23.01
pond 7	355.7518	23.01
pond 7	356.0018	23.01
pond 7	356.2518	23.01
pond 7	356.5018	23.01
pond 7	356.7518	23.01
pond 7	357.0018	23.01
pond 7	357.2518	23.01
pond 7	357.5018	23.01
pond 7	357.7518	23.01
pond 7	358.0018	23.01
pond 7	358.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	358.5018	23.01
pond 7	358.7518	23.01
pond 7	359.0018	23.01
pond 7	359.2518	23.01
pond 7	359.5018	23.01
pond 7	359.7518	23.01
pond 7	360.0018	23.01
pond 8	0.0000	23.00
pond 8	0.2511	23.00
pond 8	0.5050	23.00
pond 8	0.7527	23.00
pond 8	1.0027	23.00
pond 8	1.2527	23.00
pond 8	1.5027	23.00
pond 8	1.7527	23.00
pond 8	2.0027	23.00
pond 8	2.2527	23.00
pond 8	2.5027	23.00
pond 8	2.7527	23.00
pond 8	3.0027	23.00
pond 8	3.2527	23.00
pond 8	3.5027	23.00
pond 8	3.7527	23.00
pond 8	4.0027	23.00
pond 8	4.2527	23.00
pond 8	4.5027	23.00
pond 8	4.7527	23.00
pond 8	5.0027	23.00
pond 8	5.2527	23.00
pond 8	5.5027	23.00
pond 8	5.7527	23.00
pond 8	6.0027	23.00
pond 8	6.2527	23.00
pond 8	6.5027	23.00
pond 8	6.7527	23.01
pond 8	7.0027	23.02
pond 8	7.2527	23.03
pond 8	7.5027	23.04
pond 8	7.7527	23.05
pond 8	8.0027	23.06
pond 8	8.2525	23.08
pond 8	8.5002	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	8.7503	23.13
pond 8	9.0005	23.16
pond 8	9.2502	23.19
pond 8	9.5010	23.23
pond 8	9.7513	23.27
pond 8	10.0022	23.31
pond 8	10.2518	23.36
pond 8	10.5023	23.42
pond 8	10.7511	23.50
pond 8	11.0001	23.59
pond 8	11.2504	23.72
pond 8	11.5009	23.87
pond 8	11.7501	24.18
pond 8	12.0001	25.04
pond 8	12.2503	25.76
pond 8	12.5001	25.69
pond 8	12.7507	25.41
pond 8	13.0012	25.18
pond 8	13.2516	25.03
pond 8	13.5004	24.94
pond 8	13.7518	24.88
pond 8	14.0030	24.84
pond 8	14.2534	24.81
pond 8	14.5037	24.78
pond 8	14.7521	24.76
pond 8	15.0035	24.74
pond 8	15.2518	24.73
pond 8	15.5018	24.72
pond 8	15.7518	24.71
pond 8	16.0018	24.71
pond 8	16.2518	24.70
pond 8	16.5018	24.70
pond 8	16.7518	24.69
pond 8	17.0018	24.69
pond 8	17.2518	24.68
pond 8	17.5018	24.68
pond 8	17.7518	24.68
pond 8	18.0018	24.67
pond 8	18.2518	24.67
pond 8	18.5018	24.66
pond 8	18.7518	24.66
pond 8	19.0018	24.66

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	19.2518	24.65
pond 8	19.5018	24.65
pond 8	19.7518	24.65
pond 8	20.0018	24.65
pond 8	20.2518	24.64
pond 8	20.5018	24.64
pond 8	20.7518	24.63
pond 8	21.0018	24.63
pond 8	21.2518	24.63
pond 8	21.5018	24.63
pond 8	21.7518	24.63
pond 8	22.0018	24.63
pond 8	22.2518	24.63
pond 8	22.5018	24.62
pond 8	22.7518	24.62
pond 8	23.0018	24.63
pond 8	23.2518	24.63
pond 8	23.5018	24.62
pond 8	23.7518	24.62
pond 8	24.0018	24.62
pond 8	24.2518	24.61
pond 8	24.5018	24.60
pond 8	24.7518	24.58
pond 8	25.0018	24.56
pond 8	25.2518	24.55
pond 8	25.5018	24.54
pond 8	25.7518	24.53
pond 8	26.0018	24.51
pond 8	26.2518	24.50
pond 8	26.5018	24.49
pond 8	26.7518	24.48
pond 8	27.0018	24.47
pond 8	27.2518	24.46
pond 8	27.5018	24.45
pond 8	27.7518	24.43
pond 8	28.0018	24.42
pond 8	28.2518	24.41
pond 8	28.5018	24.40
pond 8	28.7518	24.39
pond 8	29.0018	24.38
pond 8	29.2518	24.37
pond 8	29.5018	24.36

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	29.7518	24.34
pond 8	30.0018	24.33
pond 8	30.2518	24.32
pond 8	30.5018	24.31
pond 8	30.7518	24.30
pond 8	31.0018	24.29
pond 8	31.2518	24.28
pond 8	31.5018	24.27
pond 8	31.7518	24.26
pond 8	32.0018	24.25
pond 8	32.2518	24.23
pond 8	32.5018	24.22
pond 8	32.7518	24.21
pond 8	33.0018	24.20
pond 8	33.2518	24.19
pond 8	33.5018	24.18
pond 8	33.7518	24.17
pond 8	34.0018	24.16
pond 8	34.2518	24.15
pond 8	34.5018	24.14
pond 8	34.7518	24.13
pond 8	35.0018	24.12
pond 8	35.2518	24.11
pond 8	35.5018	24.09
pond 8	35.7518	24.08
pond 8	36.0018	24.07
pond 8	36.2518	24.06
pond 8	36.5018	24.05
pond 8	36.7518	24.04
pond 8	37.0018	24.03
pond 8	37.2518	24.02
pond 8	37.5018	24.01
pond 8	37.7518	24.00
pond 8	38.0018	23.99
pond 8	38.2518	23.98
pond 8	38.5018	23.97
pond 8	38.7518	23.96
pond 8	39.0018	23.95
pond 8	39.2518	23.94
pond 8	39.5018	23.93
pond 8	39.7518	23.92
pond 8	40.0018	23.91

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	40.2518	23.90
pond 8	40.5018	23.89
pond 8	40.7518	23.88
pond 8	41.0018	23.87
pond 8	41.2518	23.86
pond 8	41.5018	23.85
pond 8	41.7518	23.84
pond 8	42.0018	23.83
pond 8	42.2518	23.82
pond 8	42.5018	23.81
pond 8	42.7518	23.80
pond 8	43.0018	23.79
pond 8	43.2518	23.79
pond 8	43.5018	23.78
pond 8	43.7518	23.77
pond 8	44.0018	23.76
pond 8	44.2518	23.75
pond 8	44.5018	23.74
pond 8	44.7518	23.73
pond 8	45.0018	23.72
pond 8	45.2518	23.71
pond 8	45.5018	23.70
pond 8	45.7518	23.69
pond 8	46.0018	23.69
pond 8	46.2518	23.68
pond 8	46.5018	23.67
pond 8	46.7518	23.66
pond 8	47.0018	23.65
pond 8	47.2518	23.64
pond 8	47.5018	23.63
pond 8	47.7518	23.62
pond 8	48.0018	23.62
pond 8	48.2518	23.61
pond 8	48.5018	23.60
pond 8	48.7518	23.59
pond 8	49.0018	23.58
pond 8	49.2518	23.57
pond 8	49.5018	23.57
pond 8	49.7518	23.56
pond 8	50.0018	23.55
pond 8	50.2518	23.54
pond 8	50.5018	23.53

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	50.7518	23.53
pond 8	51.0018	23.52
pond 8	51.2518	23.51
pond 8	51.5018	23.50
pond 8	51.7518	23.50
pond 8	52.0018	23.49
pond 8	52.2518	23.48
pond 8	52.5018	23.47
pond 8	52.7518	23.47
pond 8	53.0018	23.46
pond 8	53.2518	23.45
pond 8	53.5018	23.44
pond 8	53.7518	23.44
pond 8	54.0018	23.43
pond 8	54.2518	23.42
pond 8	54.5018	23.42
pond 8	54.7518	23.41
pond 8	55.0018	23.40
pond 8	55.2518	23.39
pond 8	55.5018	23.39
pond 8	55.7518	23.38
pond 8	56.0018	23.37
pond 8	56.2518	23.37
pond 8	56.5018	23.36
pond 8	56.7518	23.36
pond 8	57.0018	23.35
pond 8	57.2518	23.34
pond 8	57.5018	23.34
pond 8	57.7518	23.33
pond 8	58.0018	23.33
pond 8	58.2518	23.32
pond 8	58.5018	23.31
pond 8	58.7518	23.31
pond 8	59.0018	23.30
pond 8	59.2518	23.30
pond 8	59.5018	23.29
pond 8	59.7518	23.29
pond 8	60.0018	23.28
pond 8	60.2518	23.27
pond 8	60.5018	23.27
pond 8	60.7518	23.26
pond 8	61.0018	23.26

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	61.2518	23.25
pond 8	61.5018	23.25
pond 8	61.7518	23.25
pond 8	62.0018	23.24
pond 8	62.2518	23.24
pond 8	62.5018	23.23
pond 8	62.7518	23.23
pond 8	63.0018	23.22
pond 8	63.2518	23.22
pond 8	63.5018	23.22
pond 8	63.7518	23.21
pond 8	64.0018	23.21
pond 8	64.2518	23.21
pond 8	64.5018	23.20
pond 8	64.7518	23.20
pond 8	65.0018	23.20
pond 8	65.2518	23.19
pond 8	65.5018	23.19
pond 8	65.7518	23.19
pond 8	66.0018	23.18
pond 8	66.2518	23.18
pond 8	66.5018	23.18
pond 8	66.7518	23.17
pond 8	67.0018	23.17
pond 8	67.2518	23.17
pond 8	67.5018	23.17
pond 8	67.7518	23.16
pond 8	68.0018	23.16
pond 8	68.2518	23.16
pond 8	68.5018	23.16
pond 8	68.7518	23.15
pond 8	69.0018	23.15
pond 8	69.2518	23.15
pond 8	69.5018	23.15
pond 8	69.7518	23.14
pond 8	70.0018	23.14
pond 8	70.2518	23.14
pond 8	70.5018	23.14
pond 8	70.7518	23.14
pond 8	71.0018	23.13
pond 8	71.2518	23.13
pond 8	71.5018	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	71.7518	23.13
pond 8	72.0018	23.13
pond 8	72.2518	23.13
pond 8	72.5018	23.12
pond 8	72.7518	23.12
pond 8	73.0018	23.12
pond 8	73.2518	23.12
pond 8	73.5018	23.12
pond 8	73.7518	23.12
pond 8	74.0018	23.11
pond 8	74.2518	23.11
pond 8	74.5018	23.11
pond 8	74.7518	23.11
pond 8	75.0018	23.11
pond 8	75.2518	23.11
pond 8	75.5018	23.11
pond 8	75.7518	23.11
pond 8	76.0018	23.10
pond 8	76.2518	23.10
pond 8	76.5018	23.10
pond 8	76.7518	23.10
pond 8	77.0018	23.10
pond 8	77.2518	23.10
pond 8	77.5018	23.10
pond 8	77.7518	23.10
pond 8	78.0018	23.10
pond 8	78.2518	23.09
pond 8	78.5018	23.09
pond 8	78.7518	23.09
pond 8	79.0018	23.09
pond 8	79.2518	23.09
pond 8	79.5018	23.09
pond 8	79.7518	23.09
pond 8	80.0018	23.09
pond 8	80.2518	23.09
pond 8	80.5018	23.09
pond 8	80.7518	23.09
pond 8	81.0018	23.08
pond 8	81.2518	23.08
pond 8	81.5018	23.08
pond 8	81.7518	23.08
pond 8	82.0018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	82.2518	23.08
pond 8	82.5018	23.08
pond 8	82.7518	23.08
pond 8	83.0018	23.08
pond 8	83.2518	23.08
pond 8	83.5018	23.08
pond 8	83.7518	23.08
pond 8	84.0018	23.08
pond 8	84.2518	23.08
pond 8	84.5018	23.07
pond 8	84.7518	23.07
pond 8	85.0018	23.07
pond 8	85.2518	23.07
pond 8	85.5018	23.07
pond 8	85.7518	23.07
pond 8	86.0018	23.07
pond 8	86.2518	23.07
pond 8	86.5018	23.07
pond 8	86.7518	23.07
pond 8	87.0018	23.07
pond 8	87.2518	23.07
pond 8	87.5018	23.07
pond 8	87.7518	23.07
pond 8	88.0018	23.07
pond 8	88.2518	23.07
pond 8	88.5018	23.07
pond 8	88.7518	23.07
pond 8	89.0018	23.06
pond 8	89.2518	23.06
pond 8	89.5018	23.06
pond 8	89.7518	23.06
pond 8	90.0018	23.06
pond 8	90.2518	23.06
pond 8	90.5018	23.06
pond 8	90.7518	23.06
pond 8	91.0018	23.06
pond 8	91.2518	23.06
pond 8	91.5018	23.06
pond 8	91.7518	23.06
pond 8	92.0018	23.06
pond 8	92.2518	23.06
pond 8	92.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	92.7518	23.06
pond 8	93.0018	23.06
pond 8	93.2518	23.06
pond 8	93.5018	23.06
pond 8	93.7518	23.06
pond 8	94.0018	23.06
pond 8	94.2518	23.06
pond 8	94.5018	23.06
pond 8	94.7518	23.06
pond 8	95.0018	23.05
pond 8	95.2518	23.05
pond 8	95.5018	23.05
pond 8	95.7518	23.05
pond 8	96.0018	23.05
pond 8	96.2518	23.05
pond 8	96.5018	23.05
pond 8	96.7518	23.05
pond 8	97.0018	23.05
pond 8	97.2518	23.05
pond 8	97.5018	23.05
pond 8	97.7518	23.05
pond 8	98.0018	23.05
pond 8	98.2518	23.05
pond 8	98.5018	23.05
pond 8	98.7518	23.05
pond 8	99.0018	23.05
pond 8	99.2518	23.05
pond 8	99.5018	23.05
pond 8	99.7518	23.05
pond 8	100.0018	23.05
pond 8	100.2518	23.05
pond 8	100.5018	23.05
pond 8	100.7518	23.05
pond 8	101.0018	23.05
pond 8	101.2518	23.05
pond 8	101.5018	23.05
pond 8	101.7518	23.05
pond 8	102.0018	23.05
pond 8	102.2518	23.05
pond 8	102.5018	23.05
pond 8	102.7518	23.05
pond 8	103.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	103.2518	23.05
pond 8	103.5018	23.04
pond 8	103.7518	23.04
pond 8	104.0018	23.04
pond 8	104.2518	23.04
pond 8	104.5018	23.04
pond 8	104.7518	23.04
pond 8	105.0018	23.04
pond 8	105.2518	23.04
pond 8	105.5018	23.04
pond 8	105.7518	23.04
pond 8	106.0018	23.04
pond 8	106.2518	23.04
pond 8	106.5018	23.04
pond 8	106.7518	23.04
pond 8	107.0018	23.04
pond 8	107.2518	23.04
pond 8	107.5018	23.04
pond 8	107.7518	23.04
pond 8	108.0018	23.04
pond 8	108.2518	23.04
pond 8	108.5018	23.04
pond 8	108.7518	23.04
pond 8	109.0018	23.04
pond 8	109.2518	23.04
pond 8	109.5018	23.04
pond 8	109.7518	23.04
pond 8	110.0018	23.04
pond 8	110.2518	23.04
pond 8	110.5018	23.04
pond 8	110.7518	23.04
pond 8	111.0018	23.04
pond 8	111.2518	23.04
pond 8	111.5018	23.04
pond 8	111.7518	23.04
pond 8	112.0018	23.04
pond 8	112.2518	23.04
pond 8	112.5018	23.04
pond 8	112.7518	23.04
pond 8	113.0018	23.04
pond 8	113.2518	23.04
pond 8	113.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	113.7518	23.04
pond 8	114.0018	23.04
pond 8	114.2518	23.04
pond 8	114.5018	23.04
pond 8	114.7518	23.04
pond 8	115.0018	23.04
pond 8	115.2518	23.04
pond 8	115.5018	23.04
pond 8	115.7518	23.04
pond 8	116.0018	23.04
pond 8	116.2518	23.04
pond 8	116.5018	23.04
pond 8	116.7518	23.04
pond 8	117.0018	23.03
pond 8	117.2518	23.03
pond 8	117.5018	23.03
pond 8	117.7518	23.03
pond 8	118.0018	23.03
pond 8	118.2518	23.03
pond 8	118.5018	23.03
pond 8	118.7518	23.03
pond 8	119.0018	23.03
pond 8	119.2518	23.03
pond 8	119.5018	23.03
pond 8	119.7518	23.03
pond 8	120.0018	23.03
pond 8	120.2518	23.03
pond 8	120.5018	23.03
pond 8	120.7518	23.03
pond 8	121.0018	23.03
pond 8	121.2518	23.03
pond 8	121.5018	23.03
pond 8	121.7518	23.03
pond 8	122.0018	23.03
pond 8	122.2518	23.03
pond 8	122.5018	23.03
pond 8	122.7518	23.03
pond 8	123.0018	23.03
pond 8	123.2518	23.03
pond 8	123.5018	23.03
pond 8	123.7518	23.03
pond 8	124.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	124.2518	23.03
pond 8	124.5018	23.03
pond 8	124.7518	23.03
pond 8	125.0018	23.03
pond 8	125.2518	23.03
pond 8	125.5018	23.03
pond 8	125.7518	23.03
pond 8	126.0018	23.03
pond 8	126.2518	23.03
pond 8	126.5018	23.03
pond 8	126.7518	23.03
pond 8	127.0018	23.03
pond 8	127.2518	23.03
pond 8	127.5018	23.03
pond 8	127.7518	23.03
pond 8	128.0018	23.03
pond 8	128.2518	23.03
pond 8	128.5018	23.03
pond 8	128.7518	23.03
pond 8	129.0018	23.03
pond 8	129.2518	23.03
pond 8	129.5018	23.03
pond 8	129.7518	23.03
pond 8	130.0018	23.03
pond 8	130.2518	23.03
pond 8	130.5018	23.03
pond 8	130.7518	23.03
pond 8	131.0018	23.03
pond 8	131.2518	23.03
pond 8	131.5018	23.03
pond 8	131.7518	23.03
pond 8	132.0018	23.03
pond 8	132.2518	23.03
pond 8	132.5018	23.03
pond 8	132.7518	23.03
pond 8	133.0018	23.03
pond 8	133.2518	23.03
pond 8	133.5018	23.03
pond 8	133.7518	23.03
pond 8	134.0018	23.03
pond 8	134.2518	23.03
pond 8	134.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	134.7518	23.03
pond 8	135.0018	23.03
pond 8	135.2518	23.03
pond 8	135.5018	23.03
pond 8	135.7518	23.03
pond 8	136.0018	23.03
pond 8	136.2518	23.03
pond 8	136.5018	23.03
pond 8	136.7518	23.03
pond 8	137.0018	23.03
pond 8	137.2518	23.03
pond 8	137.5018	23.03
pond 8	137.7518	23.03
pond 8	138.0018	23.03
pond 8	138.2518	23.03
pond 8	138.5018	23.03
pond 8	138.7518	23.03
pond 8	139.0018	23.03
pond 8	139.2518	23.03
pond 8	139.5018	23.03
pond 8	139.7518	23.03
pond 8	140.0018	23.03
pond 8	140.2518	23.03
pond 8	140.5018	23.02
pond 8	140.7518	23.02
pond 8	141.0018	23.02
pond 8	141.2518	23.02
pond 8	141.5018	23.02
pond 8	141.7518	23.02
pond 8	142.0018	23.02
pond 8	142.2518	23.02
pond 8	142.5018	23.02
pond 8	142.7518	23.02
pond 8	143.0018	23.02
pond 8	143.2518	23.02
pond 8	143.5018	23.02
pond 8	143.7518	23.02
pond 8	144.0018	23.02
pond 8	144.2518	23.02
pond 8	144.5018	23.02
pond 8	144.7518	23.02
pond 8	145.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	145.2518	23.02
pond 8	145.5018	23.02
pond 8	145.7518	23.02
pond 8	146.0018	23.02
pond 8	146.2518	23.02
pond 8	146.5018	23.02
pond 8	146.7518	23.02
pond 8	147.0018	23.02
pond 8	147.2518	23.02
pond 8	147.5018	23.02
pond 8	147.7518	23.02
pond 8	148.0018	23.02
pond 8	148.2518	23.02
pond 8	148.5018	23.02
pond 8	148.7518	23.02
pond 8	149.0018	23.02
pond 8	149.2518	23.02
pond 8	149.5018	23.02
pond 8	149.7518	23.02
pond 8	150.0018	23.02
pond 8	150.2518	23.02
pond 8	150.5018	23.02
pond 8	150.7518	23.02
pond 8	151.0018	23.02
pond 8	151.2518	23.02
pond 8	151.5018	23.02
pond 8	151.7518	23.02
pond 8	152.0018	23.02
pond 8	152.2518	23.02
pond 8	152.5018	23.02
pond 8	152.7518	23.02
pond 8	153.0018	23.02
pond 8	153.2518	23.02
pond 8	153.5018	23.02
pond 8	153.7518	23.02
pond 8	154.0018	23.02
pond 8	154.2518	23.02
pond 8	154.5018	23.02
pond 8	154.7518	23.02
pond 8	155.0018	23.02
pond 8	155.2518	23.02
pond 8	155.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	155.7518	23.02
pond 8	156.0018	23.02
pond 8	156.2518	23.02
pond 8	156.5018	23.02
pond 8	156.7518	23.02
pond 8	157.0018	23.02
pond 8	157.2518	23.02
pond 8	157.5018	23.02
pond 8	157.7518	23.02
pond 8	158.0018	23.02
pond 8	158.2518	23.02
pond 8	158.5018	23.02
pond 8	158.7518	23.02
pond 8	159.0018	23.02
pond 8	159.2518	23.02
pond 8	159.5018	23.02
pond 8	159.7518	23.02
pond 8	160.0018	23.02
pond 8	160.2518	23.02
pond 8	160.5018	23.02
pond 8	160.7518	23.02
pond 8	161.0018	23.02
pond 8	161.2518	23.02
pond 8	161.5018	23.02
pond 8	161.7518	23.02
pond 8	162.0018	23.02
pond 8	162.2518	23.02
pond 8	162.5018	23.02
pond 8	162.7518	23.02
pond 8	163.0018	23.02
pond 8	163.2518	23.02
pond 8	163.5018	23.02
pond 8	163.7518	23.02
pond 8	164.0018	23.02
pond 8	164.2518	23.02
pond 8	164.5018	23.02
pond 8	164.7518	23.02
pond 8	165.0018	23.02
pond 8	165.2518	23.02
pond 8	165.5018	23.02
pond 8	165.7518	23.02
pond 8	166.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	166.2518	23.02
pond 8	166.5018	23.02
pond 8	166.7518	23.02
pond 8	167.0018	23.02
pond 8	167.2518	23.02
pond 8	167.5018	23.02
pond 8	167.7518	23.02
pond 8	168.0018	23.02
pond 8	168.2518	23.02
pond 8	168.5018	23.02
pond 8	168.7518	23.02
pond 8	169.0018	23.02
pond 8	169.2518	23.02
pond 8	169.5018	23.02
pond 8	169.7518	23.02
pond 8	170.0018	23.02
pond 8	170.2518	23.02
pond 8	170.5018	23.02
pond 8	170.7518	23.02
pond 8	171.0018	23.02
pond 8	171.2518	23.02
pond 8	171.5018	23.02
pond 8	171.7518	23.02
pond 8	172.0018	23.02
pond 8	172.2518	23.02
pond 8	172.5018	23.02
pond 8	172.7518	23.02
pond 8	173.0018	23.02
pond 8	173.2518	23.02
pond 8	173.5018	23.02
pond 8	173.7518	23.02
pond 8	174.0018	23.02
pond 8	174.2518	23.02
pond 8	174.5018	23.02
pond 8	174.7518	23.02
pond 8	175.0018	23.02
pond 8	175.2518	23.02
pond 8	175.5018	23.02
pond 8	175.7518	23.02
pond 8	176.0018	23.02
pond 8	176.2518	23.02
pond 8	176.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	176.7518	23.02
pond 8	177.0018	23.02
pond 8	177.2518	23.02
pond 8	177.5018	23.02
pond 8	177.7518	23.02
pond 8	178.0018	23.02
pond 8	178.2518	23.02
pond 8	178.5018	23.02
pond 8	178.7518	23.02
pond 8	179.0018	23.02
pond 8	179.2518	23.02
pond 8	179.5018	23.02
pond 8	179.7518	23.02
pond 8	180.0018	23.02
pond 8	180.2518	23.02
pond 8	180.5018	23.02
pond 8	180.7518	23.02
pond 8	181.0018	23.02
pond 8	181.2518	23.02
pond 8	181.5018	23.02
pond 8	181.7518	23.02
pond 8	182.0018	23.02
pond 8	182.2518	23.02
pond 8	182.5018	23.02
pond 8	182.7518	23.02
pond 8	183.0018	23.02
pond 8	183.2518	23.02
pond 8	183.5018	23.02
pond 8	183.7518	23.02
pond 8	184.0018	23.02
pond 8	184.2518	23.02
pond 8	184.5018	23.02
pond 8	184.7518	23.02
pond 8	185.0018	23.02
pond 8	185.2518	23.02
pond 8	185.5018	23.02
pond 8	185.7518	23.02
pond 8	186.0018	23.02
pond 8	186.2518	23.02
pond 8	186.5018	23.02
pond 8	186.7518	23.02
pond 8	187.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	187.2518	23.02
pond 8	187.5018	23.02
pond 8	187.7518	23.02
pond 8	188.0018	23.02
pond 8	188.2518	23.02
pond 8	188.5018	23.02
pond 8	188.7518	23.02
pond 8	189.0018	23.02
pond 8	189.2518	23.02
pond 8	189.5018	23.02
pond 8	189.7518	23.02
pond 8	190.0018	23.02
pond 8	190.2518	23.02
pond 8	190.5018	23.02
pond 8	190.7518	23.02
pond 8	191.0018	23.02
pond 8	191.2518	23.02
pond 8	191.5018	23.02
pond 8	191.7518	23.02
pond 8	192.0018	23.02
pond 8	192.2518	23.02
pond 8	192.5018	23.02
pond 8	192.7518	23.02
pond 8	193.0018	23.02
pond 8	193.2518	23.02
pond 8	193.5018	23.02
pond 8	193.7518	23.02
pond 8	194.0018	23.02
pond 8	194.2518	23.02
pond 8	194.5018	23.02
pond 8	194.7518	23.02
pond 8	195.0018	23.02
pond 8	195.2518	23.02
pond 8	195.5018	23.01
pond 8	195.7518	23.01
pond 8	196.0018	23.01
pond 8	196.2518	23.01
pond 8	196.5018	23.01
pond 8	196.7518	23.01
pond 8	197.0018	23.01
pond 8	197.2518	23.01
pond 8	197.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	197.7518	23.01
pond 8	198.0018	23.01
pond 8	198.2518	23.01
pond 8	198.5018	23.01
pond 8	198.7518	23.01
pond 8	199.0018	23.01
pond 8	199.2518	23.01
pond 8	199.5018	23.01
pond 8	199.7518	23.01
pond 8	200.0018	23.01
pond 8	200.2518	23.01
pond 8	200.5018	23.01
pond 8	200.7518	23.01
pond 8	201.0018	23.01
pond 8	201.2518	23.01
pond 8	201.5018	23.01
pond 8	201.7518	23.01
pond 8	202.0018	23.01
pond 8	202.2518	23.01
pond 8	202.5018	23.01
pond 8	202.7518	23.01
pond 8	203.0018	23.01
pond 8	203.2518	23.01
pond 8	203.5018	23.01
pond 8	203.7518	23.01
pond 8	204.0018	23.01
pond 8	204.2518	23.01
pond 8	204.5018	23.01
pond 8	204.7518	23.01
pond 8	205.0018	23.01
pond 8	205.2518	23.01
pond 8	205.5018	23.01
pond 8	205.7518	23.01
pond 8	206.0018	23.01
pond 8	206.2518	23.01
pond 8	206.5018	23.01
pond 8	206.7518	23.01
pond 8	207.0018	23.01
pond 8	207.2518	23.01
pond 8	207.5018	23.01
pond 8	207.7518	23.01
pond 8	208.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	208.2518	23.01
pond 8	208.5018	23.01
pond 8	208.7518	23.01
pond 8	209.0018	23.01
pond 8	209.2518	23.01
pond 8	209.5018	23.01
pond 8	209.7518	23.01
pond 8	210.0018	23.01
pond 8	210.2518	23.01
pond 8	210.5018	23.01
pond 8	210.7518	23.01
pond 8	211.0018	23.01
pond 8	211.2518	23.01
pond 8	211.5018	23.01
pond 8	211.7518	23.01
pond 8	212.0018	23.01
pond 8	212.2518	23.01
pond 8	212.5018	23.01
pond 8	212.7518	23.01
pond 8	213.0018	23.01
pond 8	213.2518	23.01
pond 8	213.5018	23.01
pond 8	213.7518	23.01
pond 8	214.0018	23.01
pond 8	214.2518	23.01
pond 8	214.5018	23.01
pond 8	214.7518	23.01
pond 8	215.0018	23.01
pond 8	215.2518	23.01
pond 8	215.5018	23.01
pond 8	215.7518	23.01
pond 8	216.0018	23.01
pond 8	216.2518	23.01
pond 8	216.5018	23.01
pond 8	216.7518	23.01
pond 8	217.0018	23.01
pond 8	217.2518	23.01
pond 8	217.5018	23.01
pond 8	217.7518	23.01
pond 8	218.0018	23.01
pond 8	218.2518	23.01
pond 8	218.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	218.7518	23.01
pond 8	219.0018	23.01
pond 8	219.2518	23.01
pond 8	219.5018	23.01
pond 8	219.7518	23.01
pond 8	220.0018	23.01
pond 8	220.2518	23.01
pond 8	220.5018	23.01
pond 8	220.7518	23.01
pond 8	221.0018	23.01
pond 8	221.2518	23.01
pond 8	221.5018	23.01
pond 8	221.7518	23.01
pond 8	222.0018	23.01
pond 8	222.2518	23.01
pond 8	222.5018	23.01
pond 8	222.7518	23.01
pond 8	223.0018	23.01
pond 8	223.2518	23.01
pond 8	223.5018	23.01
pond 8	223.7518	23.01
pond 8	224.0018	23.01
pond 8	224.2518	23.01
pond 8	224.5018	23.01
pond 8	224.7518	23.01
pond 8	225.0018	23.01
pond 8	225.2518	23.01
pond 8	225.5018	23.01
pond 8	225.7518	23.01
pond 8	226.0018	23.01
pond 8	226.2518	23.01
pond 8	226.5018	23.01
pond 8	226.7518	23.01
pond 8	227.0018	23.01
pond 8	227.2518	23.01
pond 8	227.5018	23.01
pond 8	227.7518	23.01
pond 8	228.0018	23.01
pond 8	228.2518	23.01
pond 8	228.5018	23.01
pond 8	228.7518	23.01
pond 8	229.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	229.2518	23.01
pond 8	229.5018	23.01
pond 8	229.7518	23.01
pond 8	230.0018	23.01
pond 8	230.2518	23.01
pond 8	230.5018	23.01
pond 8	230.7518	23.01
pond 8	231.0018	23.01
pond 8	231.2518	23.01
pond 8	231.5018	23.01
pond 8	231.7518	23.01
pond 8	232.0018	23.01
pond 8	232.2518	23.01
pond 8	232.5018	23.01
pond 8	232.7518	23.01
pond 8	233.0018	23.01
pond 8	233.2518	23.01
pond 8	233.5018	23.01
pond 8	233.7518	23.01
pond 8	234.0018	23.01
pond 8	234.2518	23.01
pond 8	234.5018	23.01
pond 8	234.7518	23.01
pond 8	235.0018	23.01
pond 8	235.2518	23.01
pond 8	235.5018	23.01
pond 8	235.7518	23.01
pond 8	236.0018	23.01
pond 8	236.2518	23.01
pond 8	236.5018	23.01
pond 8	236.7518	23.01
pond 8	237.0018	23.01
pond 8	237.2518	23.01
pond 8	237.5018	23.01
pond 8	237.7518	23.01
pond 8	238.0018	23.01
pond 8	238.2518	23.01
pond 8	238.5018	23.01
pond 8	238.7518	23.01
pond 8	239.0018	23.01
pond 8	239.2518	23.01
pond 8	239.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	239.7518	23.01
pond 8	240.0018	23.01
pond 8	240.2518	23.01
pond 8	240.5018	23.01
pond 8	240.7518	23.01
pond 8	241.0018	23.01
pond 8	241.2518	23.01
pond 8	241.5018	23.01
pond 8	241.7518	23.01
pond 8	242.0018	23.01
pond 8	242.2518	23.01
pond 8	242.5018	23.01
pond 8	242.7518	23.01
pond 8	243.0018	23.01
pond 8	243.2518	23.01
pond 8	243.5018	23.01
pond 8	243.7518	23.01
pond 8	244.0018	23.01
pond 8	244.2518	23.01
pond 8	244.5018	23.01
pond 8	244.7518	23.01
pond 8	245.0018	23.01
pond 8	245.2518	23.01
pond 8	245.5018	23.01
pond 8	245.7518	23.01
pond 8	246.0018	23.01
pond 8	246.2518	23.01
pond 8	246.5018	23.01
pond 8	246.7518	23.01
pond 8	247.0018	23.01
pond 8	247.2518	23.01
pond 8	247.5018	23.01
pond 8	247.7518	23.01
pond 8	248.0018	23.01
pond 8	248.2518	23.01
pond 8	248.5018	23.01
pond 8	248.7518	23.01
pond 8	249.0018	23.01
pond 8	249.2518	23.01
pond 8	249.5018	23.01
pond 8	249.7518	23.01
pond 8	250.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	250.2518	23.01
pond 8	250.5018	23.01
pond 8	250.7518	23.01
pond 8	251.0018	23.01
pond 8	251.2518	23.01
pond 8	251.5018	23.01
pond 8	251.7518	23.01
pond 8	252.0018	23.01
pond 8	252.2518	23.01
pond 8	252.5018	23.01
pond 8	252.7518	23.01
pond 8	253.0018	23.01
pond 8	253.2518	23.01
pond 8	253.5018	23.01
pond 8	253.7518	23.01
pond 8	254.0018	23.01
pond 8	254.2518	23.01
pond 8	254.5018	23.01
pond 8	254.7518	23.01
pond 8	255.0018	23.01
pond 8	255.2518	23.01
pond 8	255.5018	23.01
pond 8	255.7518	23.01
pond 8	256.0018	23.01
pond 8	256.2518	23.01
pond 8	256.5018	23.01
pond 8	256.7518	23.01
pond 8	257.0018	23.01
pond 8	257.2518	23.01
pond 8	257.5018	23.01
pond 8	257.7518	23.01
pond 8	258.0018	23.01
pond 8	258.2518	23.01
pond 8	258.5018	23.01
pond 8	258.7518	23.01
pond 8	259.0018	23.01
pond 8	259.2518	23.01
pond 8	259.5018	23.01
pond 8	259.7518	23.01
pond 8	260.0018	23.01
pond 8	260.2518	23.01
pond 8	260.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	260.7518	23.01
pond 8	261.0018	23.01
pond 8	261.2518	23.01
pond 8	261.5018	23.01
pond 8	261.7518	23.01
pond 8	262.0018	23.01
pond 8	262.2518	23.01
pond 8	262.5018	23.01
pond 8	262.7518	23.01
pond 8	263.0018	23.01
pond 8	263.2518	23.01
pond 8	263.5018	23.01
pond 8	263.7518	23.01
pond 8	264.0018	23.01
pond 8	264.2518	23.01
pond 8	264.5018	23.01
pond 8	264.7518	23.01
pond 8	265.0018	23.01
pond 8	265.2518	23.01
pond 8	265.5018	23.01
pond 8	265.7518	23.01
pond 8	266.0018	23.01
pond 8	266.2518	23.01
pond 8	266.5018	23.01
pond 8	266.7518	23.01
pond 8	267.0018	23.01
pond 8	267.2518	23.01
pond 8	267.5018	23.01
pond 8	267.7518	23.01
pond 8	268.0018	23.01
pond 8	268.2518	23.01
pond 8	268.5018	23.01
pond 8	268.7518	23.01
pond 8	269.0018	23.01
pond 8	269.2518	23.01
pond 8	269.5018	23.01
pond 8	269.7518	23.01
pond 8	270.0018	23.01
pond 8	270.2518	23.01
pond 8	270.5018	23.01
pond 8	270.7518	23.01
pond 8	271.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	271.2518	23.01
pond 8	271.5018	23.01
pond 8	271.7518	23.01
pond 8	272.0018	23.01
pond 8	272.2518	23.01
pond 8	272.5018	23.01
pond 8	272.7518	23.01
pond 8	273.0018	23.01
pond 8	273.2518	23.01
pond 8	273.5018	23.01
pond 8	273.7518	23.01
pond 8	274.0018	23.01
pond 8	274.2518	23.01
pond 8	274.5018	23.01
pond 8	274.7518	23.01
pond 8	275.0018	23.01
pond 8	275.2518	23.01
pond 8	275.5018	23.01
pond 8	275.7518	23.01
pond 8	276.0018	23.01
pond 8	276.2518	23.01
pond 8	276.5018	23.01
pond 8	276.7518	23.01
pond 8	277.0018	23.01
pond 8	277.2518	23.01
pond 8	277.5018	23.01
pond 8	277.7518	23.01
pond 8	278.0018	23.01
pond 8	278.2518	23.01
pond 8	278.5018	23.01
pond 8	278.7518	23.01
pond 8	279.0018	23.01
pond 8	279.2518	23.01
pond 8	279.5018	23.01
pond 8	279.7518	23.01
pond 8	280.0018	23.01
pond 8	280.2518	23.01
pond 8	280.5018	23.01
pond 8	280.7518	23.01
pond 8	281.0018	23.01
pond 8	281.2518	23.01
pond 8	281.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	281.7518	23.01
pond 8	282.0018	23.01
pond 8	282.2518	23.01
pond 8	282.5018	23.01
pond 8	282.7518	23.01
pond 8	283.0018	23.01
pond 8	283.2518	23.01
pond 8	283.5018	23.01
pond 8	283.7518	23.01
pond 8	284.0018	23.01
pond 8	284.2518	23.01
pond 8	284.5018	23.01
pond 8	284.7518	23.01
pond 8	285.0018	23.01
pond 8	285.2518	23.01
pond 8	285.5018	23.01
pond 8	285.7518	23.01
pond 8	286.0018	23.01
pond 8	286.2518	23.01
pond 8	286.5018	23.01
pond 8	286.7518	23.01
pond 8	287.0018	23.01
pond 8	287.2518	23.01
pond 8	287.5018	23.01
pond 8	287.7518	23.01
pond 8	288.0018	23.01
pond 8	288.2518	23.01
pond 8	288.5018	23.01
pond 8	288.7518	23.01
pond 8	289.0018	23.01
pond 8	289.2518	23.01
pond 8	289.5018	23.01
pond 8	289.7518	23.01
pond 8	290.0018	23.01
pond 8	290.2518	23.01
pond 8	290.5018	23.01
pond 8	290.7518	23.01
pond 8	291.0018	23.01
pond 8	291.2518	23.01
pond 8	291.5018	23.01
pond 8	291.7518	23.01
pond 8	292.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	292.2518	23.01
pond 8	292.5018	23.01
pond 8	292.7518	23.01
pond 8	293.0018	23.01
pond 8	293.2518	23.01
pond 8	293.5018	23.01
pond 8	293.7518	23.01
pond 8	294.0018	23.01
pond 8	294.2518	23.01
pond 8	294.5018	23.01
pond 8	294.7518	23.01
pond 8	295.0018	23.01
pond 8	295.2518	23.01
pond 8	295.5018	23.01
pond 8	295.7518	23.01
pond 8	296.0018	23.01
pond 8	296.2518	23.01
pond 8	296.5018	23.01
pond 8	296.7518	23.01
pond 8	297.0018	23.01
pond 8	297.2518	23.01
pond 8	297.5018	23.01
pond 8	297.7518	23.01
pond 8	298.0018	23.01
pond 8	298.2518	23.01
pond 8	298.5018	23.01
pond 8	298.7518	23.01
pond 8	299.0018	23.01
pond 8	299.2518	23.01
pond 8	299.5018	23.01
pond 8	299.7518	23.01
pond 8	300.0018	23.01
pond 8	300.2518	23.01
pond 8	300.5018	23.01
pond 8	300.7518	23.01
pond 8	301.0018	23.01
pond 8	301.2518	23.01
pond 8	301.5018	23.01
pond 8	301.7518	23.01
pond 8	302.0018	23.01
pond 8	302.2518	23.01
pond 8	302.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	302.7518	23.01
pond 8	303.0018	23.01
pond 8	303.2518	23.01
pond 8	303.5018	23.01
pond 8	303.7518	23.01
pond 8	304.0018	23.01
pond 8	304.2518	23.01
pond 8	304.5018	23.01
pond 8	304.7518	23.01
pond 8	305.0018	23.01
pond 8	305.2518	23.01
pond 8	305.5018	23.01
pond 8	305.7518	23.01
pond 8	306.0018	23.01
pond 8	306.2518	23.01
pond 8	306.5018	23.01
pond 8	306.7518	23.01
pond 8	307.0018	23.01
pond 8	307.2518	23.01
pond 8	307.5018	23.01
pond 8	307.7518	23.01
pond 8	308.0018	23.01
pond 8	308.2518	23.01
pond 8	308.5018	23.01
pond 8	308.7518	23.01
pond 8	309.0018	23.01
pond 8	309.2518	23.01
pond 8	309.5018	23.01
pond 8	309.7518	23.01
pond 8	310.0018	23.01
pond 8	310.2518	23.01
pond 8	310.5018	23.01
pond 8	310.7518	23.01
pond 8	311.0018	23.01
pond 8	311.2518	23.01
pond 8	311.5018	23.01
pond 8	311.7518	23.01
pond 8	312.0018	23.01
pond 8	312.2518	23.01
pond 8	312.5018	23.01
pond 8	312.7518	23.01
pond 8	313.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	313.2518	23.01
pond 8	313.5018	23.01
pond 8	313.7518	23.01
pond 8	314.0018	23.01
pond 8	314.2518	23.01
pond 8	314.5018	23.01
pond 8	314.7518	23.01
pond 8	315.0018	23.01
pond 8	315.2518	23.01
pond 8	315.5018	23.01
pond 8	315.7518	23.01
pond 8	316.0018	23.01
pond 8	316.2518	23.01
pond 8	316.5018	23.01
pond 8	316.7518	23.01
pond 8	317.0018	23.01
pond 8	317.2518	23.01
pond 8	317.5018	23.01
pond 8	317.7518	23.01
pond 8	318.0018	23.01
pond 8	318.2518	23.01
pond 8	318.5018	23.01
pond 8	318.7518	23.01
pond 8	319.0018	23.01
pond 8	319.2518	23.01
pond 8	319.5018	23.01
pond 8	319.7518	23.01
pond 8	320.0018	23.01
pond 8	320.2518	23.01
pond 8	320.5018	23.01
pond 8	320.7518	23.01
pond 8	321.0018	23.01
pond 8	321.2518	23.01
pond 8	321.5018	23.01
pond 8	321.7518	23.01
pond 8	322.0018	23.01
pond 8	322.2518	23.01
pond 8	322.5018	23.01
pond 8	322.7518	23.01
pond 8	323.0018	23.01
pond 8	323.2518	23.01
pond 8	323.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	323.7518	23.01
pond 8	324.0018	23.01
pond 8	324.2518	23.01
pond 8	324.5018	23.01
pond 8	324.7518	23.01
pond 8	325.0018	23.01
pond 8	325.2518	23.01
pond 8	325.5018	23.01
pond 8	325.7518	23.01
pond 8	326.0018	23.01
pond 8	326.2518	23.01
pond 8	326.5018	23.01
pond 8	326.7518	23.01
pond 8	327.0018	23.01
pond 8	327.2518	23.01
pond 8	327.5018	23.01
pond 8	327.7518	23.01
pond 8	328.0018	23.01
pond 8	328.2518	23.01
pond 8	328.5018	23.01
pond 8	328.7518	23.01
pond 8	329.0018	23.01
pond 8	329.2518	23.01
pond 8	329.5018	23.01
pond 8	329.7518	23.01
pond 8	330.0018	23.01
pond 8	330.2518	23.01
pond 8	330.5018	23.01
pond 8	330.7518	23.01
pond 8	331.0018	23.01
pond 8	331.2518	23.01
pond 8	331.5018	23.01
pond 8	331.7518	23.01
pond 8	332.0018	23.01
pond 8	332.2518	23.01
pond 8	332.5018	23.01
pond 8	332.7518	23.01
pond 8	333.0018	23.01
pond 8	333.2518	23.01
pond 8	333.5018	23.01
pond 8	333.7518	23.01
pond 8	334.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	334.2518	23.01
pond 8	334.5018	23.01
pond 8	334.7518	23.01
pond 8	335.0018	23.01
pond 8	335.2518	23.01
pond 8	335.5018	23.01
pond 8	335.7518	23.01
pond 8	336.0018	23.01
pond 8	336.2518	23.01
pond 8	336.5018	23.01
pond 8	336.7518	23.01
pond 8	337.0018	23.01
pond 8	337.2518	23.01
pond 8	337.5018	23.01
pond 8	337.7518	23.01
pond 8	338.0018	23.01
pond 8	338.2518	23.01
pond 8	338.5018	23.01
pond 8	338.7518	23.01
pond 8	339.0018	23.01
pond 8	339.2518	23.01
pond 8	339.5018	23.01
pond 8	339.7518	23.01
pond 8	340.0018	23.01
pond 8	340.2518	23.01
pond 8	340.5018	23.01
pond 8	340.7518	23.01
pond 8	341.0018	23.01
pond 8	341.2518	23.01
pond 8	341.5018	23.01
pond 8	341.7518	23.01
pond 8	342.0018	23.01
pond 8	342.2518	23.01
pond 8	342.5018	23.01
pond 8	342.7518	23.01
pond 8	343.0018	23.01
pond 8	343.2518	23.01
pond 8	343.5018	23.01
pond 8	343.7518	23.01
pond 8	344.0018	23.01
pond 8	344.2518	23.01
pond 8	344.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	344.7518	23.01
pond 8	345.0018	23.01
pond 8	345.2518	23.01
pond 8	345.5018	23.01
pond 8	345.7518	23.01
pond 8	346.0018	23.01
pond 8	346.2518	23.01
pond 8	346.5018	23.01
pond 8	346.7518	23.01
pond 8	347.0018	23.01
pond 8	347.2518	23.01
pond 8	347.5018	23.01
pond 8	347.7518	23.01
pond 8	348.0018	23.01
pond 8	348.2518	23.01
pond 8	348.5018	23.01
pond 8	348.7518	23.01
pond 8	349.0018	23.01
pond 8	349.2518	23.01
pond 8	349.5018	23.01
pond 8	349.7518	23.01
pond 8	350.0018	23.01
pond 8	350.2518	23.01
pond 8	350.5018	23.01
pond 8	350.7518	23.01
pond 8	351.0018	23.01
pond 8	351.2518	23.01
pond 8	351.5018	23.01
pond 8	351.7518	23.01
pond 8	352.0018	23.01
pond 8	352.2518	23.01
pond 8	352.5018	23.01
pond 8	352.7518	23.01
pond 8	353.0018	23.01
pond 8	353.2518	23.01
pond 8	353.5018	23.01
pond 8	353.7518	23.01
pond 8	354.0018	23.01
pond 8	354.2518	23.01
pond 8	354.5018	23.01
pond 8	354.7518	23.01
pond 8	355.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	355.2518	23.01
pond 8	355.5018	23.01
pond 8	355.7518	23.01
pond 8	356.0018	23.01
pond 8	356.2518	23.01
pond 8	356.5018	23.01
pond 8	356.7518	23.01
pond 8	357.0018	23.01
pond 8	357.2518	23.01
pond 8	357.5018	23.01
pond 8	357.7518	23.01
pond 8	358.0018	23.01
pond 8	358.2518	23.01
pond 8	358.5018	23.01
pond 8	358.7518	23.01
pond 8	359.0018	23.01
pond 8	359.2518	23.01
pond 8	359.5018	23.01
pond 8	359.7518	23.01
pond 8	360.0018	23.01

Appendix O
Pre/Post Nutrient Analysis

NUTRIENT REMOVAL COMPARISSON		
	NITROGEN	PHOSPHORUS
	KG/YR	KG/YR
PRE	98.984	2.023
POST	32.17	1.948
NET REDUCTION	-66.814	-0.075

Complete Report (not including cost) Ver 4.3.5

Project: WINDWARD PRESERVE
Date: 11/6/2022 11:13:49 AM

Site and Catchment Information

Analysis: BMP Analysis

Catchment Name	PRE1	PRE2	PRE3	PRE4	PRE5	PRE6	PRE7	PRE WETLAND IMPACTED
Rainfall Zone	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021
Area (acres)	19.90	11.90	20.99	43.15	26.37	29.44	6.70	14.36
Rational Coefficient (0-1)	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.91

Non DCIA Curve Number	48.00	48.00	50.00	50.00	51.00	51.00	51.00	100.00
DCIA Percent (0-100)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrogen EMC (mg/l)	1.090	1.090	1.090	1.090	1.090	1.090	1.090	1.213
Phosphorus EMC (mg/l)	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.021
Runoff Volume (ac-ft/yr)	1.121	0.670	1.364	2.805	1.874	2.092	0.476	56.834
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	1.507	0.901	1.834	3.769	2.519	2.812	0.640	85.002
Phosphorus Loading (kg/yr)	0.059	0.036	0.072	0.149	0.099	0.111	0.025	1.472

Nitrogen Total = 98.984 kg/yr

Phosphorus Total = 2.023 kg/yr

Complete Report (not including cost) Ver 4.3.5

Project: WINDWARD PRESERVE POST
Date: 11/6/2022 11:11:11 AM

Site and Catchment Information

Analysis: BMP Analysis

Catchment Name	POST 1	POST 2	POST 3	POST 4	POST 5	POST 6	POST 7	POST 8	COMP1	COMP2	COMP3	COMP4
Rainfall Zone	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00

Pre-Condition Landuse Information

Landuse												
Area (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rational	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Coefficient (0-1)												
Non DCIA Curve Number	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90
DCIA Percent (0-100)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrogen EMC (mg/l)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Phosphorus EMC (mg/l)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Runoff Volume (ac-ft/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Nitrogen Loading (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Phosphorus Loading (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Post-Condition Landuse Information

Landuse	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050
Area (acres)	45.66	5.61	2.90	8.06	12.59	34.44	46.96	6.99	2.64	1.33	1.91	3.62
Rational Coefficient (0-1)	0.15	0.43	0.10	0.10	0.21	0.15	0.14	0.04	0.15	0.05	0.10	0.13
Non DCIA Curve	84.00	69.00	78.00	79.00	88.00	84.00	83.00	64.00	84.00	68.00	79.00	82.00

Number												
DCIA Percent (0-100)	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wet Pond Area (ac)	9.12	0.29	0.20	0.73	3.40	16.19	12.38	0.34	1.84	0.51	1.14	2.33
Nitrogen EMC (mg/l)	1.645	1.645	1.645	1.645	1.645	1.645	1.645	1.645	1.100	1.100	1.100	1.100
Phosphorus EMC (mg/l)	0.270	0.270	0.270	0.270	0.270	0.270	0.270	0.270	0.050	0.050	0.050	0.050
Runoff Volume (ac-ft/yr)	23.783	9.950	1.149	3.322	8.331	11.878	21.038	1.141	0.521	0.181	0.349	0.730
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Nitrogen Loading (kg/yr)	48.238	20.181	2.330	6.739	16.898	24.093	42.672	2.315	0.706	0.246	0.473	0.990
Phosphorus Loading (kg/yr)	7.917	3.312	0.382	1.106	2.773	3.954	7.004	0.380	0.032	0.011	0.022	0.045

Catchment Number: 1 Name: POST 1

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	2.020
Permanent Pool Volume (ac-ft) for 31 days residence	2.020
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	45.66
Contributing Area (acres)	36.540
Non-DCIA Curve Number	84.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2

Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

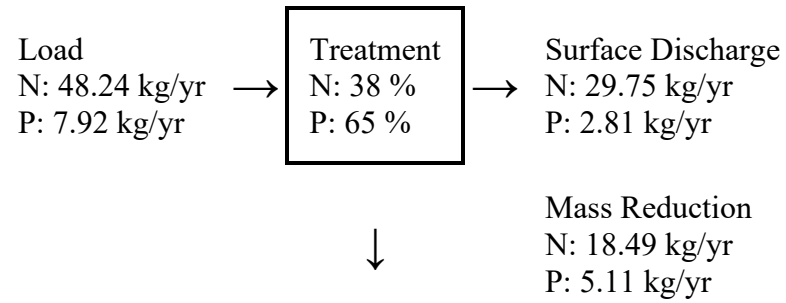
Media Mix Information

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

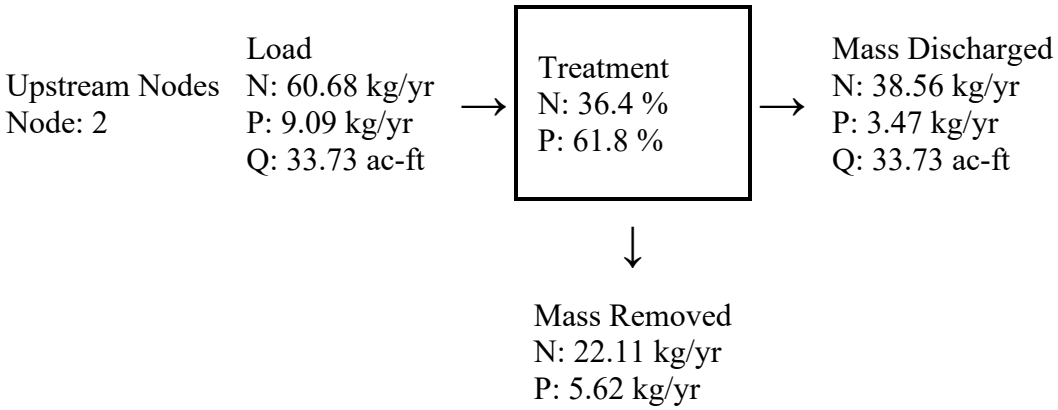
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 2 Name: POST 2

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.850
Permanent Pool Volume (ac-ft) for 31 days residence	0.845
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	5.61
Contributing Area (acres)	5.320
Non-DCIA Curve Number	69.00
DCIA Percent	50.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

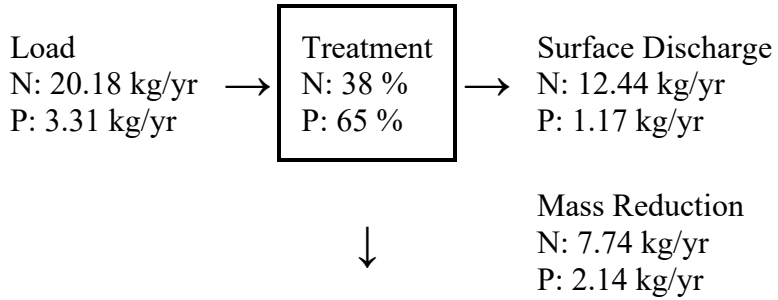
Media Mix Information

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

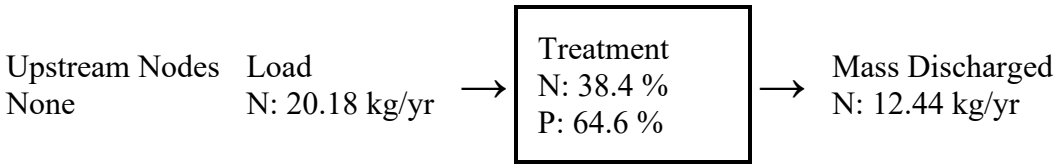
Groundwater Discharge (Stand-Alone)

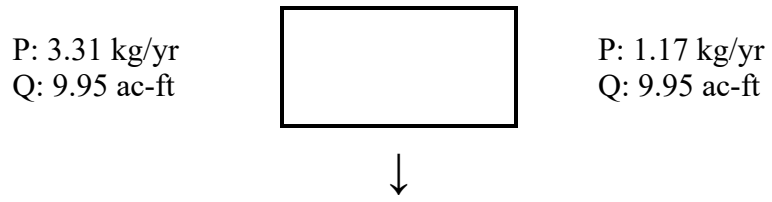
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)





Catchment Number: 3 Name: POST3

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.098
Permanent Pool Volume (ac-ft) for 31 days residence	0.098
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	2.90
Contributing Area (acres)	2.700
Non-DCIA Curve Number	78.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

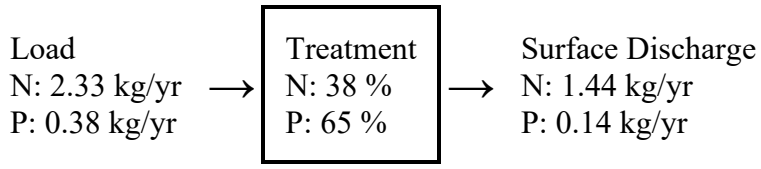
Media Mix Information

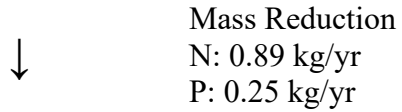
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

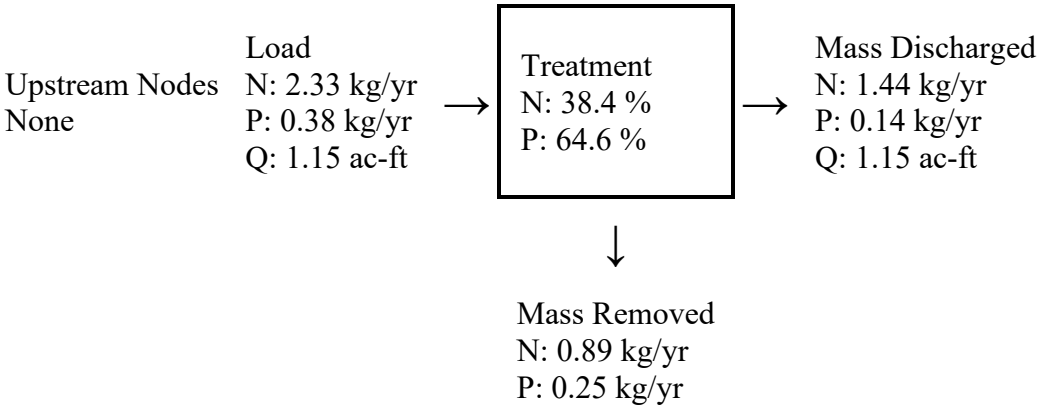
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)





Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 4 Name: POST 4

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.282
Permanent Pool Volume (ac-ft) for 31 days residence	0.282
Annual Residence Time (days)	31

Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	8.06
Contributing Area (acres)	7.330
Non-DCIA Curve Number	79.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

Media Mix Information

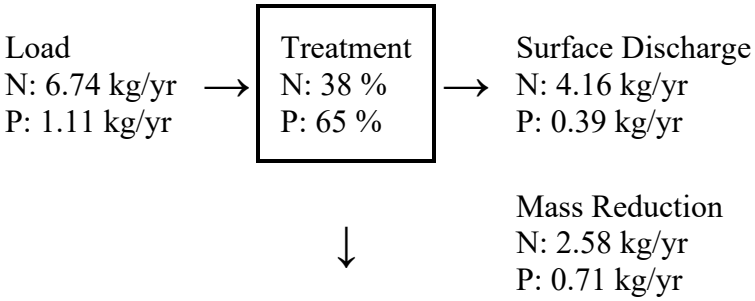
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

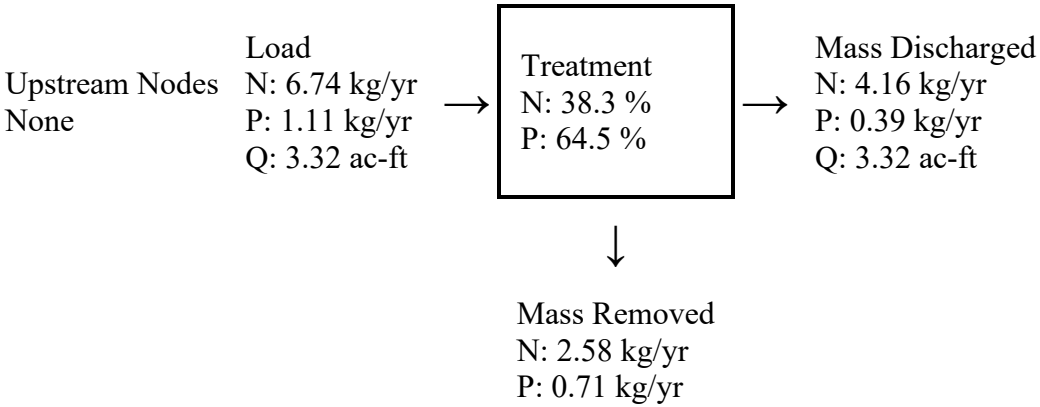
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000

TP Concentration (mg/L) 0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 5 Name: POST 5

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.710
Permanent Pool Volume (ac-ft) for 31 days residence	0.708
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	12.59
Contributing Area (acres)	9.190
Non-DCIA Curve Number	88.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

Media Mix Information

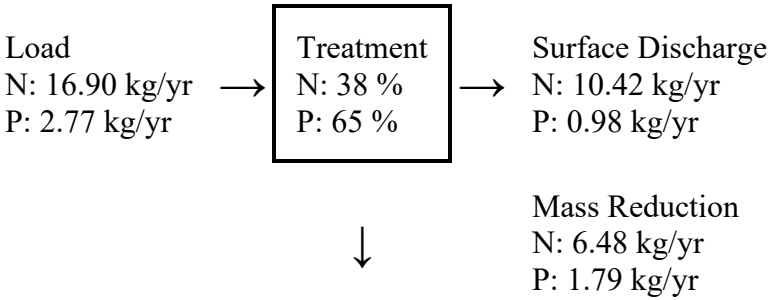
Type of Media Mix	Not Specified

Media N Reduction (%)	
Media P Reduction (%)	

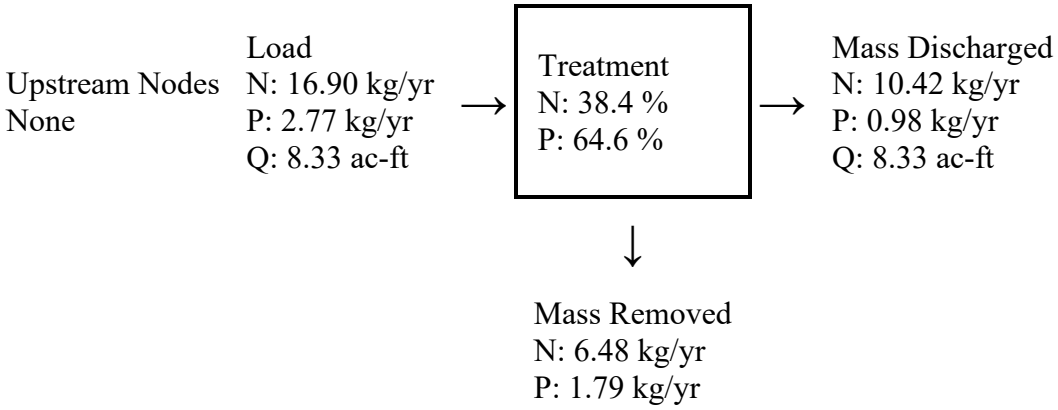
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 6 Name: POST 6

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	1.000
Permanent Pool Volume (ac-ft) for 31 days residence	1.009
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	34.44
Contributing Area (acres)	18.250
Non-DCIA Curve Number	84.00
DCIA Percent	0.00

Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	64

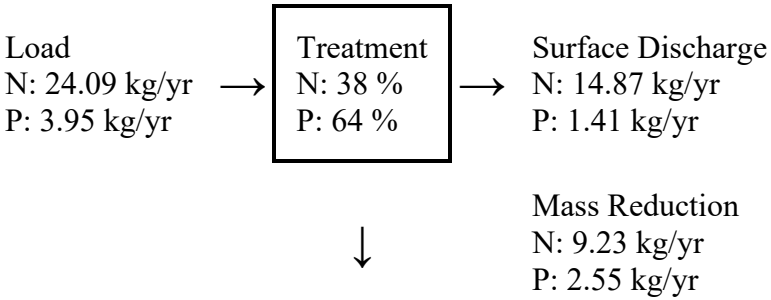
Media Mix Information

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

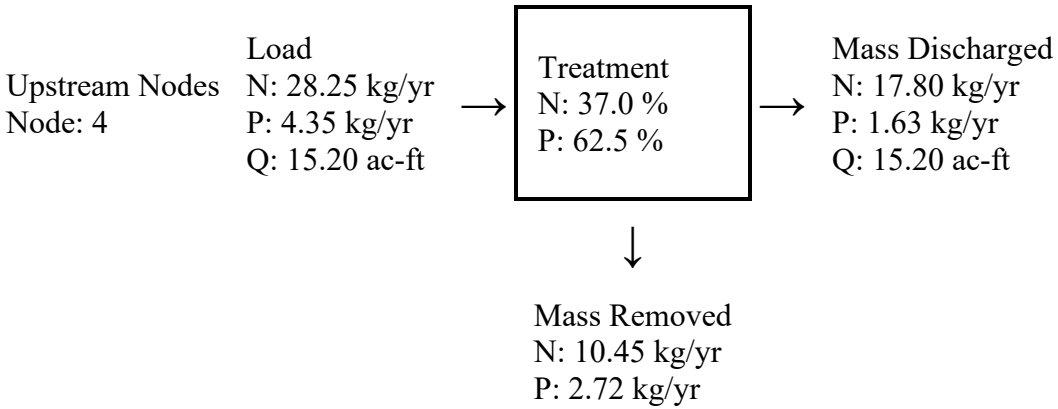
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 7 Name: POST 7

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	1.780
Permanent Pool Volume (ac-ft) for 31 days residence	1.787
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	46.96
Contributing Area (acres)	34.580
Non-DCIA Curve Number	83.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	64

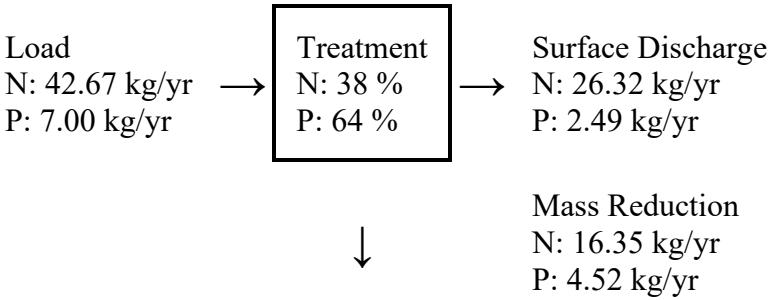
Media Mix Information

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

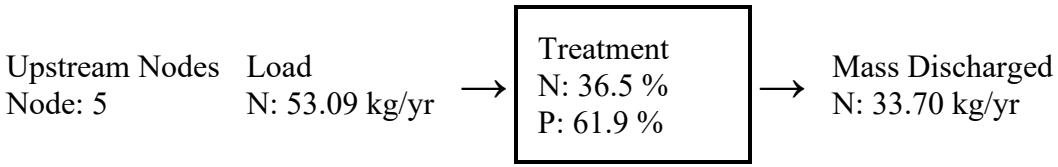
Groundwater Discharge (Stand-Alone)

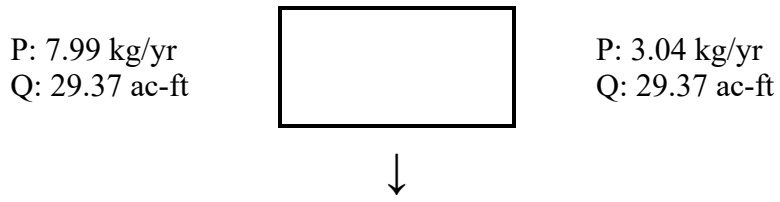
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)





Catchment Number: 8 Name: POST 8

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.097
Permanent Pool Volume (ac-ft) for 31 days residence	0.097
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	6.99
Contributing Area (acres)	6.650
Non-DCIA Curve Number	64.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

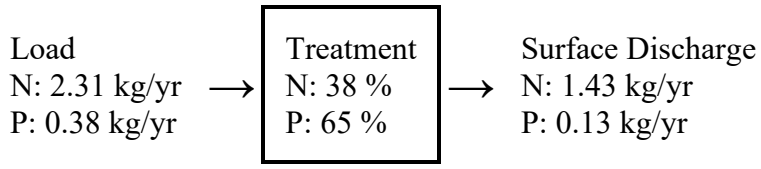
Media Mix Information

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)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



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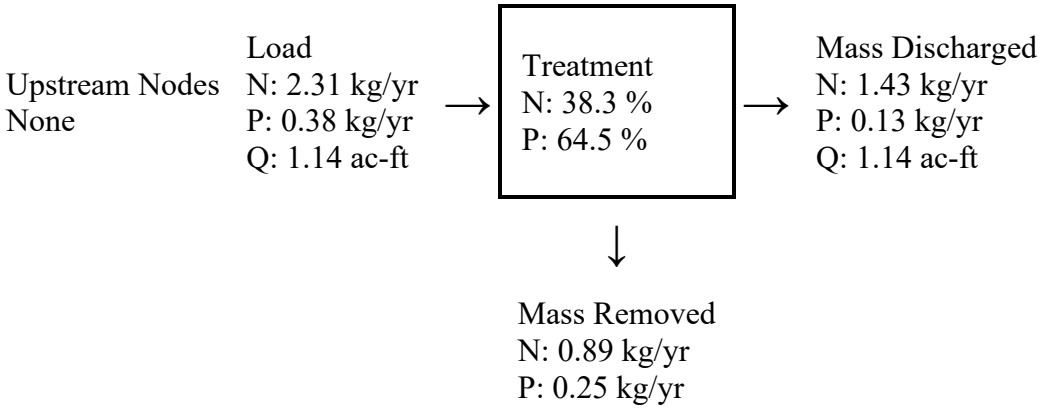
Mass Reduction
N: 0.89 kg/yr
P: 0.25 kg/yr

Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 9 Name: COMP1

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	0.044

Permanent Pool Volume (ac-ft) for 31 days residence	0.044
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	4.000
Hydraulic Capture Efficiency (%)	98
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

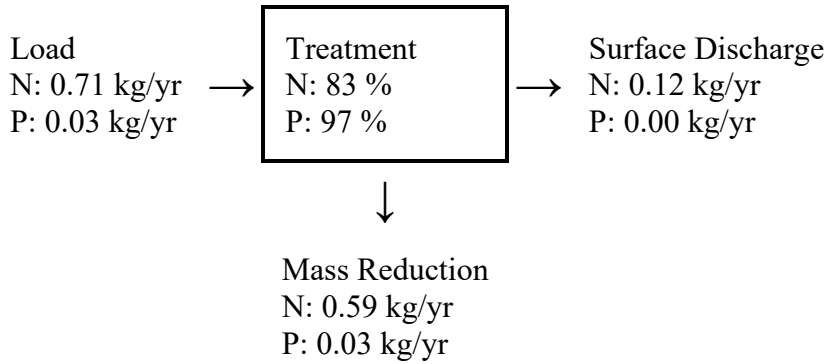
Catchment Area (acres)	2.64
Contributing Area (acres)	0.800
Non-DCIA Curve Number	84.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

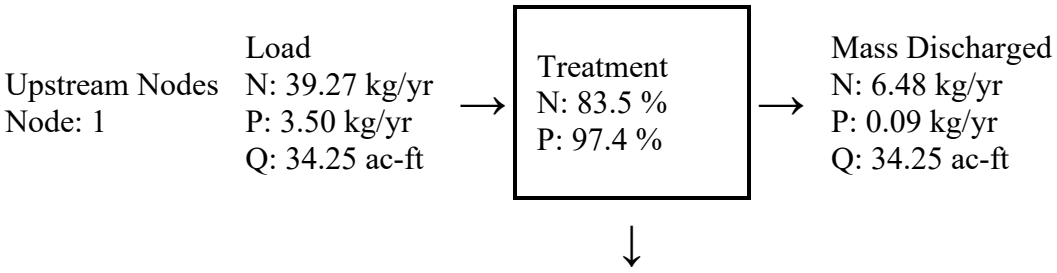
Required TN Treatment Efficiency (%)

Provided TN Treatment Efficiency (%)	83
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	97

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Mass Removed
N: 32.79 kg/yr
P: 3.41 kg/yr

Catchment Number: 10 Name: COMP2

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	0.015
Permanent Pool Volume (ac-ft) for 31 days residence	0.015
Annual Residence Time (days)	30
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	4.000
Hydraulic Capture Efficiency (%)	99
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

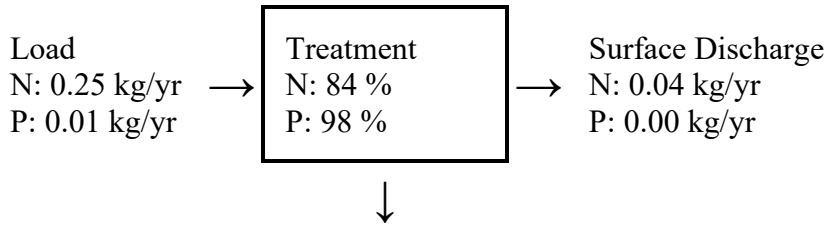
Watershed Characteristics

Catchment Area (acres)	1.33
Contributing Area (acres)	0.820
Non-DCIA Curve Number	68.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

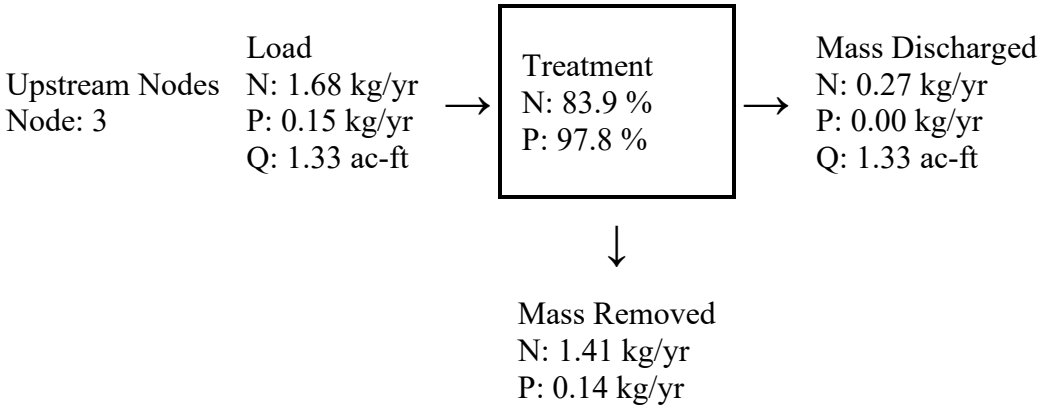
Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	84
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	98

Load for Multiple BMP in Series



Mass Reduction
N: 0.21 kg/yr
P: 0.01 kg/yr

Load Diagram for Multiple BMP (As Used In Routing)



Catchment Number: 11 Name: COMP3

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Wet Detention
Permanent Pool Volume (ac-ft) 0.030

Permanent Pool Volume (ac-ft) for 31 days residence	0.030
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	4.000
Hydraulic Capture Efficiency (%)	98
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

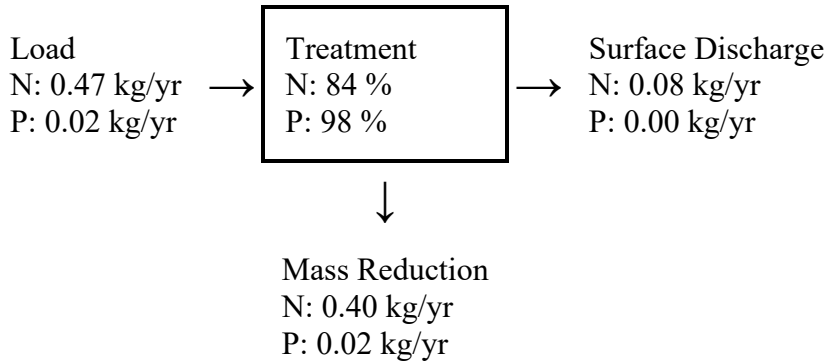
Catchment Area (acres)	1.91
Contributing Area (acres)	0.770
Non-DCIA Curve Number	79.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

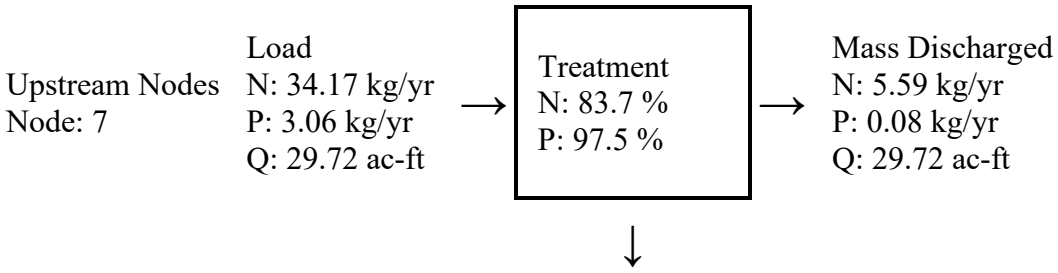
Required TN Treatment Efficiency (%)

Provided TN Treatment Efficiency (%)	84
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	98

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Mass Removed
N: 28.59 kg/yr
P: 2.99 kg/yr

Catchment Number: 12 Name: COMP4

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.062
Permanent Pool Volume (ac-ft) for 31 days residence	0.062
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	3.62
Contributing Area (acres)	1.290
Non-DCIA Curve Number	82.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38

Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

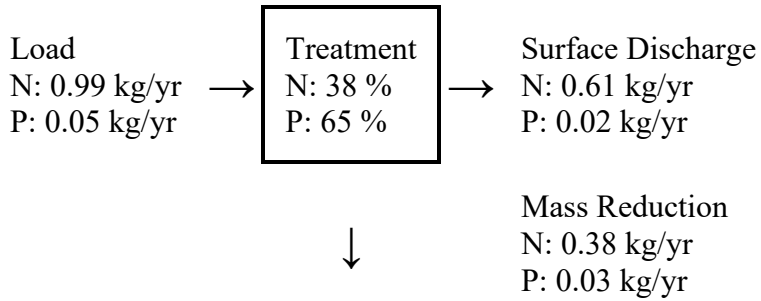
Media Mix Information

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

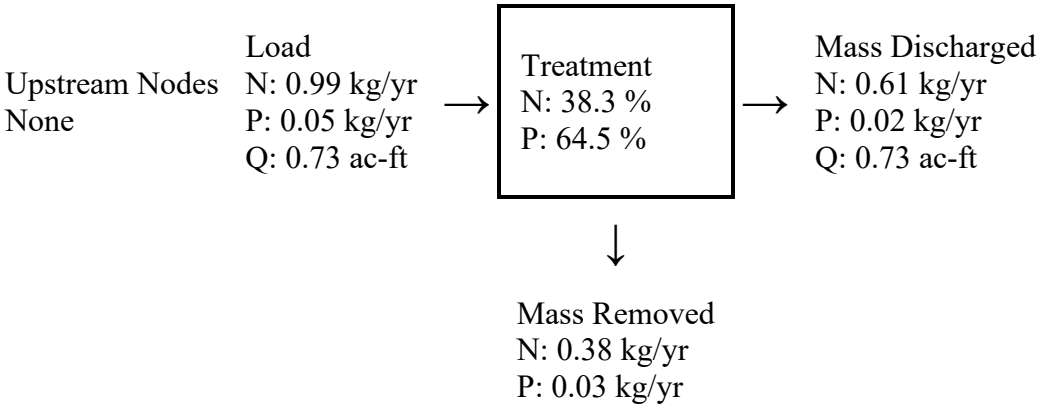
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: WINDWARD PRESERVE POST Date:11/6/2022

Analysis Type: BMP Analysis
BMP Types:

Catchment 1 - (POST 1) Wet Detention
Catchment 2 - (POST 2) Wet Detention
Catchment 3 - (POST3) Wet Detention
Catchment 4 - (POST 4) Wet Detention
Catchment 5 - (POST 5) Wet Detention
Catchment 6 - (POST 6) Wet Detention
Catchment 7 - (POST 7) Wet Detention

Routing Summary
Catchment 1 Routed to Catchment 9
Catchment 2 Routed to Catchment 1
Catchment 3 Routed to Catchment 10
Catchment 4 Routed to Catchment 6
Catchment 5 Routed to Catchment 7
Catchment 6 Routed to Outlet
Catchment 7 Routed to Catchment 11
Catchment 8 Routed to Outlet
Catchment 9 Routed to Outlet
Catchment 10 Routed to Outlet

Catchment 8 - (POST 8) Wet Detention Catchment 11 Routed to Outlet
Catchment 9 - (COMP1) Multiple BMP Catchment 12 Routed to Outlet
Catchment 10 - (COMP2) Multiple BMP
Catchment 11 - (COMP3) Multiple BMP
Catchment 12 - (COMP4) Wet Detention
Based on % removal values to the nearest percent

Summary Report

Nitrogen

Surface Water Discharge

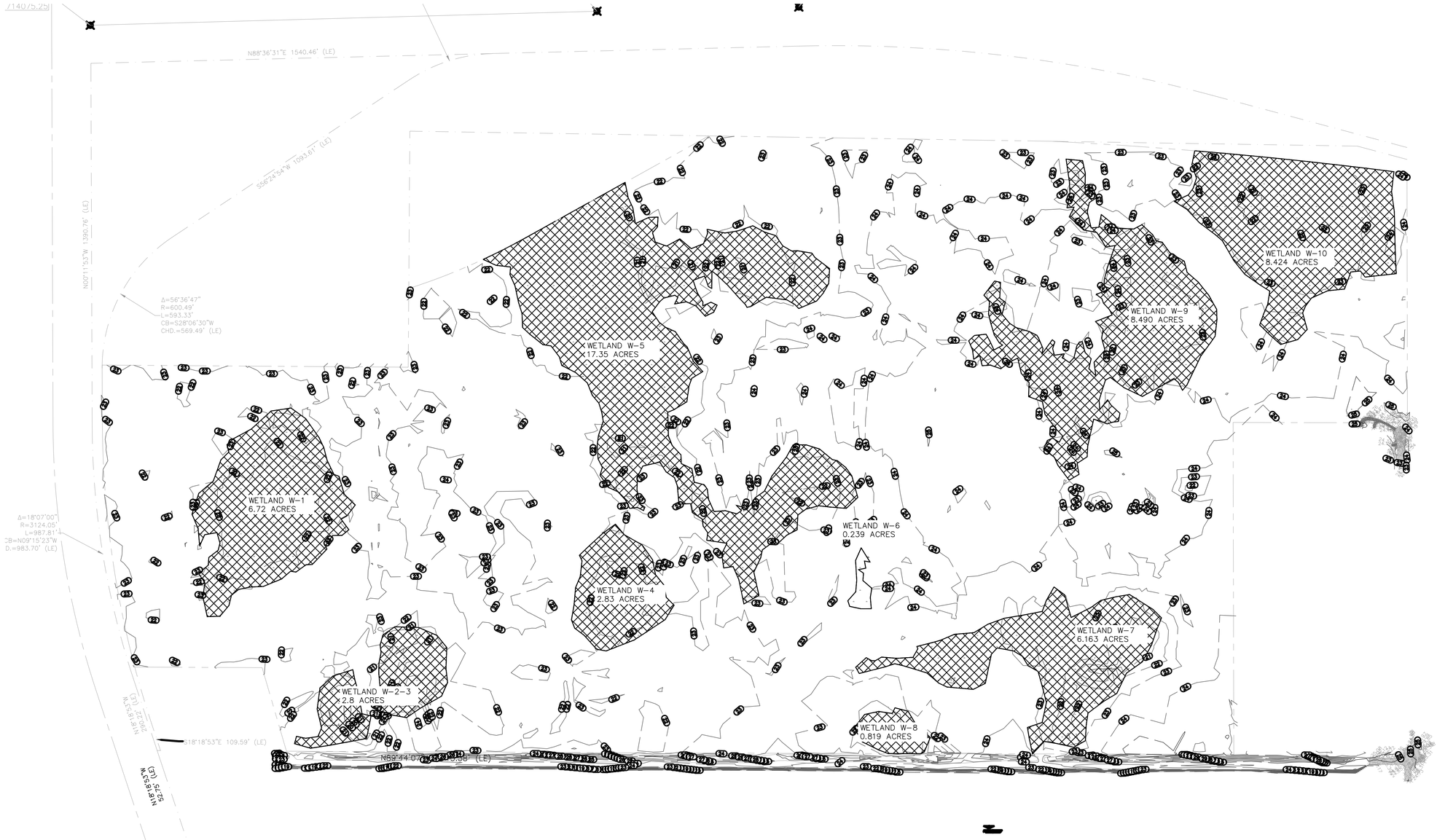
Total N post load	165.88 kg/yr	
Percent N load reduction	81 %	
Provided N discharge load	32.17 kg/yr	70.94 lb/yr
Provided N load removed	133.71 kg/yr	294.83 lb/yr

Phosphorus

Surface Water Discharge

Total P post load	26.94 kg/yr	
Percent P load reduction	93 %	
Provided P discharge load	1.948 kg/yr	4.29 lb/yr
Provided P load removed	24.992 kg/yr	55.108 lb/yr

Appendix P
Floodplain Compensating Storage Analysis.



PRE DEVELOPMENT VOLUME (ACFT)	
W 1	7.81
W 2-3	6.39
W 4	2.9
W 5-6	15.71
W 7-8	16.48
W9	10.83
W10	8.55
TOTAL	68.67

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRE FLOODPLAIN EXHIBIT
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL. 32751
407-629-0077

DAVID A. STOKES, P.E. LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
ENGINEERING BUSINESS CERTIFICATION NO. EB-0007727
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1		
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11		

JOB #	21074
DATE:	9/26/22
SCALE:	1"=200'
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

PRE
FLD

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Predevelopment Wetland Stage/Storage Data

W-1

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.30	0	0.00
23	6.72	5.51	5.51
24	8.10	7.41	12.92
100Yr Flood Elev:	23.31	100Yr Flood Volume:	7.81 CFS

W-2-3

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
20	0.24	0	0.00
21	1.60	0.92	0.92
22	2.50	2.05	2.97
23	2.80	2.65	5.62
100Yr Flood Elev:	23.29	100Yr Flood Volume:	6.39

W-4

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	1.35	0	0.00
23	2.83	2.09	2.09
24	3.20	3.02	5.11
100Yr Flood Elev:	23.27	100Yr Flood Volume:	2.90

W-5-6

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	3.50	0	0.00
22	17.35	10.43	10.43
23	19.10	18.23	28.65
100Yr Flood Elev:	22.29	100Yr Flood Volume:	15.71

W-7-8

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	0.60	0	0.00
22	2.10	1.35	1.35
23	6.16	4.13	5.48
24	8.50	7.33	12.81
100Yr Flood Elev:	24.50	100Yr Flood Volume:	16.48

W-9

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.90	0	0.00
23	8.49	6.70	6.70
24	9.50	9.00	15.69
100 Yr Flood Elev:	23.46	100Yr Flood Volume:	10.83

W-10

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	6.80	0	0.00
23	8.42	7.61	7.61
24	10.40	9.41	17.02
100Yr Flood Elev:	23.10	100Yr Flood Zone:	8.55



POST DEVELOPMENT VOLUME (ACFT)	
W 3	1.67
W 4-5	18.1
W 9-10	14.31
COMP 1	1.74
COMP 2	0.42
COMP 3	1.04
COMP 4	2.14
POND 1	2.68
POND 2	0.08
POND 3	0.26
POND 4	1.3
POND 6	24.94
POND 8	0.15
TOTAL	68.83

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

POST FLOODPLAIN EXHIBIT
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: DAVID A. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. CA-0007723

	DATE	REVISIONS
1		
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10		
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JOB # 21074
DATE: 9/26/22
SCALE: 1" = 200'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

PST FLD

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Postdevelopment Wetland Stage/Storage Data

W-3

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
20	0.24	0	0.00
21	0.60	0.42	0.42
22	1.50	1.05	1.47
23	1.84	1.67	3.14

W-4-5

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	3.50	0	0.00
22	17.20	10.35	10.35
23	18.99	18.10	28.45

W-9-10

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	11.70	0	0.00
23	16.91	14.31	14.31
24	18.50	17.71	32.01

Basin: **Post 1**
Pond: **Pond 1**
Basin Area: **45.66 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
18.26	Lot Impervious	98
2.28	Sidewalk	98
6.85	Pavement	98
9.45	Pervious	61
8.82	Pond	100
Composite CN		91

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	3.07 AF
2.5" over impervious:	5.71 AF
Treatment Volume:	5.71 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	7.26	0	0.00
21	8.10	46.08	46.08
23.0 NWL	8.82	16.93	63.00
24.0	9.19	9.01	9.01
25.0	9.56	9.37	18.38
26.0	9.93	9.75	28.13
27.0	10.31	10.12	38.25

Basin: **Post 2**
Pond: **Pond 2**
Basin Area: **5.61 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.68	Lot Impervious	98
0.28	Sidewalk	98
0.56	Pavement	98
2.86	Pervious	61
0.23	Pond	100
Composite CN		79

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.45 AF
2.5" over impervious:	0.53 AF
Treatment Volume:	0.53 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.01	0	0.00
21	0.13	0.78	0.78
23.0 NWL	0.23	0.37	1.15
24.0	0.29	0.26	0.26
25.0	0.36	0.32	0.58
26.0	0.43	0.39	0.97
27.0	0.50	0.46	1.44

Basin: **Post 3**
Pond: **Pond 3**
Basin Area: **2.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.16	Lot Impervious	98
0.15	Sidewalk	98
0.44	Pavement	98
0.99	Pervious	61
0.16	Pond	100
Composite CN		85

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.23 AF
2.5" over impervious:	0.36 AF
Treatment Volume:	0.36 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.00	0	0.00
20	0.07	0.36	0.36
22.0 NWL	0.16	0.23	0.59
23.0	0.22	0.19	0.19
24.0	0.31	0.26	0.45
25.0	0.40	0.35	0.81
26.0	0.50	0.45	1.25

Basin: **Post 4**
Pond: **Pond 4**
Basin Area: **8.06 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
3.22	Lot Impervious	98
0.40	Sidewalk	98
1.21	Pavement	98
2.75	Pervious	61
0.48	Pond	100
Composite CN		86

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.63 AF
2.5" over impervious:	1.01 AF
Treatment Volume:	1.01 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
11	0.08	0.00	0.00
21.00	0.48	2.83	2.83
23.0 NWL	0.76	1.24	4.07
24.0	0.91	0.83	0.83
25.0	1.06	0.98	1.82
26.0	1.21	1.14	2.95

Basin: **Post 5**
Pond: **Pond 5**
Basin Area: **12.59 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
5.04	Lot Impervious	98
0.63	Sidewalk	98
1.89	Pavement	98
1.74	Pervious	61
3.29	Pond	100
Composite CN		93

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.77 AF
2.5" over impervious:	1.58 AF
Treatment Volume:	1.58 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	2.48	0	0.00
21	2.94	18.95	18.95
23.0 NWL	3.29	6.23	25.18
24.0	3.48	3.38	3.38
25.0	3.66	3.57	6.95
26.0	3.85	3.76	10.71

Basin: **Post 6**
Pond: **Pond 6**
Basin Area: **34.44 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
6.89	Lot Impervious	98
0.69	Sidewalk	98
3.44	Pavement	98
8.76	Pervious	61
14.66	Pond	100
Composite CN		89

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	1.65 AF
2.5" over impervious:	2.30 AF
Treatment Volume:	2.30 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	13.45	0.00	0.00
21.00	14.66	84.34	84.34
23.0 NWL	16.09	30.75	115.09
24.0	16.74	16.42	16.42
25.0	17.40	17.07	33.49
26.0	18.06	17.73	51.22

Basin: **Post 7**
Pond: **Pond 7**
Basin Area: **46.96 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
14.09	Lot Impervious	98
2.35	Sidewalk	98
7.04	Pavement	98
11.36	Pervious	61
12.12	Pond	100
Composite CN		90

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	2.90 AF
2.5" over impervious:	4.89 AF
Treatment Volume:	4.89 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	10.29	0	0.00
21	11.27	64.69	64.69
23.0 NWL	12.12	23.39	88.08
24.0	12.55	12.34	12.34
25.0	12.99	12.77	25.11
26.0	13.44	13.22	38.33

Basin: **Post 8**
Pond: **Pond 8**
Basin Area: **6.99 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.40	Misc Impervious	98
0.35	Sidewalk	98
0.35	Roof Impervious	98
4.60	Pervious	61
0.29	Pond	100
Composite CN		74

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.56 AF
2.5" over impervious:	0.44 AF
Treatment Volume:	0.56 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	0.03	0	0.00
21	0.16	0.66	0.66
23.0 NWL	0.29	0.45	1.10
24.0	0.38	0.33	0.33
25.0	0.47	0.42	0.76
26.0	0.57	0.52	1.28
27.0	0.67	0.62	1.90

Basin: **Comp 1**
Pond: **Comp Pond 1**
Basin Area: **2.64 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.80	Pervious	48
1.84	Pond	100
Composite CN		84

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
13	1.12	0	0.00
22.0 NWL	1.64	12.42	12.42
23.00	1.84	1.74	1.74
24	2.01	1.93	3.66

Permanent Pool Volume Calculation

Compound C Value*	0.71
Wet Season Rainfall	34.00 IN
PPV Required	1.61 AF
PPV Provided	12.42 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	358.8 DAYS

Basin: **Comp 2**
Pond: **Comp Pond 2**
Basin Area: **1.33 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.82	Pervious	48
0.51	Pond	100
Composite CN		68

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.02	0	0.00
22.0 NWL	0.34	2.16	2.16
23.00	0.51	0.42	0.42
24	0.60	0.56	0.98

Permanent Pool Volume Calculation

Compound C Value*	0.46
Wet Season Rainfall	34.00 IN
PPV Required	0.53 AF
PPV Provided	2.16 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	6.4 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	191.4 DAYS

Basin: **Comp 3**
Pond: **Comp Pond 3**
Basin Area: **1.91 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.77	Pervious	48
1.14	Pond	100
Composite CN		79

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.25	0	0.00
22.0 NWL	0.95	7.18	7.18
23.00	1.14	1.04	1.04
24	1.31	1.23	2.27

Permanent Pool Volume Calculation

Compound C Value*	0.63
Wet Season Rainfall	34.00 IN
PPV Required	1.03 AF
PPV Provided	7.18 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	323.0 DAYS

Basin: **Comp 4**
Pond: **Comp Pond 4**
Basin Area: **3.62 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.29	Pervious	48
2.33	Pond	100
Composite CN		82

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
12	1.04	0	0.00
22.0 NWL	1.94	14.90	14.90
23.00	2.33	2.14	2.14
24	2.62	2.48	4.62

Permanent Pool Volume Calculation

Compound C Value*	0.67
Wet Season Rainfall	34.00 IN
PPV Required	2.08 AF
PPV Provided	14.90 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.7 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	333.8 DAYS

Appendix Q
Storm Sewer Design

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	63.697	0.01	3.41	0.50	0.01	1.71	15.0	18.0	5.7	9.73	59.17	3.10	24	6.84	17.00	21.36	24.11	24.23	19.25	25.36	DP-58
2	1	172.404	0.70	3.40	0.50	0.35	1.70	15.0	16.9	5.8	9.94	10.19	3.16	24	0.20	21.36	21.71	24.34	24.67	25.36	25.97	DP-57
3	2	143.054	0.01	1.50	0.50	0.01	0.75	15.0	15.9	6.0	4.48	4.65	2.53	18	0.20	21.71	21.99	24.98	25.24	25.97	26.90	DP-55
4	3	108.156	0.50	1.49	0.50	0.25	0.75	15.0	15.2	6.1	4.52	4.74	2.56	18	0.20	21.99	22.21	25.26	25.46	26.90	26.52	DP-54
5	4	29.528	0.99	0.99	0.50	0.50	0.50	15.0	15.0	6.1	3.02	2.91	2.46	15	0.20	22.21	22.27	25.60	25.66	26.52	26.52	DP-53
6	End	70.718	0.01	9.94	0.50	0.01	4.97	15.0	23.6	5.1	25.46	169.2	2.65	42	2.83	16.00	18.00	24.11	24.16	19.33	25.00	DP-15
7	6	155.797	0.81	9.93	0.50	0.41	4.97	15.0	22.6	5.2	25.90	44.88	2.69	42	0.20	18.00	18.31	24.23	24.33	25.00	26.54	DP-14
8	7	29.313	0.94	9.12	0.50	0.47	4.56	15.0	22.4	5.2	23.88	45.52	2.48	42	0.20	18.31	18.37	24.39	24.41	26.54	26.54	DP-13
9	8	249.069	0.95	1.95	0.50	0.48	0.98	15.0	15.2	6.1	5.92	4.66	3.35	18	0.20	21.70	22.19	24.62	25.41	26.54	26.50	DP-12
10	9	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	22.19	22.25	25.67	25.73	26.50	26.50	DP-11
11	End	186.752	0.01	2.14	0.50	0.01	1.07	15.0	16.5	5.9	6.31	36.30	2.01	24	2.58	16.00	20.81	24.11	24.26	18.25	25.00	DP-22
12	11	160.875	1.10	2.13	0.50	0.55	1.07	15.0	15.2	6.1	6.46	10.09	2.06	24	0.20	20.81	21.13	24.32	24.45	25.00	26.35	DP-21
13	12	28.250	1.03	1.03	0.50	0.52	0.52	15.0	15.0	6.1	3.14	2.98	2.56	15	0.21	22.04	22.10	24.48	24.55	26.35	26.35	DP-20
14	8	134.448	0.01	6.23	0.50	0.01	3.12	15.0	21.4	5.3	16.62	29.89	2.35	36	0.20	18.37	18.64	24.62	24.70	26.54	26.96	DP-10
15	14	71.396	0.01	6.22	0.50	0.01	3.11	15.0	20.9	5.4	16.76	29.53	2.37	36	0.20	18.64	18.78	24.76	24.81	26.96	26.90	DP-9
16	15	135.765	1.00	6.21	0.50	0.50	3.11	15.0	19.9	5.5	17.05	29.74	2.41	36	0.20	18.78	19.05	24.87	24.96	26.90	26.29	DP-8
17	16	28.454	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	21.98	22.04	25.10	25.11	26.29	26.29	DP-7
18	End	203.875	0.75	3.29	0.50	0.38	1.65	15.0	16.7	5.9	9.66	31.96	3.08	24	2.00	17.00	21.07	24.11	24.48	19.25	25.38	DP-49
19	18	256.757	0.90	1.74	0.50	0.45	0.87	15.0	15.2	6.1	5.27	6.15	2.98	18	0.34	21.07	21.95	24.70	25.35	25.38	26.26	DP-47
20	19	28.250	0.84	0.84	0.50	0.42	0.42	15.0	15.0	6.1	2.56	2.98	2.09	15	0.21	21.95	22.01	25.56	25.60	26.26	26.26	DP-46
21	End	207.875	0.75	7.12	0.50	0.38	3.56	15.0	18.8	5.6	20.00	166.7	2.08	42	2.75	15.00	20.71	24.11	24.19	17.25	26.00	DP-36
22	21	282.796	0.85	3.60	0.50	0.43	1.80	15.0	16.5	5.9	10.60	18.41	2.16	30	0.20	20.71	21.28	24.34	24.53	26.00	26.17	DP-34

Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	22	28.250	0.85	0.85	0.50	0.43	0.43	15.0	15.0	6.1	2.59	2.98	2.11	15	0.21	21.86	21.92	24.64	24.69	26.17	26.17	DP-33
24	End	176.273	0.01	2.38	0.50	0.01	1.19	15.0	17.5	5.8	6.87	18.89	2.19	24	0.70	15.00	16.23	24.11	24.27	17.25	25.00	DP-26
25	24	145.311	0.01	2.37	0.50	0.01	1.19	15.0	16.4	5.9	7.00	10.10	2.23	24	0.20	16.23	16.52	24.34	24.48	25.00	26.55	DP-25
26	25	35.164	0.01	2.36	0.50	0.01	1.18	15.0	16.1	5.9	7.01	10.09	2.23	24	0.20	16.52	16.59	24.51	24.54	26.55	26.55	DP-24
27	26	126.890	1.30	2.35	0.50	0.65	1.18	15.0	15.2	6.1	7.13	7.78	2.27	24	0.12	21.66	21.81	24.62	24.74	26.55	26.12	DP-17
28	27	28.250	1.05	1.05	0.50	0.53	0.53	15.0	15.0	6.1	3.20	2.98	2.61	15	0.21	21.81	21.87	24.86	24.93	26.12	26.12	DP-16
29	22	262.306	0.90	1.90	0.50	0.45	0.95	15.0	15.2	6.1	5.76	4.68	3.26	18	0.20	21.28	21.80	24.64	25.43	26.17	26.11	DP-32
30	29	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	21.80	21.86	25.68	25.75	26.11	26.11	DP-31
31	21	61.310	0.01	2.02	0.50	0.01	1.01	15.0	16.0	6.0	6.01	4.65	3.40	18	0.20	21.25	21.37	24.34	24.54	26.00	26.20	DP-30
32	31	71.030	0.01	2.01	0.50	0.01	1.01	15.0	15.7	6.0	6.03	4.66	3.41	18	0.20	21.37	21.51	24.67	24.91	26.20	26.35	DP-29
33	32	95.282	1.10	2.00	0.50	0.55	1.00	15.0	15.2	6.1	6.06	4.69	3.43	18	0.20	21.51	21.70	25.03	25.35	26.35	26.01	DP-28
34	33	28.250	0.90	0.90	0.50	0.45	0.45	15.0	15.0	6.1	2.74	2.98	2.23	15	0.21	21.70	21.76	25.62	25.67	26.01	26.01	DP-27
35	21	28.250	0.75	0.75	0.50	0.38	0.38	15.0	15.0	6.1	2.28	2.98	1.86	15	0.21	21.69	21.75	24.34	24.38	26.00	26.00	DP-35
36	2	28.713	1.20	1.20	0.50	0.60	0.60	15.0	15.0	6.1	3.66	4.80	2.07	18	0.21	21.65	21.71	24.98	25.01	25.97	25.96	DP-56
37	16	245.000	1.06	4.71	0.50	0.53	2.36	15.0	18.4	5.7	13.34	18.34	2.72	30	0.20	19.05	19.54	25.10	25.36	26.29	25.80	DP-6
38	37	28.454	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	21.49	21.55	25.53	25.55	25.80	25.80	DP-5
39	End	61.888	0.01	9.42	0.50	0.01	4.71	15.0	19.9	5.5	25.84	357.4	2.69	42	12.62	10.00	17.81	24.11	24.15	19.33	25.00	DP-121
40	39	155.018	0.01	9.41	0.50	0.01	4.71	15.0	18.8	5.6	26.39	44.99	2.74	42	0.20	17.81	18.12	24.18	24.29	25.00	26.35	DP-120
41	40	78.795	0.01	2.11	0.50	0.01	1.06	15.0	15.9	6.0	6.30	4.73	3.57	18	0.20	21.05	21.21	24.40	24.69	26.35	26.15	DP-119
42	41	115.958	1.00	2.10	0.50	0.50	1.05	15.0	15.2	6.1	6.37	4.68	3.61	18	0.20	21.21	21.44	24.73	25.15	26.15	25.75	DP-118
43	42	28.250	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	21.44	21.50	25.46	25.53	25.75	25.75	DP-117
44	End	60.003	0.01	2.79	0.50	0.01	1.40	15.0	17.5	5.8	8.05	10.11	2.56	24	0.20	17.00	17.12	24.11	24.19	19.25	25.00	DP-38

Project File: 21074 secondary 9-21-22.stm | Number of lines: 131 | Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
45	44	186.751	0.01	2.78	0.50	0.01	1.39	15.0	16.3	5.9	8.23	10.07	2.62	24	0.20	17.12	17.49	24.25	24.50	25.00	26.50	DP-37 (1)
46	45	148.368	0.86	1.77	0.50	0.43	0.89	15.0	15.2	6.1	5.37	6.51	3.04	18	0.38	20.80	21.37	24.61	25.00	26.50	25.68	DP-40
47	46	28.250	0.91	0.91	0.50	0.46	0.46	15.0	15.0	6.1	2.77	2.98	2.26	15	0.21	21.37	21.43	25.21	25.26	25.68	25.68	DP-39
48	End	191.133	1.20	6.14	0.50	0.60	3.07	15.0	18.5	5.6	17.33	32.00	2.45	36	0.23	15.56	16.00	24.11	24.24	19.17	25.00	DP-76
49	48	28.250	1.10	4.94	0.50	0.55	2.47	15.0	18.4	5.7	13.99	18.90	2.85	30	0.21	-4.31	-4.25	24.29	24.32	25.00	25.00	DP-65
50	49	151.030	0.01	3.84	0.50	0.01	1.92	15.0	17.2	5.8	11.14	14.55	2.27	30	0.13	21.15	21.34	24.51	24.62	25.00	26.00	DP-66
51	50	149.874	0.92	3.83	0.50	0.46	1.92	15.0	16.1	5.9	11.37	18.35	2.32	30	0.20	20.85	21.15	24.65	24.76	26.00	25.50	DP-67
52	51	204.613	0.96	2.06	0.50	0.48	1.03	15.0	15.2	6.1	6.25	4.70	3.54	18	0.20	20.44	20.85	24.89	25.61	25.50	25.67	DP-69
53	52	28.250	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	21.36	21.42	25.90	25.98	25.67	25.67	DP-70
54	End	206.208	0.50	1.50	0.50	0.25	0.75	15.0	15.2	6.1	4.55	16.90	2.58	18	2.59	16.00	21.34	24.11	24.50	22.64	25.64	DP-141
55	54	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	21.34	21.40	24.55	24.61	25.64	24.50	DP-140
56	40	186.203	0.80	2.96	0.50	0.40	1.48	15.0	17.7	5.7	8.51	10.22	2.71	24	0.20	19.26	19.64	24.40	24.67	26.35	25.17	DP-116
57	56	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	21.33	21.39	24.88	24.89	25.17	25.17	DP-115
58	End	58.875	0.60	2.60	0.50	0.30	1.30	15.0	17.4	5.8	7.52	55.85	2.39	24	6.10	17.00	20.59	24.11	24.18	19.25	25.00	DP-80
59	58	326.288	0.75	1.50	0.50	0.38	0.75	15.0	15.3	6.1	4.54	4.69	2.57	18	0.20	20.59	21.24	24.37	24.98	25.00	25.55	DP-78
60	59	28.250	0.75	0.75	0.50	0.38	0.38	15.0	15.0	6.1	2.28	2.98	1.86	15	0.21	21.24	21.30	25.14	25.17	25.55	25.55	DP-77
61	40	149.195	1.10	4.33	0.50	0.55	2.17	15.0	16.8	5.9	12.67	18.39	2.58	30	0.20	18.12	18.42	24.40	24.55	26.35	25.50	DP-111
62	61	28.250	1.20	1.20	0.50	0.60	0.60	15.0	15.0	6.1	3.66	4.84	2.07	18	0.21	21.19	21.25	24.74	24.77	25.50	25.50	DP-110
63	51	28.250	0.85	0.85	0.50	0.43	0.43	15.0	15.0	6.1	2.59	2.98	2.11	15	0.21	21.19	21.25	24.89	24.93	25.50	25.50	DP-68
64	18	28.250	0.80	0.80	0.50	0.40	0.40	15.0	15.0	6.1	2.44	2.98	1.99	15	0.21	21.07	21.13	24.70	24.74	25.38	25.38	DP-48
65	37	255.000	1.05	3.15	0.50	0.53	1.58	15.0	16.9	5.8	9.20	10.11	2.93	24	0.20	19.54	20.05	25.53	25.95	25.80	25.22	DP-4
66	65	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	20.91	20.97	26.15	26.17	25.22	25.22	DP-3

Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
67	End	70.987	0.01	6.63	0.50	0.01	3.32	15.0	21.1	5.4	17.77	238.3	2.51	36	12.76	10.00	19.06	24.11	24.16	19.79	23.60	DP-139
68	67	163.385	0.50	6.62	0.50	0.25	3.31	15.0	20.0	5.5	18.13	29.52	2.56	36	0.20	19.06	19.38	24.20	24.32	23.60	25.15	DP-138
69	68	144.767	0.50	5.02	0.50	0.25	2.51	15.0	19.2	5.6	13.98	18.34	2.85	30	0.20	19.38	19.67	24.48	24.65	25.15	25.60	DP-136
70	69	134.797	0.52	4.52	0.50	0.26	2.26	15.0	18.3	5.7	12.82	18.35	2.61	30	0.20	19.67	19.94	24.66	24.80	25.60	24.88	DP-135
71	70	240.687	0.53	3.00	0.50	0.27	1.50	15.0	16.8	5.8	8.77	10.10	2.79	24	0.20	19.94	20.42	24.95	25.32	24.88	24.86	DP-133
72	71	239.999	0.50	1.42	0.50	0.25	0.71	15.0	15.2	6.1	4.31	4.70	2.44	18	0.20	20.42	20.90	25.50	25.90	24.86	25.21	DP-131
73	72	28.250	0.92	0.92	0.50	0.46	0.46	15.0	15.0	6.1	2.80	2.98	2.28	15	0.21	20.90	20.96	26.04	26.09	25.21	25.21	DP-130
74	End	235.476	1.05	3.94	0.50	0.53	1.97	15.0	16.6	5.9	11.59	58.37	2.36	30	2.03	15.00	19.77	24.11	24.30	17.79	25.20	DP-45
75	74	28.609	0.98	0.98	0.50	0.49	0.49	15.0	15.0	6.1	2.99	2.96	2.43	15	0.21	20.89	20.95	24.43	24.49	25.20	25.20	DP-44
76	68	28.251	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	20.84	20.90	24.48	24.55	25.15	25.15	DP-137
77	End	72.590	0.60	2.26	0.50	0.30	1.13	15.0	17.1	5.8	6.57	79.64	2.09	24	12.40	10.00	19.00	24.11	24.17	17.25	25.10	DP-91
78	77	167.338	0.01	1.11	0.50	0.01	0.56	15.0	16.1	5.9	3.30	4.35	2.69	15	0.45	19.00	19.76	24.31	24.75	25.10	25.40	DP-85
79	78	115.040	0.60	1.10	0.50	0.30	0.55	15.0	15.4	6.0	3.32	2.89	2.71	15	0.20	19.76	19.99	24.77	25.08	25.40	25.00	DP-89
80	79	28.367	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.97	1.24	15	0.21	20.63	20.69	25.25	25.26	25.00	25.00	DP-88
81	70	28.511	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.96	2.48	15	0.21	20.57	20.63	24.95	25.02	24.88	24.88	DP-134
82	71	28.250	1.05	1.05	0.50	0.53	0.53	15.0	15.0	6.1	3.20	2.98	2.61	15	0.21	20.55	20.61	25.50	25.57	24.86	24.86	DP-132
83	65	250.000	1.10	1.60	0.50	0.55	0.80	15.0	15.4	6.0	4.83	4.70	2.73	18	0.20	20.05	20.55	26.15	26.68	25.22	25.00	DP-2
84	83	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.55	20.61	26.86	26.87	25.00	25.00	DP-1
85	End	89.841	0.50	5.50	0.50	0.25	2.75	15.0	19.2	5.6	15.30	157.3	2.17	36	5.57	10.00	15.00	24.11	24.16	12.25	25.00	DP-94
86	85	183.662	0.50	5.00	0.50	0.25	2.50	15.0	18.2	5.7	14.22	30.26	2.90	30	0.54	15.00	16.00	24.21	24.43	25.00	25.05	DP-93
87	86	60.839	0.50	1.00	0.50	0.25	0.50	15.0	15.4	6.0	3.02	5.85	2.46	15	0.82	19.99	20.49	24.56	24.69	25.05	25.00	DP-87
88	87	28.264	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.49	20.55	24.83	24.85	25.00	25.00	DP-86

Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

Run Date: 11/5/2022

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Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
89	56	324.624	0.01	1.66	0.50	0.01	0.83	15.0	15.7	6.0	4.97	4.70	2.82	18	0.20	19.64	20.29	24.88	25.60	25.17	25.25	DP-114
90	89	88.958	0.75	1.65	0.50	0.38	0.83	15.0	15.2	6.1	5.00	4.59	2.83	18	0.19	20.29	20.46	25.65	25.85	25.25	25.00	DP-113
91	90	28.250	0.90	0.90	0.50	0.45	0.45	15.0	15.0	6.1	2.74	2.98	2.23	15	0.21	20.46	20.52	26.04	26.09	25.00	25.00	DP-112
92	End	54.525	0.01	3.76	0.50	0.01	1.88	15.0	17.8	5.7	10.78	103.3	2.20	30	6.35	16.00	19.46	24.11	24.15	18.79	25.00	DP-75
93	92	155.875	0.75	3.75	0.50	0.38	1.88	15.0	16.6	5.9	11.03	18.29	2.25	30	0.20	19.46	19.77	24.18	24.29	25.00	25.00	DP-74
94	93	28.250	1.10	3.00	0.50	0.55	1.50	15.0	16.4	5.9	8.86	9.52	2.82	24	0.18	19.77	19.82	24.33	24.37	25.00	25.00	DP-73
95	74	162.142	0.01	1.91	0.50	0.01	0.96	15.0	15.7	6.0	5.72	4.67	3.24	18	0.20	19.77	20.09	24.43	24.91	25.20	25.65	DP-43
96	95	106.741	0.90	1.90	0.50	0.45	0.95	15.0	15.2	6.1	5.76	4.66	3.26	18	0.20	20.09	20.30	24.97	25.29	25.65	24.61	DP-42
97	96	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	20.30	20.36	25.54	25.60	24.61	24.61	DP-41
98	94	230.000	1.10	1.90	0.50	0.55	0.95	15.0	15.2	6.1	5.76	4.70	3.26	18	0.20	19.84	20.30	24.56	25.25	25.00	25.00	DP-64
99	98	28.250	0.80	0.80	0.50	0.40	0.40	15.0	15.0	6.1	2.44	2.98	1.99	15	0.21	20.30	20.36	25.50	25.54	25.00	25.00	DP-63
100	58	28.251	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.21	20.27	24.37	24.39	25.00	25.00	DP-79
101	End	225.774	0.01	2.26	0.50	0.01	1.13	15.0	17.9	5.7	6.46	44.73	2.06	24	3.91	10.00	18.83	24.11	24.29	17.44	25.00	DP-106
102	101	155.875	0.70	2.25	0.50	0.35	1.13	15.0	16.7	5.9	6.61	10.09	2.10	24	0.20	18.83	19.14	24.32	24.45	25.00	25.00	DP-105
103	102	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.11	20.17	24.56	24.57	25.00	25.00	DP-104
104	End	211.962	0.01	3.34	0.50	0.01	1.67	15.0	16.6	5.9	9.82	29.64	3.13	24	1.72	10.00	13.64	24.11	24.51	18.25	25.50	DP-123 (1)
105	104	190.452	1.20	2.30	0.50	0.60	1.15	15.0	15.2	6.1	6.98	10.37	2.22	24	0.21	19.35	19.75	24.66	24.84	25.50	25.00	DP-125
106	105	28.250	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	19.75	19.81	24.96	25.03	25.00	25.00	DP-124
107	102	210.000	0.45	1.05	0.50	0.23	0.53	15.0	15.3	6.0	3.18	2.89	2.59	15	0.20	19.14	19.56	24.56	25.06	25.00	25.00	DP-103
108	107	28.250	0.60	0.60	0.50	0.30	0.30	15.0	15.0	6.1	1.83	2.98	1.49	15	0.21	19.56	19.62	25.22	25.24	25.00	25.00	DP-102
109	End	59.027	0.01	1.32	0.50	0.01	0.66	15.0	16.5	5.9	3.89	40.27	2.20	18	14.71	10.00	18.68	24.11	24.19	20.25	26.10	DP-129
110	109	154.155	0.01	1.31	0.50	0.01	0.66	15.0	15.3	6.1	3.96	4.71	2.24	18	0.20	18.68	18.99	24.22	24.44	26.10	24.50	DP-128

Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
111	110	41.845	1.30	1.30	0.50	0.65	0.65	15.0	15.0	6.1	3.96	4.59	2.24	18	0.19	18.99	19.07	24.50	24.56	24.50	25.00	DP-127
112	61	219.816	0.01	2.03	0.50	0.01	1.02	15.0	15.7	6.0	6.08	4.70	3.44	18	0.20	18.42	18.86	24.74	25.48	25.50	24.80	DP-109
113	112	116.067	1.02	2.02	0.50	0.51	1.01	15.0	15.2	6.1	6.13	4.67	3.47	18	0.20	18.86	19.09	25.51	25.91	24.80	25.00	DP-108
114	113	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	19.09	19.15	26.19	26.25	25.00	25.00	DP-107
115	77	28.258	0.55	0.55	0.50	0.28	0.28	15.0	15.0	6.1	1.68	16.52	1.37	15	6.55	19.00	20.85	24.31	24.33	25.10	25.10	DP-84
116	86	175.464	0.50	3.00	0.50	0.25	1.50	15.0	17.1	5.8	8.73	17.07	2.78	24	0.57	16.00	17.00	24.56	24.82	25.05	25.00	DP-101
117	116	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	18.98	19.04	25.00	25.02	25.00	25.00	DP-100
118	116	104.402	0.50	2.00	0.50	0.25	1.00	15.0	16.6	5.9	5.88	7.27	3.33	18	0.48	17.00	17.50	25.00	25.33	25.00	25.00	DP-99
119	118	28.250	0.50	1.50	0.50	0.25	0.75	15.0	16.4	5.9	4.43	13.97	2.51	18	1.77	17.50	18.00	25.46	25.51	25.00	25.00	DP-97
120	119	148.669	0.50	1.00	0.50	0.25	0.50	15.0	15.4	6.0	3.02	4.80	2.46	15	0.55	18.00	18.82	25.57	25.89	25.00	25.00	DP-96
121	120	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	18.82	18.88	26.03	26.04	25.00	25.00	DP-95
122	End	215.661	0.90	1.70	0.50	0.45	0.85	15.0	15.2	6.1	5.15	20.23	2.92	18	3.71	10.00	18.00	24.11	24.63	11.71	25.40	DP-143
123	122	28.250	0.80	0.80	0.50	0.40	0.40	15.0	15.0	6.1	2.44	12.15	1.99	15	3.54	18.00	19.00	24.70	24.74	25.40	25.40	DP-142
124	45	189.300	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.89	2.48	15	0.20	17.49	17.87	24.61	25.03	26.50	21.04	DP-37
125	104	190.123	0.01	1.03	0.50	0.01	0.52	15.0	15.3	6.1	3.12	8.46	2.54	15	1.71	13.64	16.90	24.66	25.10	25.50	20.90	DP-123
126	125	43.951	1.02	1.02	0.50	0.51	0.51	15.0	15.0	6.1	3.11	3.08	2.53	15	0.23	16.90	17.00	25.12	25.22	20.90	20.17	DP-122
127	End	203.385	0.50	1.00	0.50	0.25	0.50	15.0	15.5	6.0	3.01	3.36	2.45	15	0.27	16.00	16.55	24.11	24.55	18.25	27.15	DP-52
128	127	37.363	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	16.55	16.62	24.60	24.62	27.15	27.15	DP-51
129	End	60.825	0.50	1.00	0.50	0.25	0.50	15.0	15.4	6.0	3.02	2.87	2.46	15	0.20	16.00	16.12	24.11	24.24	17.71	25.00	DP-83
130	129	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	16.12	16.18	24.29	24.31	25.00	24.09	DP-82
131	86	70.379	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	18.85	1.24	15	8.53	10.00	16.00	24.56	24.60	25.05	18.25	DP-92

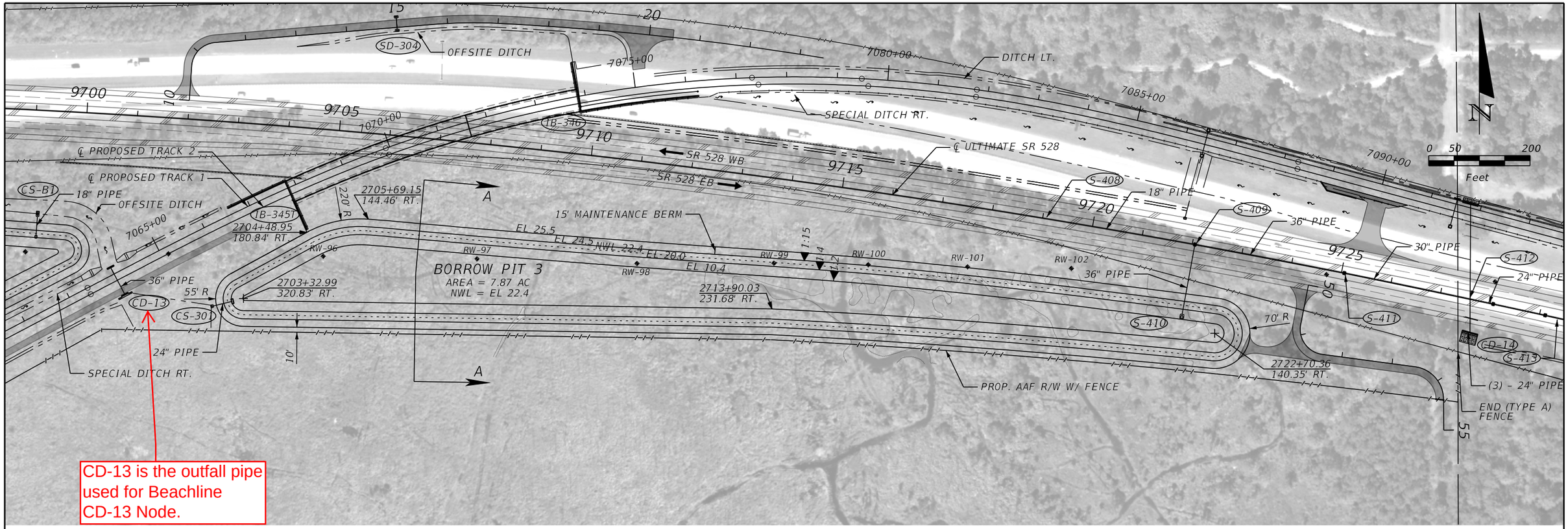
Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

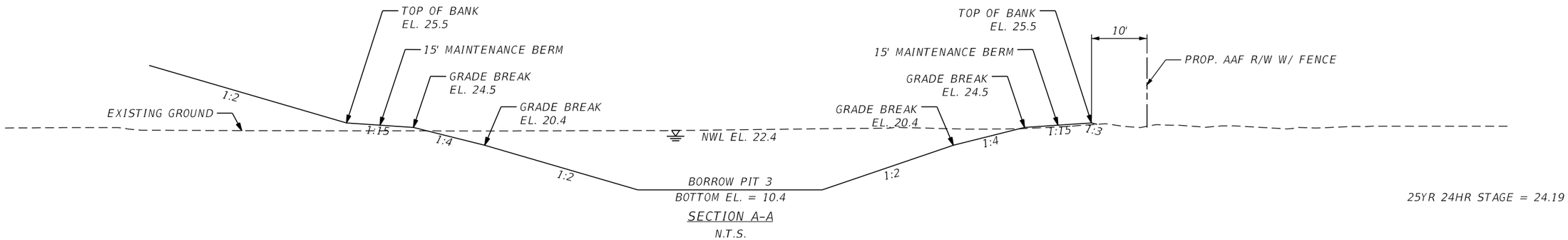
Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Appendix R
Tailwater Node Information



CD-13 is the outfall pipe used for Beachline CD-13 Node.



SECTION A-A
N.T.S.

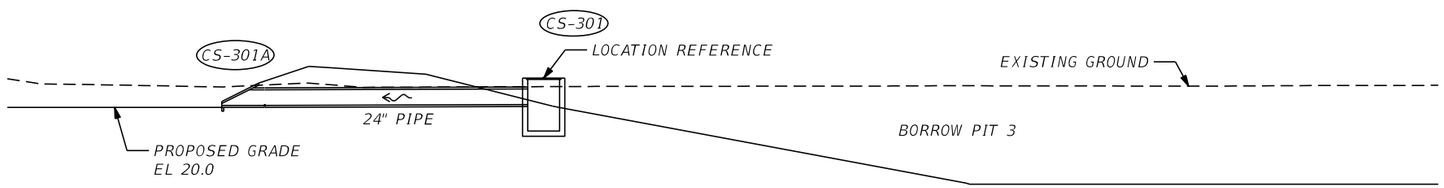
25YR 24HR STAGE = 24.19

CS-301

STA. 7065+85.00 (155.00' RT)
℄ AAF TRACK 1
CONST. DBI TYPE H (4-GRATE MOD. INLET)
INDEX 232
FL 21.00 (LT.)
REFER TO MISCELLANEOUS DRAINAGE DETAILS

CS-301A

STA. 7065+46.60 (146.20' RT)
℄ AAF TRACK 1
CONST. MITERED END SECTION (1:2)
INDEX 272
FL 20.50 (RT.)



CS-301

NOTE: SOD ALL DISTRIBUTED AREAS.
NOTE: ALL STATION OFFSET INFORMATION RELATIVE TO ℄ SR 528 EB UNLESS OTHERWISE NOTED.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
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HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

CIVIL DESIGN	DRAINAGE DESIGN	RAIL DESIGN
G. JOHN HORNBECK	BARRY J. SWITZER	JOSHUA A. BAIR
P.E. NO.: 56791	P.E. NO.: 43422	P.E. NO.: 76774

ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

BORROW PIT 3 DETAIL SHEET

SHEET NO. D-314

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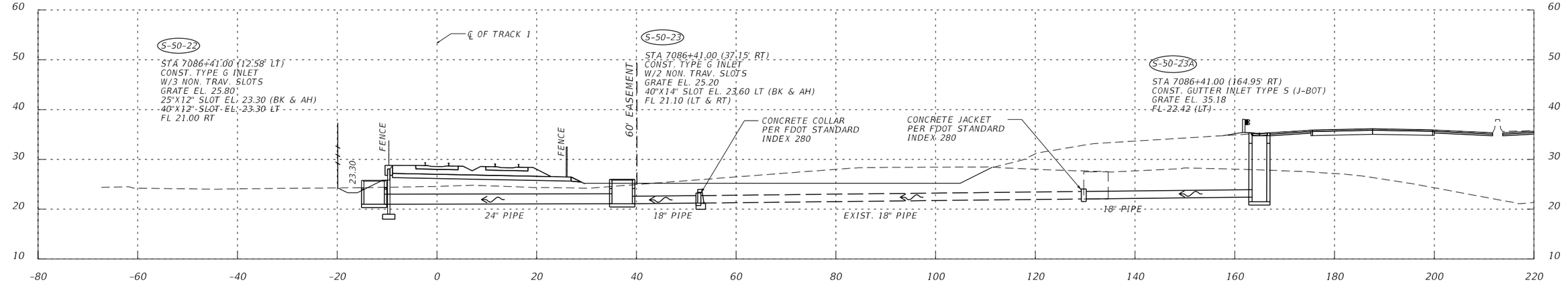

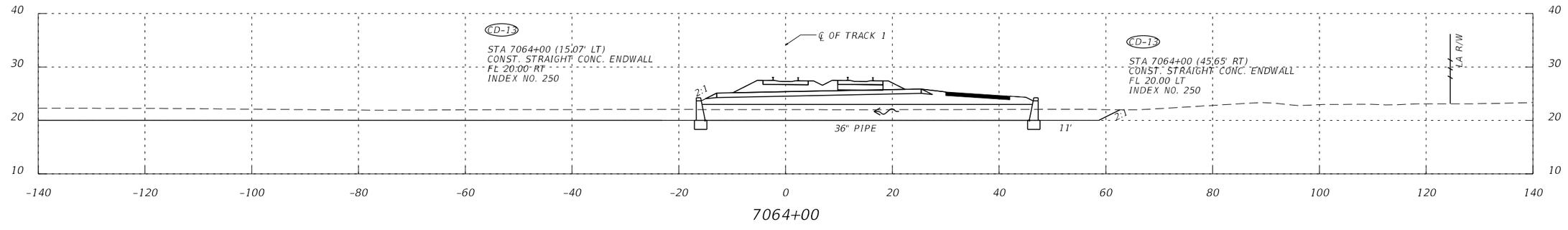

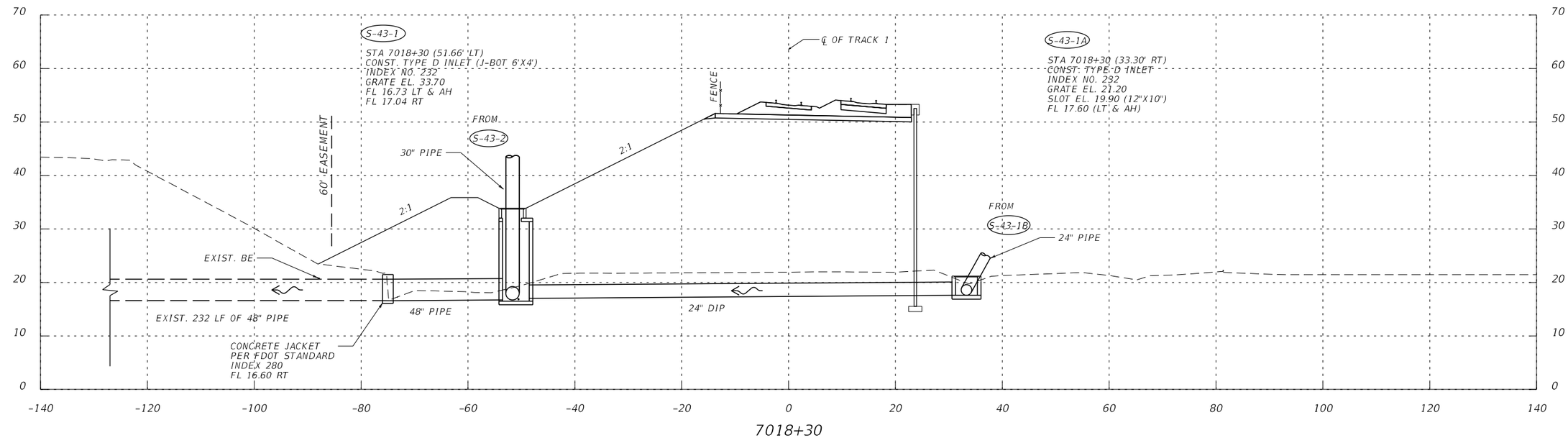

SCALE: 1" = 20' H.
1" = 20' V.

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 1 CO3 East-page 10		

HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

CIVIL DESIGN	DRAINAGE DESIGN	RAIL DESIGN
G. JOHN HORNBECK	BARRY J. SWITZER	JOSHUA A. BAIR
P.E. NO.: 56791	P.E. NO.: 43422	P.E. NO.: 76774

ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
	ORANGE BREVARD	ALL ABOARD FLORIDA CONTRACT C03

DRAINAGE STRUCTURES

SHEET NO.
D-307

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EXISTING LA R/W

PROPOSED ℄ OF AAF TRACK

1" = 50'

7089+00 7090+00 7091+00 7092+00 7093+00 7094+00 7095+00

1725+30.19
119.29' LT.

1725+66.06
116.84' LT.

ACCESS OPENING TO SIGNAL HOUSE
UTILIZE 12" STABILIZATION AND SOD
(SEE RAIL PLANS FOR PAD AND
SIGNAL HOUSE DETAILS)

1725+63.73
82.23' LT.

EXISTING PAVEMENT
TO BE REMOVED

DITCH RT. (SEE RAIL PLANS

CD-14

1724+81.33
26.73' LT.

1725+27.01
73.07' LT.

50' R

50' R

1726+07.55
29.25' LT.

1726+51.73
24.00' LT.

1724+47.74
24.00' LT.

CLIWBSR528-3

CONST. 259 LF OF 60" PIPE

℄ WB SR 528

MATCH LINE FOR SHEET 7

MATCH LINE FOR SHEET 9

1725 1726 1727 1728 1729 1730

SHLDR. PAVT.
WIDTH VARIES

WB SR 528

S-412

CLULTSR528-1

S-414

℄ SR 528 (ULTIMATE)

CONST. 102 LF
OF 24" PIPE

CONST. 217 LF
OF 24" PIPE

9725 9726 9727 9728 9729 9730

CONST. 102 LF
OF 36" PIPE

S-411

S-413

℄ EB SR 528

2725 2726 2727 2728 2729 2730

CONST. 297 LF OF 36" PIPE

12' SHLDR. PAVT.

EB SR 528

CLIEBSR528-2

PCC STA. 2726+49.63

VAR. HEIGHT
MEDIAN BARRIER

12' SHLDR.
10' PAVED

CLIEBSR528-3

BEGIN ℄ MAINT. ACCESS WAY EB
STA. 50+00.00 =
℄ SR 528 (ULTIMATE)
STA. 9724+40.69
37.00' RT.

S 11° 05' 28" W

50' R

50' R

15'

PC STA. 50+79.14

PT STA. 51+60.74

51

52

53

54

℄ MAINT. ACCESS WAY EB
S 82° 24' 52" E

15'

MAINTENANCE ACCESS WAY EB

EXISTING LA R/W

PCC STA. 53+45.55

BLACCESSEB-2

EL. 25.50

EL. 25.20

51+60.74
15.00' RT.
EL. 25.20

BLACCESSEB-1

WETLAND

54+38.59
15.00' RT.

PT STA. 54+38.59

54+40.62
0.00' RT.

S 0° 23' 51" E

12" STABILIZATION
AND SOD

FENCE GATE SLIDING
CANTILEVER
(15' TYPE B)

PROPOSED AAF R/W
W/FENCE

CD-14 is the outfall pipe for the 528 Pipe Crossing Node.

EXISTING LA R/W

PROPOSED AAF R/W W/FENCE

1. 2723+99.92, 22.00' RT.
2. 2724+55.18, 22.00' RT.
3. 50+50.12, 15.00' RT.
4. 50+50.07, 0.00' LT.
5. 50+79.14, 15.00' RT., EL. 26.04
6. 50+84.51, 15.38' RT., EL. 25.85
7. 50+97.46, 23.81' RT., EL. 25.50

NOTE: END ℄ MAINT. ACCESS WAY EB
STA. 55+00.00 =
℄ SR 528 ULTIMATE
STA. 9727+62.90, 263.99' RT.

CURVE DATA CLIEBSR528-2
PI STA. = 2712+34.93
Δ = 9° 08' 23" (RT)
D = 0° 19' 20"
T = 1,420.72
L = 2,835.42
R = 17,775.00
PCC STA. = 2698+14.21
PCC STA. = 2726+49.63
e = NC

CURVE DATA CLIEBSR528-3
PI STA. = 2733+98.10
Δ = 3° 12' 55" (RT)
D = 0° 12' 53"
T = 748.48
L = 1,496.56
R = 26,669.00
PCC STA. = 2726+49.63
PT STA. = 2741+46.19
e = NC

CURVE DATA CLULTSR528-1
PI STA. = 9711+26.11
Δ = 16° 23' 21" (RT)
D = 0° 19' 19"
T = 2,563.30
L = 5,091.60
R = 17,800.00
PC STA. = 9685+62.80
PT STA. = 9736+54.41
e = NC

CURVE DATA CLIWBSR528-3
PI STA. = 1733+08.55
Δ = 4° 32' 39" (RT)
D = 0° 12' 52"
T = 1,060.65
L = 2,120.18
R = 26,732.00
PCC STA. = 1722+47.90
PT STA. = 1743+68.09
e = NC

CURVE DATA BLACCESSEB-1
PI STA. = 51+32.30
Δ = 93° 30' 20" (LT)
D = 114° 35' 30"
T = 53.16
L = 81.60
R = 50.00
PC STA. = 50+79.14
PT STA. = 51+60.74

CURVE DATA BLACCESSEB-2
PI STA. = 54+02.07
Δ = 82° 01' 01" (RT)
D = 88° 08' 50"
T = 56.52
L = 93.05
R = 65.00
PC STA. = 53+45.55
PT STA. = 54+38.59

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

MODEL: Plan 08
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PEN TABLE: FDOT.tbl

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 2 CO3 East-page 26		

HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

ROADWAY DESIGN
JEFFREY C. DRAPP
P.E. NO.: 54618

DRAINAGE DESIGN
RICARDO A. CINTRON
P.E. NO.: 76423

ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
SR 528	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

ROADWAY PLAN (08)
SR 528

SHEET NO.
R-318

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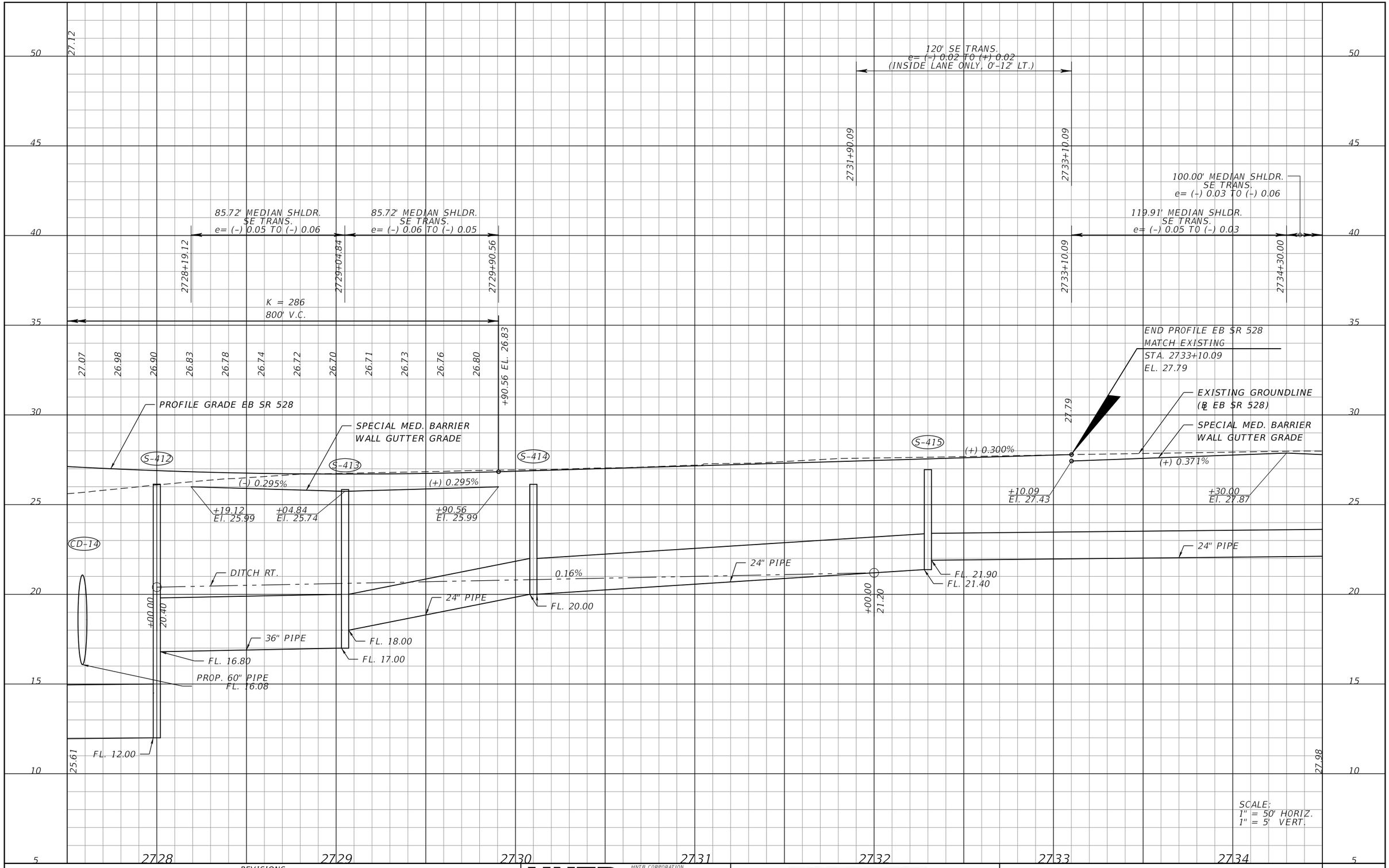

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 2 CO3 East-page 46		

HNTB

HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

ROADWAY DESIGN
JEFFREY C. DRAPP
P.E. NO.: 54618

DRAINAGE DESIGN
RICARDO A. CINTRON
P.E. NO.: 76423

ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
SR 528	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

PROFILE
EASTBOUND SR 528

SHEET NO.
R-338

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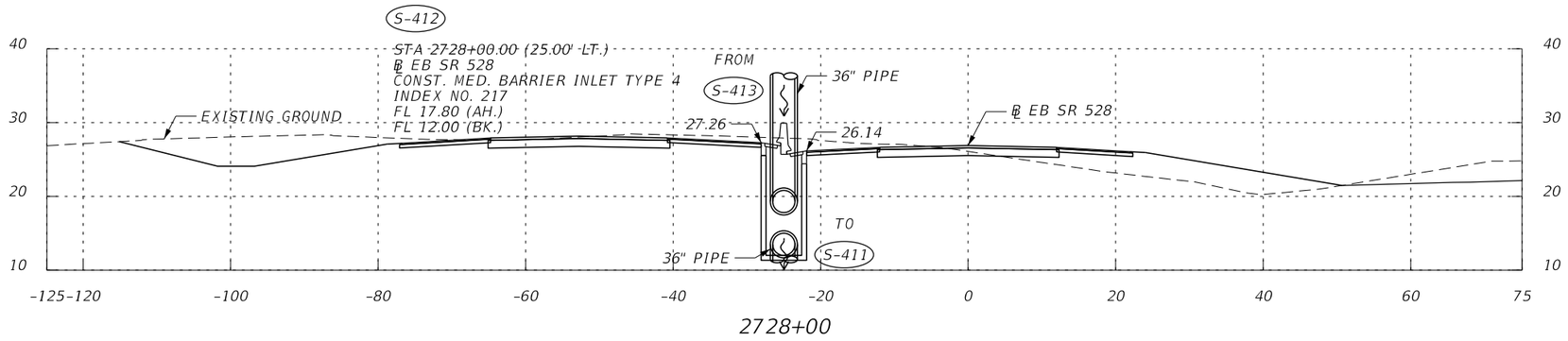
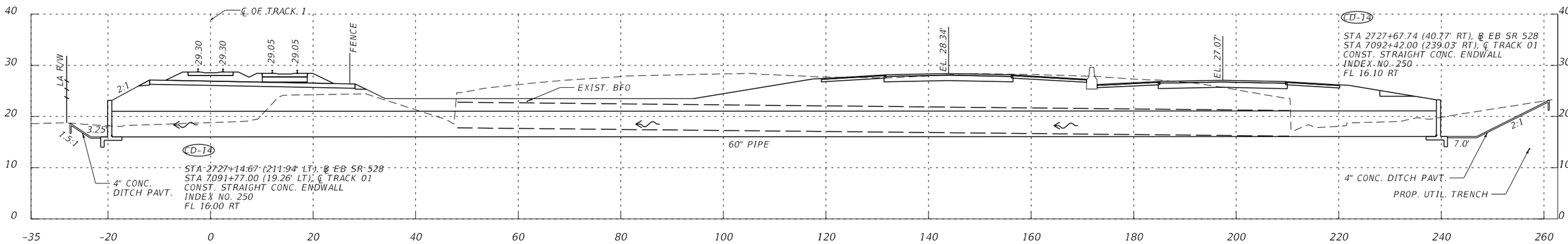


2728+00



7091+82 (AAF TRACK 01, SKEW)
2727+59 (EB SR 528, SKEW)

SCALE: 1" = 20' H.
1" = 20' V.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 2 CO3 East-page 169		

HNTB
HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

CIVIL DESIGN	DRAINAGE DESIGN	RAIL DESIGN
ANIL J. SHARMA	RICARDO A. CINTRON	JOSHUA A. BAIR
P.E. NO.: 74240	P.E. NO.: 76423	P.E. NO.: 76774

ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

SR 528 DRAINAGE STRUCTURES

SHEET NO. D-307

kdorris 4/22/2016 2:51:38 PM c:\caddlib\pw\kdorris\sediv\d0113580\DRXSRD301E.dgn

Appendix S
County Provided Information

- **23RW00034-Link-Stage-West-Cocoa** → 10yr-24hr, 25yr-24hr, 50yr-24hr, and 100yr-24hr link time-stage results for use in determining tailwater along the James Canal at various points along the Windward Property limits. JAM-120 is the upstream side of the pipes under I-95, JAM-130 is near the center of the "PRE-3" basin identified in your stormwater report, and JAM-140 is just west of Friday Road – all in the James Canal.

- **Weir_CrossSections.xlsx** → Weir Cross Section data for the 5 overflow weirs from the wetland areas over the berm into the James Rd. ditch. These are based off the LiDAR. The spatial extents of the cross sections can be seen in the KMZ included. Cross Section naming correlates to the link names.

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
010-24	JAM-120-P1	0	15
010-24	JAM-120-P1	1	14.8
010-24	JAM-120-P1	2.0001	14.76
010-24	JAM-120-P1	3.0002	14.75
010-24	JAM-120-P1	4	14.75
010-24	JAM-120-P1	5.0002	14.8
010-24	JAM-120-P1	6.0002	14.89
010-24	JAM-120-P1	7.0001	15.01
010-24	JAM-120-P1	8.0001	15.21
010-24	JAM-120-P1	9	15.52
010-24	JAM-120-P1	10	15.93
010-24	JAM-120-P1	10.2501	16.06
010-24	JAM-120-P1	10.5	16.22
010-24	JAM-120-P1	10.75	16.39
010-24	JAM-120-P1	11	16.58
010-24	JAM-120-P1	11.2501	16.8
010-24	JAM-120-P1	11.5	17.03
010-24	JAM-120-P1	11.75	17.36
010-24	JAM-120-P1	12	17.89
010-24	JAM-120-P1	12.25	18.61
010-24	JAM-120-P1	12.5	19.37
010-24	JAM-120-P1	12.75	20.04
010-24	JAM-120-P1	13	20.56
010-24	JAM-120-P1	13.25	20.91
010-24	JAM-120-P1	13.5	21.13
010-24	JAM-120-P1	13.75	21.25
010-24	JAM-120-P1	14	21.3
010-24	JAM-120-P1	15	21.27
010-24	JAM-120-P1	16	21.16
010-24	JAM-120-P1	17	21.06
010-24	JAM-120-P1	18	20.95
010-24	JAM-120-P1	19	20.83
010-24	JAM-120-P1	20	20.72
010-24	JAM-120-P1	21	20.62
010-24	JAM-120-P1	22	20.53
010-24	JAM-120-P1	23	20.45
010-24	JAM-120-P1	24	20.37
010-24	JAM-120-P1	25	20.25
010-24	JAM-120-P1	26	20.1
010-24	JAM-120-P1	27	19.95
010-24	JAM-120-P1	28	19.81
010-24	JAM-120-P1	29	19.66
010-24	JAM-120-P1	30	19.51
010-24	JAM-120-P1	31	19.35
010-24	JAM-120-P1	32	19.15
010-24	JAM-120-P1	33	18.93

010-24	JAM-120-P1	34	18.69
010-24	JAM-120-P1	35	18.46
010-24	JAM-120-P1	36	18.24
010-24	JAM-120-P1	37	18.03
010-24	JAM-120-P1	38	17.84
010-24	JAM-120-P1	39	17.66
010-24	JAM-120-P1	40	17.49
010-24	JAM-120-P1	41	17.33
010-24	JAM-120-P1	42	17.16
010-24	JAM-120-P1	43	16.98
010-24	JAM-120-P1	44	16.78
010-24	JAM-120-P1	45	16.56
010-24	JAM-120-P1	46	16.36
010-24	JAM-120-P1	47	16.19
010-24	JAM-120-P1	47.5	16.11

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
010-24	JAM-120-P2	0	15
010-24	JAM-120-P2	1	14.8
010-24	JAM-120-P2	2.0001	14.76
010-24	JAM-120-P2	3.0002	14.75
010-24	JAM-120-P2	4	14.75
010-24	JAM-120-P2	5.0002	14.8
010-24	JAM-120-P2	6.0002	14.89
010-24	JAM-120-P2	7.0001	15.01
010-24	JAM-120-P2	8.0001	15.21
010-24	JAM-120-P2	9	15.52
010-24	JAM-120-P2	10	15.93
010-24	JAM-120-P2	10.0834	15.97
010-24	JAM-120-P2	10.1667	16.02
010-24	JAM-120-P2	10.2501	16.06
010-24	JAM-120-P2	10.3334	16.11
010-24	JAM-120-P2	10.4167	16.17
010-24	JAM-120-P2	10.5	16.22
010-24	JAM-120-P2	10.5834	16.27
010-24	JAM-120-P2	10.6667	16.33
010-24	JAM-120-P2	10.75	16.39
010-24	JAM-120-P2	10.8334	16.45
010-24	JAM-120-P2	10.9168	16.52
010-24	JAM-120-P2	11	16.58
010-24	JAM-120-P2	11.0834	16.65
010-24	JAM-120-P2	11.1667	16.72
010-24	JAM-120-P2	11.2501	16.8
010-24	JAM-120-P2	11.3333	16.87
010-24	JAM-120-P2	11.4167	16.95
010-24	JAM-120-P2	11.5	17.03
010-24	JAM-120-P2	11.5834	17.12

010-24	JAM-120-P2	11.6667	17.23
010-24	JAM-120-P2	11.75	17.36
010-24	JAM-120-P2	11.8334	17.51
010-24	JAM-120-P2	11.9167	17.68
010-24	JAM-120-P2	12	17.89
010-24	JAM-120-P2	12.25	18.61
010-24	JAM-120-P2	12.5	19.37
010-24	JAM-120-P2	12.75	20.04
010-24	JAM-120-P2	13	20.56
010-24	JAM-120-P2	13.25	20.91
010-24	JAM-120-P2	13.5	21.13
010-24	JAM-120-P2	13.75	21.25
010-24	JAM-120-P2	14	21.3
010-24	JAM-120-P2	15	21.27
010-24	JAM-120-P2	16	21.16
010-24	JAM-120-P2	17	21.06
010-24	JAM-120-P2	18	20.95
010-24	JAM-120-P2	19	20.83
010-24	JAM-120-P2	20	20.72
010-24	JAM-120-P2	21	20.62
010-24	JAM-120-P2	22	20.53
010-24	JAM-120-P2	23	20.45
010-24	JAM-120-P2	24	20.37
010-24	JAM-120-P2	25	20.25
010-24	JAM-120-P2	26	20.1
010-24	JAM-120-P2	27	19.95
010-24	JAM-120-P2	28	19.81
010-24	JAM-120-P2	29	19.66
010-24	JAM-120-P2	30	19.51
010-24	JAM-120-P2	31	19.35
010-24	JAM-120-P2	32	19.15
010-24	JAM-120-P2	33	18.93
010-24	JAM-120-P2	34	18.69
010-24	JAM-120-P2	35	18.46
010-24	JAM-120-P2	36	18.24
010-24	JAM-120-P2	37	18.03
010-24	JAM-120-P2	38	17.84
010-24	JAM-120-P2	39	17.66
010-24	JAM-120-P2	40	17.49
010-24	JAM-120-P2	41	17.33
010-24	JAM-120-P2	42	17.16
010-24	JAM-120-P2	43	16.98
010-24	JAM-120-P2	44	16.78
010-24	JAM-120-P2	45	16.56
010-24	JAM-120-P2	46	16.36
010-24	JAM-120-P2	47	16.19

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
025-24	JAM-120-P1	0	15
025-24	JAM-120-P1	1.0002	14.8
025-24	JAM-120-P1	2.0002	14.76
025-24	JAM-120-P1	3.0002	14.75
025-24	JAM-120-P1	4.0002	14.78
025-24	JAM-120-P1	5	14.89
025-24	JAM-120-P1	6.0001	15.03
025-24	JAM-120-P1	7	15.24
025-24	JAM-120-P1	8	15.59
025-24	JAM-120-P1	9	16.02
025-24	JAM-120-P1	10	16.67
025-24	JAM-120-P1	10.25	16.87
025-24	JAM-120-P1	10.5	17.07
025-24	JAM-120-P1	10.75	17.29
025-24	JAM-120-P1	11	17.52
025-24	JAM-120-P1	11.25	17.75
025-24	JAM-120-P1	11.5	17.99
025-24	JAM-120-P1	11.75	18.32
025-24	JAM-120-P1	12	18.86
025-24	JAM-120-P1	12.25	19.63
025-24	JAM-120-P1	12.5	20.41
025-24	JAM-120-P1	12.75	21.07
025-24	JAM-120-P1	13	21.49
025-24	JAM-120-P1	13.25	21.7
025-24	JAM-120-P1	13.5	21.83
025-24	JAM-120-P1	13.75	21.89
025-24	JAM-120-P1	14	21.92
025-24	JAM-120-P1	15	21.89
025-24	JAM-120-P1	16	21.79
025-24	JAM-120-P1	17	21.68
025-24	JAM-120-P1	18	21.56
025-24	JAM-120-P1	19	21.44
025-24	JAM-120-P1	20	21.32
025-24	JAM-120-P1	21	21.22
025-24	JAM-120-P1	22	21.12
025-24	JAM-120-P1	23	21.03
025-24	JAM-120-P1	24	20.95
025-24	JAM-120-P1	25	20.84
025-24	JAM-120-P1	26	20.69
025-24	JAM-120-P1	27	20.55
025-24	JAM-120-P1	28	20.41
025-24	JAM-120-P1	29	20.27
025-24	JAM-120-P1	30	20.14
025-24	JAM-120-P1	31	20.01
025-24	JAM-120-P1	32	19.89
025-24	JAM-120-P1	33	19.76

025-24	JAM-120-P1	34	19.63
025-24	JAM-120-P1	35	19.48
025-24	JAM-120-P1	36	19.32
025-24	JAM-120-P1	37	19.11
025-24	JAM-120-P1	38	18.89
025-24	JAM-120-P1	39	18.67
025-24	JAM-120-P1	40	18.46
025-24	JAM-120-P1	41	18.26
025-24	JAM-120-P1	42	18.08
025-24	JAM-120-P1	43	17.91
025-24	JAM-120-P1	44	17.75
025-24	JAM-120-P1	45	17.6
025-24	JAM-120-P1	46	17.45
025-24	JAM-120-P1	47	17.3

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
025-24	JAM-120-P2	0	15
025-24	JAM-120-P2	1.0002	14.8
025-24	JAM-120-P2	2.0002	14.76
025-24	JAM-120-P2	3.0002	14.75
025-24	JAM-120-P2	4.0002	14.78
025-24	JAM-120-P2	5	14.89
025-24	JAM-120-P2	6.0001	15.03
025-24	JAM-120-P2	7	15.24
025-24	JAM-120-P2	8	15.59
025-24	JAM-120-P2	8.25	15.69
025-24	JAM-120-P2	8.5	15.78
025-24	JAM-120-P2	8.75	15.89
025-24	JAM-120-P2	9	16.02
025-24	JAM-120-P2	9.2501	16.17
025-24	JAM-120-P2	9.5001	16.32
025-24	JAM-120-P2	9.75	16.49
025-24	JAM-120-P2	10	16.67
025-24	JAM-120-P2	10.25	16.87
025-24	JAM-120-P2	10.5	17.07
025-24	JAM-120-P2	10.75	17.29
025-24	JAM-120-P2	11	17.52
025-24	JAM-120-P2	11.25	17.75
025-24	JAM-120-P2	11.5	17.99
025-24	JAM-120-P2	11.75	18.32
025-24	JAM-120-P2	12	18.86
025-24	JAM-120-P2	12.25	19.63
025-24	JAM-120-P2	12.5	20.41
025-24	JAM-120-P2	12.75	21.07
025-24	JAM-120-P2	13	21.49
025-24	JAM-120-P2	13.25	21.7
025-24	JAM-120-P2	13.5	21.83

025-24	JAM-120-P2	13.75	21.89
025-24	JAM-120-P2	14	21.92
025-24	JAM-120-P2	15	21.89
025-24	JAM-120-P2	16	21.79
025-24	JAM-120-P2	17	21.68
025-24	JAM-120-P2	18	21.56
025-24	JAM-120-P2	19	21.44
025-24	JAM-120-P2	20	21.32
025-24	JAM-120-P2	21	21.22
025-24	JAM-120-P2	22	21.12
025-24	JAM-120-P2	23	21.03
025-24	JAM-120-P2	24	20.95
025-24	JAM-120-P2	25	20.84
025-24	JAM-120-P2	26	20.69
025-24	JAM-120-P2	27	20.55
025-24	JAM-120-P2	28	20.41
025-24	JAM-120-P2	29	20.27
025-24	JAM-120-P2	30	20.14
025-24	JAM-120-P2	31	20.01
025-24	JAM-120-P2	32	19.89
025-24	JAM-120-P2	33	19.76
025-24	JAM-120-P2	34	19.63
025-24	JAM-120-P2	35	19.48
025-24	JAM-120-P2	36	19.32
025-24	JAM-120-P2	37	19.11
025-24	JAM-120-P2	38	18.89
025-24	JAM-120-P2	39	18.67
025-24	JAM-120-P2	40	18.46
025-24	JAM-120-P2	41	18.26
025-24	JAM-120-P2	42	18.08
025-24	JAM-120-P2	43	17.91
025-24	JAM-120-P2	44	17.75
025-24	JAM-120-P2	45	17.6
025-24	JAM-120-P2	46	17.45
025-24	JAM-120-P2	47	17.3

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
050-24	JAM-120-P1	0	15
050-24	JAM-120-P1	1	14.8
050-24	JAM-120-P1	2	14.76
050-24	JAM-120-P1	3	14.76
050-24	JAM-120-P1	4	14.83
050-24	JAM-120-P1	5.0003	14.98
050-24	JAM-120-P1	6.0001	15.17
050-24	JAM-120-P1	7	15.51
050-24	JAM-120-P1	8	15.93
050-24	JAM-120-P1	8.2501	16.07
050-24	JAM-120-P1	8.5	16.22
050-24	JAM-120-P1	8.75	16.39
050-24	JAM-120-P1	9	16.57
050-24	JAM-120-P1	9.2501	16.76
050-24	JAM-120-P1	9.5	16.96
050-24	JAM-120-P1	9.75	17.16
050-24	JAM-120-P1	10	17.36
050-24	JAM-120-P1	10.25	17.56
050-24	JAM-120-P1	10.5	17.76
050-24	JAM-120-P1	10.75	17.98
050-24	JAM-120-P1	11	18.2
050-24	JAM-120-P1	11.25	18.43
050-24	JAM-120-P1	11.5	18.67
050-24	JAM-120-P1	11.75	19
050-24	JAM-120-P1	12	19.55
050-24	JAM-120-P1	12.25	20.33
050-24	JAM-120-P1	12.5	21.1
050-24	JAM-120-P1	12.75	21.64
050-24	JAM-120-P1	13	21.94
050-24	JAM-120-P1	13.25	22.11
050-24	JAM-120-P1	13.5	22.21
050-24	JAM-120-P1	13.75	22.26
050-24	JAM-120-P1	14	22.3
050-24	JAM-120-P1	14.25	22.31
050-24	JAM-120-P1	14.5	22.32
050-24	JAM-120-P1	14.75	22.32
050-24	JAM-120-P1	15	22.31
050-24	JAM-120-P1	16	22.21
050-24	JAM-120-P1	17	22.09
050-24	JAM-120-P1	18	21.95
050-24	JAM-120-P1	19	21.82
050-24	JAM-120-P1	20	21.7
050-24	JAM-120-P1	21	21.6
050-24	JAM-120-P1	22	21.5
050-24	JAM-120-P1	23	21.42
050-24	JAM-120-P1	24	21.34

050-24	JAM-120-P1	25	21.22
050-24	JAM-120-P1	26	21.06
050-24	JAM-120-P1	27	20.91
050-24	JAM-120-P1	28	20.78
050-24	JAM-120-P1	29	20.66
050-24	JAM-120-P1	30	20.54
050-24	JAM-120-P1	31	20.42
050-24	JAM-120-P1	32	20.3
050-24	JAM-120-P1	33	20.18
050-24	JAM-120-P1	34	20.06
050-24	JAM-120-P1	35	19.94
050-24	JAM-120-P1	36	19.82
050-24	JAM-120-P1	37	19.69
050-24	JAM-120-P1	38	19.55
050-24	JAM-120-P1	39	19.38
050-24	JAM-120-P1	40	19.18
050-24	JAM-120-P1	41	18.97
050-24	JAM-120-P1	42	18.76
050-24	JAM-120-P1	43	18.56
050-24	JAM-120-P1	44	18.38
050-24	JAM-120-P1	45	18.21
050-24	JAM-120-P1	46	18.05
050-24	JAM-120-P1	47	17.9
050-24	JAM-120-P1	48	17.76

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
050-24	JAM-120-P2	0	15
050-24	JAM-120-P2	1	14.8
050-24	JAM-120-P2	2	14.76
050-24	JAM-120-P2	3	14.76
050-24	JAM-120-P2	4	14.83
050-24	JAM-120-P2	5.0003	14.98
050-24	JAM-120-P2	6.0001	15.17
050-24	JAM-120-P2	7	15.51
050-24	JAM-120-P2	8	15.93
050-24	JAM-120-P2	8.2501	16.07
050-24	JAM-120-P2	8.5	16.22
050-24	JAM-120-P2	8.75	16.39
050-24	JAM-120-P2	9	16.57
050-24	JAM-120-P2	9.2501	16.76
050-24	JAM-120-P2	9.5	16.96
050-24	JAM-120-P2	9.75	17.16
050-24	JAM-120-P2	10	17.36
050-24	JAM-120-P2	10.25	17.56
050-24	JAM-120-P2	10.5	17.76
050-24	JAM-120-P2	10.75	17.98
050-24	JAM-120-P2	11	18.2

050-24	JAM-120-P2	11.25	18.43
050-24	JAM-120-P2	11.5	18.67
050-24	JAM-120-P2	11.75	19
050-24	JAM-120-P2	12	19.55
050-24	JAM-120-P2	12.25	20.33
050-24	JAM-120-P2	12.5	21.1
050-24	JAM-120-P2	12.75	21.64
050-24	JAM-120-P2	13	21.94
050-24	JAM-120-P2	13.25	22.11
050-24	JAM-120-P2	13.5	22.21
050-24	JAM-120-P2	13.75	22.26
050-24	JAM-120-P2	14	22.3
050-24	JAM-120-P2	14.25	22.31
050-24	JAM-120-P2	14.5	22.32
050-24	JAM-120-P2	14.75	22.32
050-24	JAM-120-P2	15	22.31
050-24	JAM-120-P2	16	22.21
050-24	JAM-120-P2	17	22.09
050-24	JAM-120-P2	18	21.95
050-24	JAM-120-P2	19	21.82
050-24	JAM-120-P2	20	21.7
050-24	JAM-120-P2	21	21.6
050-24	JAM-120-P2	22	21.5
050-24	JAM-120-P2	23	21.42
050-24	JAM-120-P2	24	21.34
050-24	JAM-120-P2	25	21.22
050-24	JAM-120-P2	26	21.06
050-24	JAM-120-P2	27	20.91
050-24	JAM-120-P2	28	20.78
050-24	JAM-120-P2	29	20.66
050-24	JAM-120-P2	30	20.54
050-24	JAM-120-P2	31	20.42
050-24	JAM-120-P2	32	20.3
050-24	JAM-120-P2	33	20.18
050-24	JAM-120-P2	34	20.06
050-24	JAM-120-P2	35	19.94
050-24	JAM-120-P2	36	19.82
050-24	JAM-120-P2	37	19.69
050-24	JAM-120-P2	38	19.55
050-24	JAM-120-P2	39	19.38
050-24	JAM-120-P2	40	19.18
050-24	JAM-120-P2	41	18.97
050-24	JAM-120-P2	42	18.76
050-24	JAM-120-P2	43	18.56
050-24	JAM-120-P2	44	18.38
050-24	JAM-120-P2	45	18.21
050-24	JAM-120-P2	46	18.05

050-24	JAM-120-P2	47	17.9
050-24	JAM-120-P2	48	17.76

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
100-24	JAM-120-P1	0	15
100-24	JAM-120-P1	1.0001	14.8
100-24	JAM-120-P1	2.0001	14.76
100-24	JAM-120-P1	3.0001	14.78
100-24	JAM-120-P1	4.0001	14.9
100-24	JAM-120-P1	5.0001	15.09
100-24	JAM-120-P1	6.0002	15.38
100-24	JAM-120-P1	7	15.81
100-24	JAM-120-P1	8.0001	16.42
100-24	JAM-120-P1	8.25	16.61
100-24	JAM-120-P1	8.5	16.8
100-24	JAM-120-P1	8.75	17
100-24	JAM-120-P1	9	17.21
100-24	JAM-120-P1	9.25	17.41
100-24	JAM-120-P1	9.5	17.61
100-24	JAM-120-P1	9.75	17.8
100-24	JAM-120-P1	10	18
100-24	JAM-120-P1	10.25	18.2
100-24	JAM-120-P1	10.5	18.4
100-24	JAM-120-P1	10.75	18.61
100-24	JAM-120-P1	11	18.82
100-24	JAM-120-P1	11.25	19.05
100-24	JAM-120-P1	11.5	19.28
100-24	JAM-120-P1	11.75	19.61
100-24	JAM-120-P1	12	20.17
100-24	JAM-120-P1	12.25	20.95
100-24	JAM-120-P1	12.5	21.63
100-24	JAM-120-P1	12.75	22.04
100-24	JAM-120-P1	13	22.26
100-24	JAM-120-P1	13.25	22.41
100-24	JAM-120-P1	13.5	22.5
100-24	JAM-120-P1	13.75	22.55
100-24	JAM-120-P1	14	22.59
100-24	JAM-120-P1	14.25	22.6
100-24	JAM-120-P1	14.5	22.61
100-24	JAM-120-P1	14.75	22.61
100-24	JAM-120-P1	15	22.6
100-24	JAM-120-P1	16	22.53
100-24	JAM-120-P1	17	22.43
100-24	JAM-120-P1	18	22.33
100-24	JAM-120-P1	19	22.21
100-24	JAM-120-P1	20	22.08
100-24	JAM-120-P1	21	21.96
100-24	JAM-120-P1	22	21.87
100-24	JAM-120-P1	23	21.79
100-24	JAM-120-P1	24	21.71

100-24	JAM-120-P1	25	21.61
100-24	JAM-120-P1	26	21.46
100-24	JAM-120-P1	27	21.31
100-24	JAM-120-P1	28	21.16
100-24	JAM-120-P1	29	21.02
100-24	JAM-120-P1	30	20.89
100-24	JAM-120-P1	31	20.79
100-24	JAM-120-P1	32	20.68
100-24	JAM-120-P1	33	20.58
100-24	JAM-120-P1	34	20.46
100-24	JAM-120-P1	35	20.34
100-24	JAM-120-P1	36	20.22
100-24	JAM-120-P1	37	20.11
100-24	JAM-120-P1	38	19.99
100-24	JAM-120-P1	39	19.87
100-24	JAM-120-P1	40	19.74
100-24	JAM-120-P1	41	19.6
100-24	JAM-120-P1	42	19.43
100-24	JAM-120-P1	43	19.24
100-24	JAM-120-P1	44	19.03
100-24	JAM-120-P1	45	18.84
100-24	JAM-120-P1	46	18.66
100-24	JAM-120-P1	47	18.5
100-24	JAM-120-P1	48	18.35

100-24	Link Name	Relative Time [hrs]	US Link End Stage [ft]
100-24	JAM-120-P2	0	15
100-24	JAM-120-P2	1.0001	14.8
100-24	JAM-120-P2	2.0001	14.76
100-24	JAM-120-P2	3.0001	14.78
100-24	JAM-120-P2	4.0001	14.9
100-24	JAM-120-P2	5.0001	15.09
100-24	JAM-120-P2	6.0002	15.38
100-24	JAM-120-P2	7	15.81
100-24	JAM-120-P2	8.0001	16.42
100-24	JAM-120-P2	8.25	16.61
100-24	JAM-120-P2	8.5	16.8
100-24	JAM-120-P2	8.75	17
100-24	JAM-120-P2	9	17.21
100-24	JAM-120-P2	9.25	17.41
100-24	JAM-120-P2	9.5	17.61
100-24	JAM-120-P2	9.75	17.8
100-24	JAM-120-P2	10	18
100-24	JAM-120-P2	10.25	18.2
100-24	JAM-120-P2	10.5	18.4
100-24	JAM-120-P2	10.75	18.61
100-24	JAM-120-P2	11	18.82

100-24	JAM-120-P2	11.25	19.05
100-24	JAM-120-P2	11.5	19.28
100-24	JAM-120-P2	11.75	19.61
100-24	JAM-120-P2	12	20.17
100-24	JAM-120-P2	12.25	20.95
100-24	JAM-120-P2	12.5	21.63
100-24	JAM-120-P2	12.75	22.04
100-24	JAM-120-P2	13	22.26
100-24	JAM-120-P2	13.25	22.41
100-24	JAM-120-P2	13.5	22.5
100-24	JAM-120-P2	13.75	22.55
100-24	JAM-120-P2	14	22.59
100-24	JAM-120-P2	14.25	22.6
100-24	JAM-120-P2	14.5	22.61
100-24	JAM-120-P2	14.75	22.61
100-24	JAM-120-P2	15	22.6
100-24	JAM-120-P2	16	22.53
100-24	JAM-120-P2	17	22.43
100-24	JAM-120-P2	18	22.33
100-24	JAM-120-P2	19	22.21
100-24	JAM-120-P2	20	22.08
100-24	JAM-120-P2	21	21.96
100-24	JAM-120-P2	22	21.87
100-24	JAM-120-P2	23	21.79
100-24	JAM-120-P2	24	21.71
100-24	JAM-120-P2	25	21.61
100-24	JAM-120-P2	26	21.46
100-24	JAM-120-P2	27	21.31
100-24	JAM-120-P2	28	21.16
100-24	JAM-120-P2	29	21.02
100-24	JAM-120-P2	30	20.89
100-24	JAM-120-P2	31	20.79
100-24	JAM-120-P2	32	20.68
100-24	JAM-120-P2	33	20.58
100-24	JAM-120-P2	34	20.46
100-24	JAM-120-P2	35	20.34
100-24	JAM-120-P2	36	20.22
100-24	JAM-120-P2	37	20.11
100-24	JAM-120-P2	38	19.99
100-24	JAM-120-P2	39	19.87
100-24	JAM-120-P2	40	19.74
100-24	JAM-120-P2	41	19.6
100-24	JAM-120-P2	42	19.43
100-24	JAM-120-P2	43	19.24
100-24	JAM-120-P2	44	19.03
100-24	JAM-120-P2	45	18.84
100-24	JAM-120-P2	46	18.66

100-24	JAM-120-P2	47	18.5
100-24	JAM-120-P2	48	18.35

FeatureID	NAME	Station	ELEV
	JB_1007_W1_X Min	255.00	22.73
	JB_1012_W1_X Min	615.00	24.85
	JB_1017_W1_X Min	237.50	23.87
	JB_1017_W2_X Min	35.45	24.09
	JB_1022_W1_X Min	620.00	24.21

FeatureID	NAME	Station	ELEV
0	JB_1007_W1_X	230.00	23.02
0	JB_1007_W1_X	232.50	23.00
0	JB_1007_W1_X	235.00	22.95
0	JB_1007_W1_X	237.50	23.01
0	JB_1007_W1_X	240.00	23.02
0	JB_1007_W1_X	242.50	23.00
0	JB_1007_W1_X	245.00	22.97
0	JB_1007_W1_X	247.50	22.98
0	JB_1007_W1_X	250.00	22.98
0	JB_1007_W1_X	252.50	22.89
0	JB_1007_W1_X	255.00	22.73
0	JB_1007_W1_X	257.50	22.74
0	JB_1007_W1_X	260.00	22.78
0	JB_1007_W1_X	262.50	22.96
0	JB_1007_W1_X	265.00	23.04
0	JB_1007_W1_X	267.50	23.03
0	JB_1007_W1_X	270.00	23.01
0	JB_1007_W1_X	272.50	23.00

FeatureID	NAME	Station	ELEV
1	JB_1012_W1_X	596.11	27.30
1	JB_1012_W1_X	598.33	27.48
1	JB_1012_W1_X	600.56	27.27
1	JB_1012_W1_X	602.78	26.40
1	JB_1012_W1_X	605.00	25.51
1	JB_1012_W1_X	607.50	25.29
1	JB_1012_W1_X	610.00	24.99
1	JB_1012_W1_X	612.50	24.87
1	JB_1012_W1_X	615.00	24.85
1	JB_1012_W1_X	617.50	24.86
1	JB_1012_W1_X	620.00	24.91
1	JB_1012_W1_X	622.50	25.10
1	JB_1012_W1_X	625.00	25.43
1	JB_1012_W1_X	627.50	25.91
1	JB_1012_W1_X	630.00	26.79
1	JB_1012_W1_X	632.50	27.45
1	JB_1012_W1_X	635.00	27.41

FeatureID	NAME	Station	ELEV
2	JB_1017_W1_X	215.00	24.31
2	JB_1017_W1_X	216.67	24.53
2	JB_1017_W1_X	218.33	24.74
2	JB_1017_W1_X	220.00	24.75
2	JB_1017_W1_X	222.50	24.60
2	JB_1017_W1_X	225.00	24.43
2	JB_1017_W1_X	227.50	24.37
2	JB_1017_W1_X	230.00	24.43
2	JB_1017_W1_X	232.50	24.34
2	JB_1017_W1_X	235.00	24.02
2	JB_1017_W1_X	237.50	23.87
2	JB_1017_W1_X	240.00	23.98
2	JB_1017_W1_X	242.50	24.16
2	JB_1017_W1_X	245.00	24.27
2	JB_1017_W1_X	247.50	24.38
2	JB_1017_W1_X	250.00	24.42
2	JB_1017_W1_X	251.67	24.57
2	JB_1017_W1_X	253.33	24.75
2	JB_1017_W1_X	255.00	24.94
2	JB_1017_W1_X	257.50	25.18

FeatureID	NAME	Station	ELEV
3	JB_1017_W2_X	12.50	25.01
3	JB_1017_W2_X	15.00	24.65
3	JB_1017_W2_X	17.27	24.66
3	JB_1017_W2_X	19.55	24.60
3	JB_1017_W2_X	21.82	24.44
3	JB_1017_W2_X	24.09	24.22
3	JB_1017_W2_X	26.36	24.11
3	JB_1017_W2_X	28.64	24.14
3	JB_1017_W2_X	30.91	24.19
3	JB_1017_W2_X	33.18	24.13
3	JB_1017_W2_X	35.45	24.09
3	JB_1017_W2_X	37.73	24.14
3	JB_1017_W2_X	40.00	24.20
3	JB_1017_W2_X	42.50	24.23
3	JB_1017_W2_X	45.00	24.09
3	JB_1017_W2_X	47.14	24.18
3	JB_1017_W2_X	49.29	24.30
3	JB_1017_W2_X	51.43	24.38
3	JB_1017_W2_X	53.57	24.45
3	JB_1017_W2_X	55.71	24.61

FeatureID	NAME	Station	ELEV
4	JB_1022_W1_X	600.00	25.16
4	JB_1022_W1_X	602.22	24.96
4	JB_1022_W1_X	604.43	24.62
4	JB_1022_W1_X	606.65	24.44
4	JB_1022_W1_X	608.86	24.35
4	JB_1022_W1_X	611.08	24.28
4	JB_1022_W1_X	613.29	24.26
4	JB_1022_W1_X	615.51	24.25
4	JB_1022_W1_X	617.75	24.24
4	JB_1022_W1_X	620.00	24.21
4	JB_1022_W1_X	622.50	24.26
4	JB_1022_W1_X	625.00	24.28
4	JB_1022_W1_X	627.50	24.35
4	JB_1022_W1_X	630.00	24.56
4	JB_1022_W1_X	632.50	24.90
4	JB_1022_W1_X	635.00	25.43
4	JB_1022_W1_X	637.50	25.98
4	JB_1022_W1_X	640.00	26.29

Windward Preserve
Potable Water Main Report

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

Prepared by:

Madden, Moorhead and Stokes, LLC.
431 East Horatio Avenue, Suite 260
Maitland, FL 32751

November 5, 2022
Revised October, 2023
Revised November, 2023

David A. Stokes, P.E. #66,527
Certificate of Authorization No. CA-0007723

- **APPENDIX**

A Potable Water Demand Calculations Phase 1 & Phase 1/2 Combined
B HGL Calculations
C Fire Hydrant Flow Test Results
D NFF + Max Day WaterCAD Analysis Phase 1
E NFF + Max Day WaterCAD Analysis Phase 1 & 2
F Peak Hour WaterCAD Analysis Phase 1
G Peak Hour WaterCAD Analysis Phase 1 & 2
H NFF for Amenity Center

Introduction

Taylor Morrison has plans to develop a 385-lot single family residential subdivision located within the City of Cocoa. The property is located at the SE corner of the intersection of I-95 and 528. The property is also bounded on the east by Friday Road, and to the south by James Road. The property is currently vacant and contains a mixture of vegetation, wetlands, and open areas. The purpose of this report is to show the potable water main proposed is sufficient to provide potable water service to the proposed lots as well as the NFF for the lots.

Appendix A includes the potable water demand calculations for the project Maximum Day flow and Peak Hour flow. The NFF for single family is 1,000 gpm per NFPA. The NFF for the 2,900sf Amenity Center is 1,500 gpm per NFPA.

Potable Water Main Analysis

The potable water main was analyzed under the following scenarios;

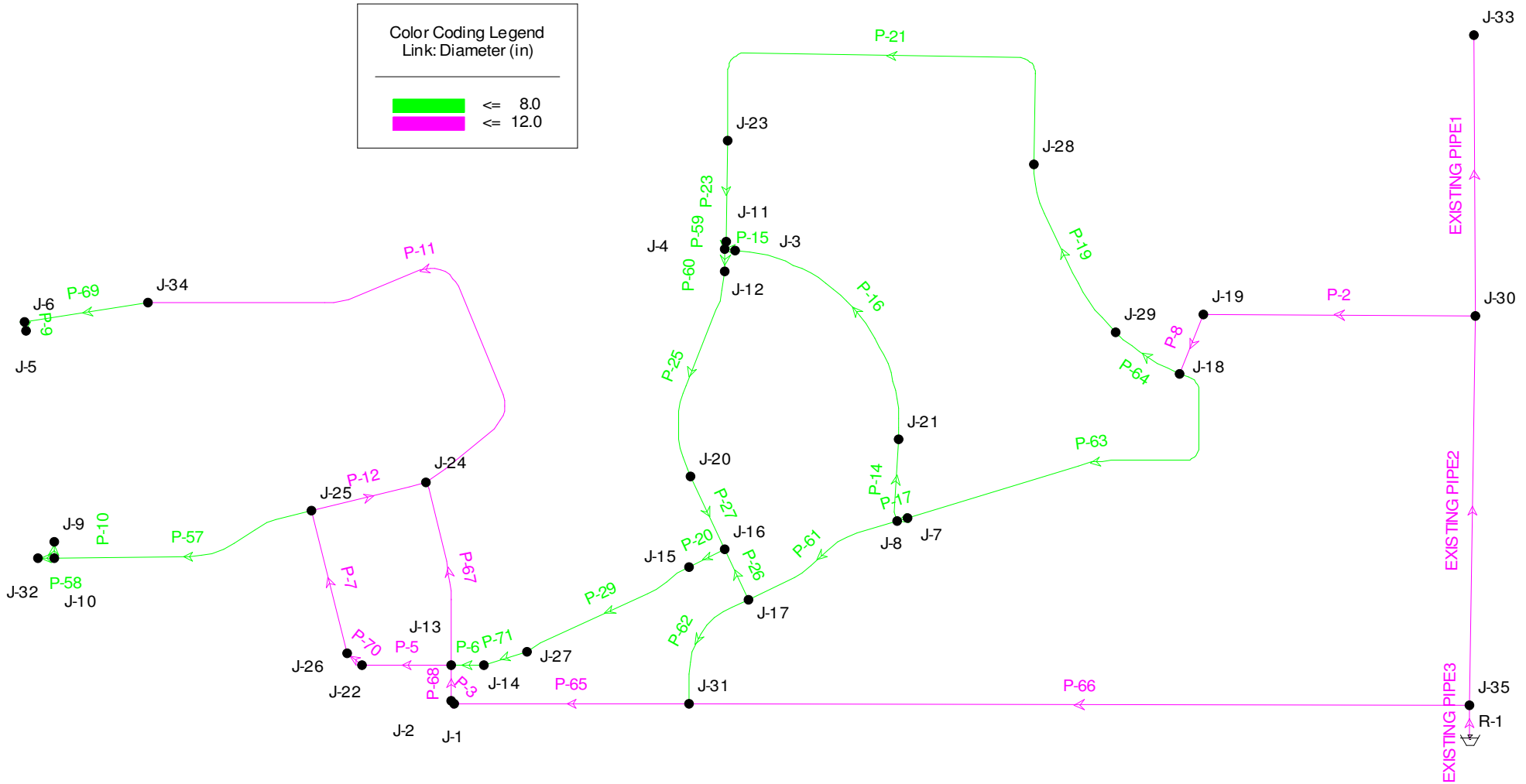
1. NFF + Max Day for Phase 1 Only
2. NFF + Max Day for Phase 1 and Phase 2
3. Peak Hour for Phase 1 Only
4. Peak Hour for Phase 1 and Phase 2
5. NFF for Amenity Center

The enclosed Appendices include the WaterCAD model under these four scenarios. Each scenario shows that in any scenario modeled, the proposed water main provides the required flows, while maintaining a minimum working pressure.

Phase 1- 185 lots, 1 Amenity Center
- 186 Water Meters
- 186 Reclaim Meters
- 16 Hydrants

Phase 2- 200 lots
- 200 Water Meters
- 200 Reclaim Meters
- 12 Hydrants

Scenario: Base



© Haestad Methods, Inc.

Madden Engineering, Inc.
37 Brookside Road Waterbury, CT 06708 USA +1-203-755-1666

Appendix A
Potable Water Demand Calculations Phase 1 & Phase 1/2 Combined

Windward Preserve
Water Demand Calculations - Phase 1

TYPE	ERC (GPD)	DESIGN FACTOR	# OF UNITS	ERC TOTAL	DEMAND TOTAL (GPD)
Single Family Homes (Phase 1)	350	1.000	185	185.00	64,750
Amenity (Phase 1)	350	0.667	1	0.67	233
				185.67	64,983

FLOW SUMMARY

Average Day	64,983	GPD	45.13	GPM
Maximum Day (Average Day x2.0)	129,966	GPD	90.25	GPM
Peak Hour (Average Day x4.0)	259,932	GPD	180.51	GPM

Windward Preserve
Water Demand Calculations - Phases 1/2

TYPE	ERC (GPD)	DESIGN FACTOR	# OF UNITS	ERC TOTAL	DEMAND TOTAL (GPD)
Single Family Homes (Phase 1&2)	350	1.000	385	385.00	134,750
Amenity (Phase 1)	350	0.667	1	0.67	233
				385.67	134,983

FLOW SUMMARY

Average Day	134,983	GPD	93.74	GPM
Maximum Day (Average Day x2.0)	269,966	GPD	187.48	GPM
Peak Hour (Average Day x4.0)	539,932	GPD	374.95	GPM

Appendix B
HGL Calculations

Windward Preserve

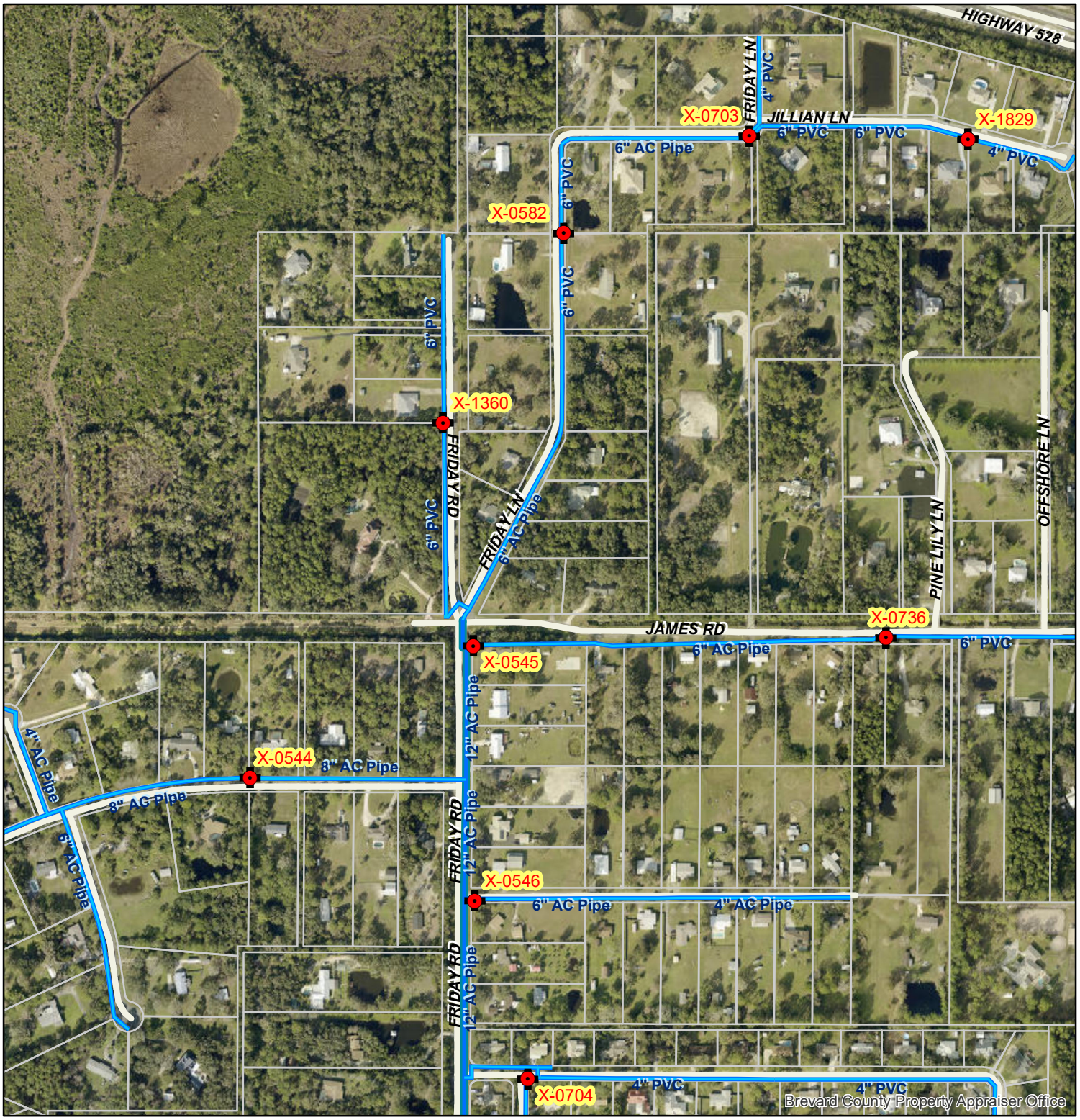
Hydraulic Grade Line Calculations - Potable Water Main

HGL Calculations

Peak Hour Flow		
Tie-In Elevation	25.0	ft
Water Main Pressure (from City test)	63.0	psi
Water Main Pressure Head	145.4	ft
Total Head	170.4	ft
HGL Total	**170.4**	**ft**

NFF + Max Day		
Tie-In Elevation	24.0	ft
Water Main Pressure (from City test)	42.0	psi
Water Main Pressure Head	96.9	ft
Total Head	120.9	ft
HGL Total	**120.9**	**ft**

Appendix C
Fire Hydrant Flow Test Results



Water Hydrants

Cocoa Utilities

Water Mains

Water Main

Friday Rd

Cocoa,FL

0 100200 400 600 800 1,000

Feet

City of Cocoa
Utilities Department
Engineering
351 Shearer Blvd.
Cocoa FL 32922

Disclaimer: Maps are for reference purposes only and are not intended to replace any official record. The user is responsible for confirming the accuracy of all data contained herein.

REQ. DATE: 10/10/22 10/10/22 8:42:33
CREW: WFO - HYDRANT HYD
EXT. ADDR.: REF NBR: 0000
SCHED START: 10/10/22 SCHED COMPLETION:
GEN. LOC.: COCOA COMP DATE: 10/10/22
REQ DEPT: Utilities Department PRIORITY: High
REQUESTOR: RENEE L SPALDING ORIGIN: INTERNAL
REQ USER: COCORLS AUTH USER:COCORLS WRK TYPE:ROUTINE
RESIDUAL HYDRANTS X-0545 & X-0546 FLOWS @ FRIDAY/JANET RD - COCOA

ENTER REFERENCE/ACCT NO.? YES Y

PRIMARY CONTACT INFORMATION
RENEE L SPALDING ( ) ( ) ( ) ( )

RESIDUAL HYDRANTS X-0545 & X-0546 FLOWS @ FRIDAY/JANET RD - COCOA
CATEGORY: UT WFO MAINTENANCE OPS UTTD
TASK: HYDRANT MAINTENANCE FHMN READY
DEPT: Utilities Department UT
SCHED START: 10/10/22 SCHED COMPLETION: 10/10/22
CREW: WFO - HYDRANT HYD
STD. TASK: TD Repair Fire Hydrant RH
JOB ORDER INSTRUCTIONS
REPAIR FIRE HYDRANT
Residual hydrant flow
X-0545 and X-0546

START DATE: __/__/__ COMPLETION DATE: __/__/__
START TIME: __:__:__ COMPLETION TIME: __:__:__
UNIT OF PRODUCTION: _____ QUANTITY: _____._____

DATE	EMPLOYEE	HRS	OT	EQUIPMENT NUMBER	EQUIPMENT HRS	MATERIAL ITEM	MATERIAL QTY	MATERIAL COST
10/19/22	Cawon D	1		Trk 55	1			
10/19/22	Shane S	1		Trk 55	1			

MISCELLANEOUS RECEIPT

CITY OF COCOA
CUSTOMER SERVICE
65 STONE ST.
COCOA, FLORIDA 32922

3579

FAX # NA

DATE October 7, 2022

PHONE # 407-629-8330 EXT 129

NICOLE@MADDEN-ENG.COM

EMAIL: DSTOKES@MADDEN-ENG.COM

RECEIVED FROM MADDEN, MOORHEAD & STOKES

ADDRESS 431 E HORATIO AVE SUITE 260 MAITLAND FL 32751

AMOUNT OF ONE HUNDRED FORTY AND NO/100 ********** DOLLARS

PROJECT: **WINDWARD PRESERVE| COCOA| HYD# X-0545 & X-0546**

	QTY		AMT		
FOR	1	X	$ 140.00	**HYD RESIDUAL FLOW TEST.....421-0000-343-39-06 FT**	$ 140.00
		X			$ -
		X		FLOW | X-0545 NEAREST ADDRESS 2536 FRIDAY RD COCOA	$ -
		X		STATIC | X-0546 NEAREST ADDRESS 4646 JANET RD	$ -
		X			$ -
				TOTAL	$ 140.00

BY: KELLY A BOWMAN

NOTE: Average Turnaround Time for Flow Test results are three (3) weeks from the date of this receipt. If you have not received your results, via email, within the allotted time frame, please contact Utilities Development at 321-433-8797.



Payment Receipt

MADDEN, MOORHEAD & STOKES (Account #999999-3579)

Manual Credit Card Payment

You made a Manual Credit Card Payment on 10/07/2022 at 3:15 PM for $142.99.

Payment on Card **********3241

Bill Amount: $140.00

Convenience Fee: $2.99

Total Payment Amount: $142.99

Confirmation Number: 202381663

Paid on Friday, 10/07/2022 at 3:15 PM.

Don't forget about our self-service portal providing time-saving online bill pay features that let you control when and how you make a payment. https://cocoafl.firstbilling.com

Serving the Community

City of Cocoa, Florida

UTILITIES DEPARTMENT
600 School Street Cocoa, Florida 32922
PHONE (321) 639-7653 FAX (321) 639-7522

FIRE HYDRANT FLOW INFORMATION REQUEST

Information requested by: _____ (Company)
_____ (Person)
_____ (Phone #)
_____ (Fax #)

Project Name: _____

Project Location: _____

Hydrant from which Information is needed: _____

Is a True Residual Pressure Required? ☑ YES ☐ NO

Date: _____ Prepared By: _____

RECORDED FIRE HYDRANT FLOW INFORMATION

Hydrant Number Flowed:	X-0545	X-0546
Hydrant Location:	Friday Rd	Janet Rd
Recorded Static Pressure:	64 p.s.i.	66 p.s.i.
Recorded Residual Pressure:	58 p.s.i.	58 p.s.i.
Recorded Flow:	30 / 920 p.s.i./g.p.m.	30 / 920 p.s.i./g.p.m.
Residual taken from hydrant:	X-0546	X-0545

Date of Recording: 10/19/22 Completed by: Cawen D, Shane S

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 p.s.i. 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 Department @ (321) 639-7659.

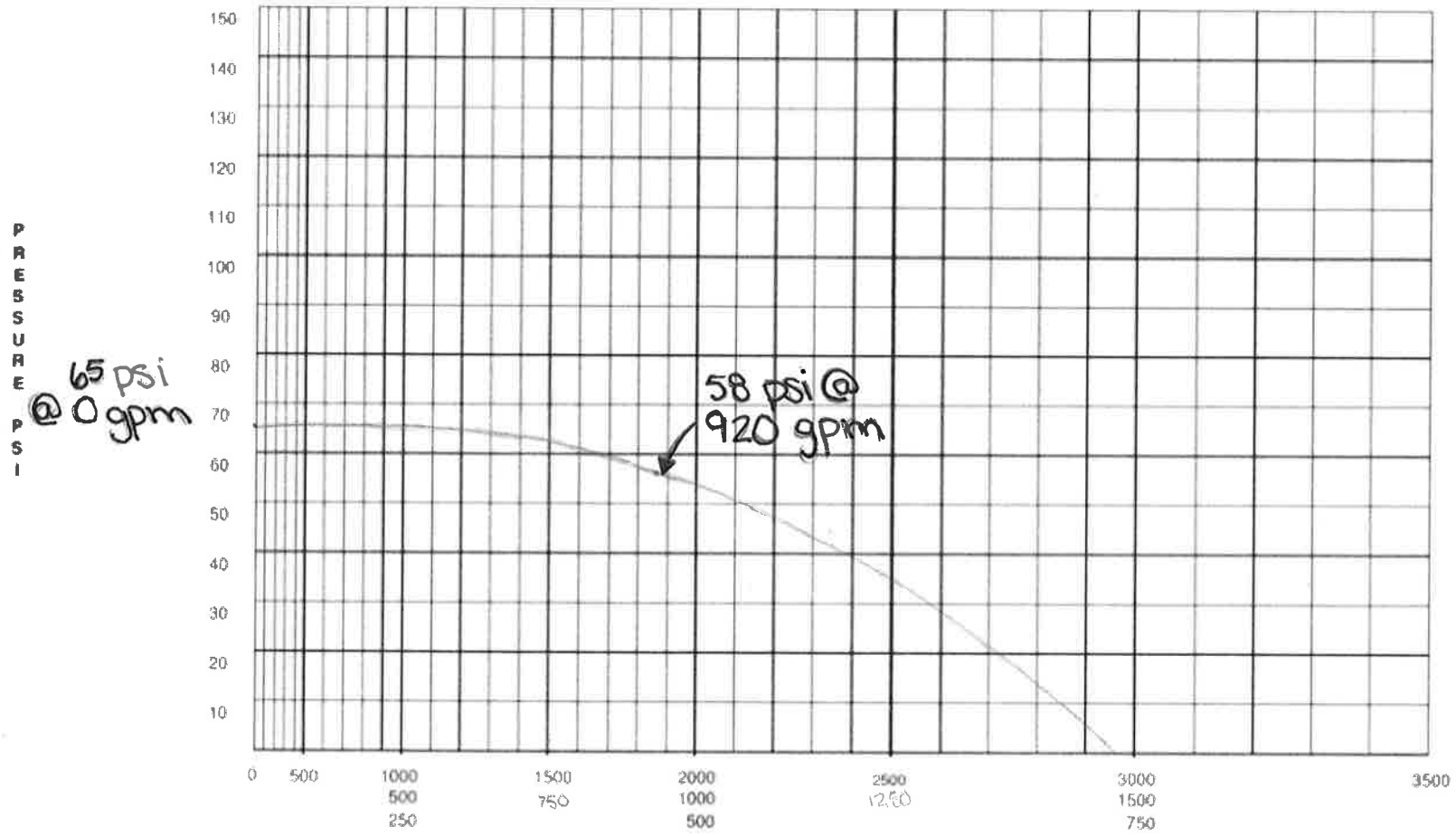
WATER FLOW TEST

For use of this form, see AR 420-1; the proponent agency is ACSIM.

LOCATION	DATE (YYYYMMDD)

HYDRANT NUMBER	OUTLET DIAMETER (Inches)	PITOT PRESSURES (PSI)	DISCHARGE (Gallons per Minute)	STATIC PSI	RESIDUAL PSI
				65	58
				TOTAL DISCHARGE DURING TEST (Gallons per Minute)	AVAILABLE GALLONS PER MINUTE (at 20 PSI)
				920 gpm	

WATER FLOW CHART



Appendix D
NFF + Max Day WaterCAD Analysis Phase 1

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-5	3.35	25.00	Demand	3.35	87.87	27.20
J-6	1,003.35	25.00	Demand	1,003.35	87.87	27.20
J-34	3.35	25.00	Demand	3.35	95.57	30.53
J-24	3.35	25.00	Demand	3.35	107.38	35.64
J-32	3.35	25.00	Demand	3.35	107.83	35.84
J-9	3.35	25.00	Demand	3.35	107.83	35.84
J-10	3.35	25.00	Demand	3.35	107.83	35.84
J-25	3.35	25.00	Demand	3.35	107.83	35.84
J-26	3.35	25.00	Demand	3.35	108.44	36.10
J-22	3.35	25.00	Demand	3.35	108.52	36.13
J-13	3.35	25.00	Demand	3.35	108.89	36.30
J-14	3.35	25.00	Demand	3.35	109.15	36.41
J-1	3.35	25.00	Demand	3.35	109.28	36.46
J-2	3.35	25.00	Demand	3.35	109.32	36.48
J-27	3.35	25.00	Demand	3.35	109.53	36.57
J-15	3.35	25.00	Demand	3.35	111.05	37.23
J-20	3.35	25.00	Demand	3.35	111.39	37.38
J-16	3.35	25.00	Demand	3.35	111.39	37.38
J-17	3.35	25.00	Demand	3.35	111.87	37.59
J-31	3.35	25.00	Demand	3.35	111.87	37.59
J-8	3.35	25.00	Demand	3.35	113.35	38.22
J-7	3.35	25.00	Demand	3.35	113.45	38.27
J-18	3.35	25.00	Demand	3.35	116.95	39.78
J-19	3.35	25.00	Demand	3.35	117.53	40.03
J-33	3.35	25.00	Demand	3.35	120.04	41.12
J-30	3.35	25.00	Demand	3.35	120.04	41.12
J-35	3.35	25.00	Demand	3.35	120.56	41.34

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-69	8.0	416.00	PVC	J-6	J-34	130.0	27.20	30.53	0.00	7.69	6.43
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	30.53	35.64	0.00	11.81	4.13
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	41.34	0.00	0.00	0.34	3.09
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	37.59	41.34	0.00	8.69	2.93
P-65	10.0	783.00	PVC	J-2	J-31	130.0	36.48	37.59	0.00	2.55	2.90
P-3	10.0	14.00	PVC	J-1	J-2	130.0	36.46	36.48	0.00	0.05	2.88
P-68	10.0	120.00	PVC	J-13	J-1	130.0	36.30	36.46	0.00	0.38	2.87
P-67	10.0	622.00	PVC	J-24	J-13	130.0	35.64	36.30	0.00	1.52	2.48
P-2	8.0	902.00	PVC	J-19	J-30	130.0	40.03	41.12	0.00	2.51	2.31
P-8	8.0	213.00	PVC	J-18	J-19	130.0	39.78	40.03	0.00	0.58	2.29
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	38.27	39.78	0.00	3.50	2.27
P-17	8.0	39.00	PVC	J-7	J-8	130.0	38.27	38.22	0.00	0.10	2.25
P-26	8.0	182.00	PVC	J-17	J-16	130.0	37.59	37.38	0.00	0.48	2.24
P-61	8.0	568.00	PVC	J-8	J-17	130.0	38.22	37.59	0.00	1.47	2.23
P-20	8.0	133.00	PVC	J-15	J-16	130.0	37.23	37.38	0.00	0.34	2.20
P-29	8.0	612.00	PVC	J-27	J-15	130.0	36.57	37.23	0.00	1.53	2.18
P-71	8.0	152.00	PVC	J-14	J-27	130.0	36.41	36.57	0.00	0.37	2.16
P-6	8.0	108.00	PVC	J-13	J-14	130.0	36.30	36.41	0.00	0.26	2.14
P-5	10.0	296.00	PVC	J-22	J-13	130.0	36.13	36.30	0.00	0.38	1.75
P-70	10.0	64.00	PVC	J-26	J-22	130.0	36.10	36.13	0.00	0.08	1.73
P-7	10.0	487.00	PVC	J-25	J-26	130.0	35.84	36.10	0.00	0.60	1.72
P-12	10.0	390.00	PVC	J-24	J-25	130.0	35.64	35.84	0.00	0.46	1.66
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	41.12	41.34	0.00	0.52	1.05
P-57	8.0	894.00	PVC	J-25	J-10	130.0	35.84	35.84	0.00	0.00	0.06
P-62	8.0	441.00	PVC	J-17	J-31	130.0	37.59	37.59	0.00	0.00	0.04
P-27	8.0	270.00	PVC	J-16	J-20	130.0	37.38	37.38	0.00	0.00	0.02
P-58	8.0	52.00	PVC	J-10	J-32	130.0	35.84	35.84	0.00	0.00	0.02
P-9	8.0	32.00	PVC	J-5	J-6	130.0	27.20	27.20	0.00	0.00	0.02
P-10	8.0	52.00	PVC	J-9	J-10	130.0	35.84	35.84	0.00	0.00	0.02
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	41.12	41.12	0.00	0.00	0.01

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	120.90	120.90	1,090.45	

Appendix E
NFF + Max Day WaterCAD Analysis Phase 1 & 2

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-5	5.35	25.00	Demand	5.35	89.32	27.83
J-6	1,005.35	25.00	Demand	1,005.35	89.32	27.83
J-34	5.35	25.00	Demand	5.35	97.07	31.18
J-24	5.35	25.00	Demand	5.35	109.01	36.35
J-32	5.35	25.00	Demand	5.35	109.46	36.54
J-9	5.35	25.00	Demand	5.35	109.46	36.54
J-10	5.35	25.00	Demand	5.35	109.46	36.54
J-25	5.35	25.00	Demand	5.35	109.46	36.54
J-26	5.35	25.00	Demand	5.35	110.09	36.81
J-22	5.35	25.00	Demand	5.35	110.17	36.85
J-13	5.35	25.00	Demand	5.35	110.57	37.02
J-14	5.35	25.00	Demand	5.35	110.86	37.15
J-1	5.35	25.00	Demand	5.35	110.95	37.19
J-2	5.35	25.00	Demand	5.35	110.99	37.20
J-27	5.35	25.00	Demand	5.35	111.29	37.34
J-15	5.35	25.00	Demand	5.35	113.08	38.11
J-16	5.35	25.00	Demand	5.35	113.47	38.28
J-31	5.35	25.00	Demand	5.35	113.55	38.31
J-17	5.35	25.00	Demand	5.35	113.62	38.34
J-20	5.35	25.00	Demand	5.35	113.72	38.38
J-12	5.35	25.00	Demand	5.35	114.41	38.68
J-4	5.35	25.00	Demand	5.35	114.48	38.71
J-3	5.35	25.00	Demand	5.35	114.48	38.71
J-21	5.35	25.00	Demand	5.35	114.50	38.72
J-11	5.58	25.00	Demand	5.58	114.50	38.72
J-8	5.35	25.00	Demand	5.35	114.51	38.73
J-7	5.35	25.00	Demand	5.35	114.59	38.76
J-23	5.35	25.00	Demand	5.35	114.81	38.86
J-28	5.35	25.00	Demand	5.35	116.37	39.53
J-29	5.35	25.00	Demand	5.35	117.01	39.81
J-18	5.35	25.00	Demand	5.35	117.29	39.93
J-19	5.35	25.00	Demand	5.35	117.69	40.10
J-33	5.35	25.00	Demand	5.35	119.43	40.86
J-30	5.35	25.00	Demand	5.35	119.43	40.86
J-35	5.35	25.00	Demand	5.35	120.50	41.32

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-69	8.0	416.00	PVC	J-6	J-34	130.0	27.83	31.18	0.00	7.75	6.45
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	31.18	36.35	0.00	11.94	4.15
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	41.32	0.00	0.00	0.40	3.37
P-65	10.0	783.00	PVC	J-2	J-31	130.0	37.20	38.31	0.00	2.55	2.90
P-3	10.0	14.00	PVC	J-1	J-2	130.0	37.19	37.20	0.00	0.05	2.88
P-68	10.0	120.00	PVC	J-13	J-1	130.0	37.02	37.19	0.00	0.38	2.85
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	38.31	41.32	0.00	6.96	2.60
P-67	10.0	622.00	PVC	J-24	J-13	130.0	36.35	37.02	0.00	1.56	2.51
P-20	8.0	133.00	PVC	J-15	J-16	130.0	38.11	38.28	0.00	0.40	2.40
P-29	8.0	612.00	PVC	J-27	J-15	130.0	37.34	38.11	0.00	1.78	2.37
P-71	8.0	152.00	PVC	J-14	J-27	130.0	37.15	37.34	0.00	0.43	2.33
P-6	8.0	108.00	PVC	J-13	J-14	130.0	37.02	37.15	0.00	0.30	2.30
P-2	10.0	902.00	PVC	J-19	J-30	130.0	40.10	40.86	0.00	1.74	2.18
P-8	10.0	213.00	PVC	J-18	J-19	130.0	39.93	40.10	0.00	0.40	2.16
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	38.76	39.93	0.00	2.70	1.97
P-17	8.0	39.00	PVC	J-7	J-8	130.0	38.76	38.73	0.00	0.08	1.94
P-5	10.0	296.00	PVC	J-22	J-13	130.0	36.85	37.02	0.00	0.40	1.79
P-70	10.0	64.00	PVC	J-26	J-22	130.0	36.81	36.85	0.00	0.08	1.77
P-7	10.0	487.00	PVC	J-25	J-26	130.0	36.54	36.81	0.00	0.62	1.75
P-61	8.0	568.00	PVC	J-8	J-17	130.0	38.73	38.34	0.00	0.89	1.70
P-12	10.0	390.00	PVC	J-24	J-25	130.0	36.35	36.54	0.00	0.45	1.66
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	40.86	41.32	0.00	1.07	1.55
P-64	8.0	259.00	PVC	J-18	J-29	130.0	39.93	39.81	0.00	0.27	1.37
P-19	8.0	634.00	PVC	J-28	J-29	130.0	39.53	39.81	0.00	0.64	1.34
P-60	8.0	72.00	PVC	J-4	J-12	130.0	38.71	38.68	0.00	0.07	1.33
P-21	8.0	1,623.00	PVC	J-23	J-28	130.0	38.86	39.53	0.00	1.56	1.30
P-25	8.0	718.00	PVC	J-20	J-12	130.0	38.38	38.68	0.00	0.69	1.30
P-23	8.0	338.00	PVC	J-11	J-23	130.0	38.72	38.86	0.00	0.31	1.27
P-27	8.0	270.00	PVC	J-16	J-20	130.0	38.28	38.38	0.00	0.25	1.27
P-59	8.0	27.00	PVC	J-11	J-4	130.0	38.72	38.71	0.00	0.02	1.23
P-26	8.0	182.00	PVC	J-17	J-16	130.0	38.34	38.28	0.00	0.14	1.17
P-62	8.0	441.00	PVC	J-17	J-31	130.0	38.34	38.31	0.00	0.07	0.50
P-14	8.0	277.00	PVC	J-21	J-8	130.0	38.72	38.73	0.00	0.01	0.20
P-16	8.0	926.00	PVC	J-21	J-3	130.0	38.72	38.71	0.00	0.02	0.17
P-15	8.0	31.00	PVC	J-3	J-4	130.0	38.71	38.71	0.00	0.00	0.14
P-57	8.0	894.00	PVC	J-25	J-10	130.0	36.54	36.54	0.00	0.01	0.10
P-9	8.0	32.00	PVC	J-5	J-6	130.0	27.83	27.83	0.00	0.00	0.03
P-10	8.0	52.00	PVC	J-9	J-10	130.0	36.54	36.54	0.00	0.00	0.03
P-58	8.0	52.00	PVC	J-10	J-32	130.0	36.54	36.54	0.00	0.00	0.03
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	40.86	40.86	0.00	0.00	0.02

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	120.90	120.90	1,187.48	

Appendix F
Peak Hour WaterCAD Analysis Phase 1

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-32	7.21	25.00	Demand	7.21	169.77	62.64
J-9	7.21	25.00	Demand	7.21	169.77	62.64
J-10	7.21	25.00	Demand	7.21	169.77	62.64
J-5	7.21	25.00	Demand	7.21	169.77	62.64
J-6	7.21	25.00	Demand	7.21	169.77	62.64
J-34	7.21	25.00	Demand	7.21	169.78	62.64
J-25	7.21	25.00	Demand	7.21	169.79	62.64
J-24	7.21	25.00	Demand	7.21	169.79	62.64
J-26	7.21	25.00	Demand	7.21	169.79	62.64
J-22	7.21	25.00	Demand	7.21	169.79	62.64
J-13	7.21	25.00	Demand	7.21	169.79	62.65
J-14	7.21	25.00	Demand	7.21	169.79	62.65
J-27	7.21	25.00	Demand	7.21	169.80	62.65
J-1	7.21	25.00	Demand	7.21	169.80	62.65
J-15	7.21	25.00	Demand	7.21	169.80	62.65
J-2	7.21	25.00	Demand	7.21	169.80	62.65
J-20	7.21	25.00	Demand	7.21	169.80	62.65
J-16	7.21	25.00	Demand	7.21	169.80	62.65
J-7	7.21	25.00	Demand	7.21	169.81	62.65
J-8	7.21	25.00	Demand	7.21	169.81	62.65
J-17	7.21	25.00	Demand	7.21	169.81	62.65
J-31	7.21	25.00	Demand	7.21	169.86	62.67
J-33	7.21	25.00	Demand	7.21	170.39	62.90
J-30	7.21	25.00	Demand	7.21	170.39	62.90
J-35	7.21	25.00	Demand	7.21	170.39	62.90

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	62.67	62.90	0.00	0.53	0.65
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	62.90	0.00	0.00	0.01	0.51
P-62	8.0	441.00	PVC	J-17	J-31	130.0	62.65	62.67	0.00	0.05	0.39
P-65	10.0	783.00	PVC	J-2	J-31	130.0	62.65	62.67	0.00	0.06	0.37
P-3	10.0	14.00	PVC	J-1	J-2	130.0	62.65	62.65	0.00	0.00	0.34
P-68	10.0	120.00	PVC	J-13	J-1	130.0	62.65	62.65	0.00	0.01	0.31
P-26	8.0	182.00	PVC	J-17	J-16	130.0	62.65	62.65	0.00	0.01	0.25
P-20	8.0	133.00	PVC	J-15	J-16	130.0	62.65	62.65	0.00	0.00	0.16
P-5	10.0	296.00	PVC	J-22	J-13	130.0	62.64	62.65	0.00	0.00	0.15
P-67	10.0	622.00	PVC	J-24	J-13	130.0	62.64	62.65	0.00	0.01	0.14
P-57	8.0	894.00	PVC	J-25	J-10	130.0	62.64	62.64	0.00	0.01	0.14
P-70	10.0	64.00	PVC	J-26	J-22	130.0	62.64	62.64	0.00	0.00	0.12
P-29	8.0	612.00	PVC	J-27	J-15	130.0	62.65	62.65	0.00	0.01	0.11
P-7	10.0	487.00	PVC	J-25	J-26	130.0	62.64	62.64	0.00	0.00	0.09
P-61	8.0	568.00	PVC	J-8	J-17	130.0	62.65	62.65	0.00	0.00	0.09
P-69	8.0	416.00	PVC	J-6	J-34	130.0	62.64	62.64	0.00	0.00	0.09
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	62.64	62.64	0.00	0.01	0.09
P-71	8.0	152.00	PVC	J-14	J-27	130.0	62.65	62.65	0.00	0.00	0.07
P-17	8.0	39.00	PVC	J-7	J-8	130.0	62.65	62.65	0.00	0.00	0.05
P-10	8.0	52.00	PVC	J-9	J-10	130.0	62.64	62.64	0.00	0.00	0.05
P-27	8.0	270.00	PVC	J-16	J-20	130.0	62.65	62.65	0.00	0.00	0.05
P-58	8.0	52.00	PVC	J-10	J-32	130.0	62.64	62.64	0.00	0.00	0.05
P-9	8.0	32.00	PVC	J-5	J-6	130.0	62.64	62.64	0.00	0.00	0.05
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	62.90	62.90	0.00	0.00	0.04
P-12	10.0	390.00	PVC	J-24	J-25	130.0	62.64	62.64	0.00	0.00	0.02
P-6	8.0	108.00	PVC	J-13	J-14	130.0	62.65	62.65	0.00	0.00	0.02
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	62.90	62.90	0.00	0.00	0.02

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	170.40	170.40	180.25	

Appendix G
Peak Hour WaterCAD Analysis Phase 1 & 2

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-32	10.71	25.00	Demand	10.71	169.60	62.56
J-9	10.71	25.00	Demand	10.71	169.60	62.56
J-10	10.71	25.00	Demand	10.71	169.60	62.56
J-5	10.71	25.00	Demand	10.71	169.60	62.56
J-6	10.71	25.00	Demand	10.71	169.60	62.56
J-34	10.71	25.00	Demand	10.71	169.61	62.56
J-25	10.71	25.00	Demand	10.71	169.63	62.57
J-24	10.71	25.00	Demand	10.71	169.63	62.57
J-26	10.71	25.00	Demand	10.71	169.63	62.58
J-22	10.71	25.00	Demand	10.71	169.63	62.58
J-13	10.71	25.00	Demand	10.71	169.64	62.58
J-14	10.71	25.00	Demand	10.71	169.64	62.58
J-27	10.71	25.00	Demand	10.71	169.65	62.58
J-1	10.71	25.00	Demand	10.71	169.65	62.58
J-2	10.71	25.00	Demand	10.71	169.65	62.58
J-15	10.71	25.00	Demand	10.71	169.68	62.60
J-16	10.71	25.00	Demand	10.71	169.70	62.60
J-20	10.71	25.00	Demand	10.71	169.70	62.60
J-12	10.71	25.00	Demand	10.71	169.70	62.61
J-4	10.71	25.00	Demand	10.71	169.71	62.61
J-3	10.71	25.00	Demand	10.71	169.71	62.61
J-11	10.81	25.00	Demand	10.81	169.71	62.61
J-17	10.71	25.00	Demand	10.71	169.71	62.61
J-21	10.71	25.00	Demand	10.71	169.72	62.61
J-23	10.71	25.00	Demand	10.71	169.72	62.61
J-8	10.71	25.00	Demand	10.71	169.73	62.62
J-7	10.71	25.00	Demand	10.71	169.73	62.62
J-31	10.71	25.00	Demand	10.71	169.74	62.62
J-28	10.71	25.00	Demand	10.71	169.84	62.67
J-29	10.71	25.00	Demand	10.71	169.90	62.69
J-18	10.71	25.00	Demand	10.71	169.94	62.71
J-19	10.71	25.00	Demand	10.71	169.99	62.73
J-33	10.71	25.00	Demand	10.71	170.20	62.82
J-30	10.71	25.00	Demand	10.71	170.20	62.82
J-35	10.71	25.00	Demand	10.71	170.35	62.89

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	62.89	0.00	0.00	0.05	1.06
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	62.62	62.89	0.00	0.61	0.70
P-2	10.0	902.00	PVC	J-19	J-30	130.0	62.73	62.82	0.00	0.21	0.70
P-8	10.0	213.00	PVC	J-18	J-19	130.0	62.71	62.73	0.00	0.04	0.66
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	62.82	62.89	0.00	0.16	0.55
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	62.62	62.71	0.00	0.21	0.50
P-65	10.0	783.00	PVC	J-2	J-31	130.0	62.58	62.62	0.00	0.09	0.47
P-64	8.0	259.00	PVC	J-18	J-29	130.0	62.71	62.69	0.00	0.04	0.46
P-17	8.0	39.00	PVC	J-7	J-8	130.0	62.62	62.62	0.00	0.00	0.43
P-3	10.0	14.00	PVC	J-1	J-2	130.0	62.58	62.58	0.00	0.00	0.43
P-19	8.0	634.00	PVC	J-28	J-29	130.0	62.67	62.69	0.00	0.07	0.39
P-68	10.0	120.00	PVC	J-13	J-1	130.0	62.58	62.58	0.00	0.01	0.38
P-26	8.0	182.00	PVC	J-17	J-16	130.0	62.61	62.60	0.00	0.02	0.38
P-20	8.0	133.00	PVC	J-15	J-16	130.0	62.60	62.60	0.00	0.01	0.36
P-21	8.0	1,623.00	PVC	J-23	J-28	130.0	62.61	62.67	0.00	0.12	0.32
P-62	8.0	441.00	PVC	J-17	J-31	130.0	62.61	62.62	0.00	0.03	0.29
P-29	8.0	612.00	PVC	J-27	J-15	130.0	62.58	62.60	0.00	0.04	0.29
P-23	8.0	338.00	PVC	J-11	J-23	130.0	62.61	62.61	0.00	0.02	0.25
P-5	10.0	296.00	PVC	J-22	J-13	130.0	62.58	62.58	0.00	0.01	0.23
P-71	8.0	152.00	PVC	J-14	J-27	130.0	62.58	62.58	0.00	0.01	0.22
P-67	10.0	622.00	PVC	J-24	J-13	130.0	62.57	62.58	0.00	0.02	0.21
P-57	8.0	894.00	PVC	J-25	J-10	130.0	62.57	62.56	0.00	0.03	0.21
P-14	8.0	277.00	PVC	J-21	J-8	130.0	62.61	62.62	0.00	0.01	0.20
P-59	8.0	27.00	PVC	J-11	J-4	130.0	62.61	62.61	0.00	0.00	0.18
P-70	10.0	64.00	PVC	J-26	J-22	130.0	62.58	62.58	0.00	0.00	0.18
P-60	8.0	72.00	PVC	J-4	J-12	130.0	62.61	62.61	0.00	0.00	0.18
P-61	8.0	568.00	PVC	J-8	J-17	130.0	62.62	62.61	0.00	0.01	0.16
P-6	8.0	108.00	PVC	J-13	J-14	130.0	62.58	62.58	0.00	0.00	0.15
P-7	10.0	487.00	PVC	J-25	J-26	130.0	62.57	62.58	0.00	0.01	0.14
P-69	8.0	416.00	PVC	J-6	J-34	130.0	62.56	62.56	0.00	0.01	0.14
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	62.56	62.57	0.00	0.02	0.13
P-16	8.0	926.00	PVC	J-21	J-3	130.0	62.61	62.61	0.00	0.01	0.13
P-25	8.0	718.00	PVC	J-20	J-12	130.0	62.60	62.61	0.00	0.01	0.11
P-10	8.0	52.00	PVC	J-9	J-10	130.0	62.56	62.56	0.00	0.00	0.07
P-9	8.0	32.00	PVC	J-5	J-6	130.0	62.56	62.56	0.00	0.00	0.07
P-58	8.0	52.00	PVC	J-10	J-32	130.0	62.56	62.56	0.00	0.00	0.07
P-15	8.0	31.00	PVC	J-3	J-4	130.0	62.61	62.61	0.00	0.00	0.06
P-27	8.0	270.00	PVC	J-16	J-20	130.0	62.60	62.60	0.00	0.00	0.04
P-12	10.0	390.00	PVC	J-24	J-25	130.0	62.57	62.57	0.00	0.00	0.03
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	62.82	62.82	0.00	0.00	0.03

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	170.40	170.40	374.95	

Appendix H
NFF for Amenity Center

Scenario: NFF AMENITY FULL
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-1	0.00	25.00	Demand	0.00	109.62	36.61
J-2	0.00	25.00	Demand	0.00	109.63	36.61
J-3	0.00	25.00	Demand	0.00	109.79	36.69
J-4	0.00	25.00	Demand	0.00	109.79	36.69
J-5	0.00	25.00	Demand	0.00	109.57	36.59
J-6	0.00	25.00	Demand	0.00	109.57	36.59
J-7	0.00	25.00	Demand	0.00	109.91	36.74
J-8	0.00	25.00	Demand	0.00	109.77	36.67
J-9	0.00	25.00	Demand	0.00	109.57	36.59
J-10	0.00	25.00	Demand	0.00	109.57	36.59
J-11	0.00	25.00	Demand	0.00	109.84	36.71
J-12	0.00	25.00	Demand	0.00	109.69	36.64
J-13	0.00	25.00	Demand	0.00	109.57	36.59
J-14	0.00	25.00	Demand	0.00	109.42	36.53
J-15	0.00	25.00	Demand	0.00	108.42	36.09
J-16	0.00	25.00	Demand	0.00	108.25	36.02
J-17	1,500.00	25.00	Demand	1,500.00	107.34	35.62
J-18	0.00	25.00	Demand	0.00	114.87	38.88
J-19	0.00	25.00	Demand	0.00	115.57	39.18
J-20	0.00	25.00	Demand	0.00	108.64	36.19
J-21	0.00	25.00	Demand	0.00	109.77	36.68
J-22	0.00	25.00	Demand	0.00	109.57	36.59
J-23	0.00	25.00	Demand	0.00	110.44	36.96
J-24	0.00	25.00	Demand	0.00	109.57	36.59
J-25	0.00	25.00	Demand	0.00	109.57	36.59
J-26	0.00	25.00	Demand	0.00	109.57	36.59
J-27	0.00	25.00	Demand	0.00	109.22	36.44
J-28	0.00	25.00	Demand	0.00	113.30	38.20
J-29	0.00	25.00	Demand	0.00	114.41	38.68
J-30	0.00	25.00	Demand	0.00	118.53	40.47
J-31	0.00	25.00	Demand	0.00	109.97	36.76
J-32	0.00	25.00	Demand	0.00	109.57	36.59
J-33	0.00	25.00	Demand	0.00	118.53	40.47
J-34	0.00	25.00	Demand	0.00	109.57	36.59
J-35	0.00	25.00	Demand	0.00	120.29	41.23

Scenario: NFF AMENITY FULL
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-17	8.0	39.00	PVC	J-7	J-8	130.0	36.74	36.67	0.00	0.15	2.74
P-10	8.0	52.00	PVC	J-9	J-10	130.0	36.59	36.59	0.00	0.00	0.00
P-20	8.0	133.00	PVC	J-15	J-16	130.0	36.09	36.02	0.00	0.17	1.54
P-9	8.0	32.00	PVC	J-5	J-6	130.0	36.59	36.59	0.00	0.00	0.00
P-26	8.0	182.00	PVC	J-17	J-16	130.0	35.62	36.02	0.00	0.91	3.17
P-21	8.0	1,623.00	PVC	J-23	J-28	130.0	36.96	38.20	0.00	2.86	1.81
P-27	8.0	270.00	PVC	J-16	J-20	130.0	36.02	36.19	0.00	0.39	1.63
P-6	8.0	108.00	PVC	J-13	J-14	130.0	36.59	36.53	0.00	0.14	1.54
P-19	8.0	634.00	PVC	J-28	J-29	130.0	38.20	38.68	0.00	1.12	1.81
P-15	8.0	31.00	PVC	J-3	J-4	130.0	36.69	36.69	0.00	0.00	0.17
P-25	8.0	718.00	PVC	J-20	J-12	130.0	36.19	36.64	0.00	1.05	1.63
P-29	8.0	612.00	PVC	J-27	J-15	130.0	36.44	36.09	0.00	0.80	1.54
P-14	8.0	277.00	PVC	J-21	J-8	130.0	36.68	36.67	0.00	0.01	0.17
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	36.74	38.88	0.00	4.96	2.74
P-62	8.0	441.00	PVC	J-17	J-31	130.0	35.62	36.76	0.00	2.63	3.49
P-61	8.0	568.00	PVC	J-8	J-17	130.0	36.67	35.62	0.00	2.43	2.91
P-71	8.0	152.00	PVC	J-14	J-27	130.0	36.53	36.44	0.00	0.20	1.54
P-69	8.0	416.00	PVC	J-6	J-34	130.0	36.59	36.59	0.00	0.00	0.00
P-64	8.0	259.00	PVC	J-18	J-29	130.0	38.88	38.68	0.00	0.46	1.81
P-57	8.0	894.00	PVC	J-25	J-10	130.0	36.59	36.59	0.00	0.00	0.00
P-23	8.0	338.00	PVC	J-11	J-23	130.0	36.71	36.96	0.00	0.60	1.81
P-16	8.0	926.00	PVC	J-21	J-3	130.0	36.68	36.69	0.00	0.02	0.17
P-60	8.0	72.00	PVC	J-4	J-12	130.0	36.69	36.64	0.00	0.11	1.63
P-59	8.0	27.00	PVC	J-11	J-4	130.0	36.71	36.69	0.00	0.05	1.81
P-58	8.0	52.00	PVC	J-10	J-32	130.0	36.59	36.59	0.00	0.00	0.00
P-7	10.0	487.00	PVC	J-25	J-26	130.0	36.59	36.59	0.00	0.00	0.01
P-3	10.0	14.00	PVC	J-1	J-2	130.0	36.61	36.61	0.00	0.01	0.99
P-5	10.0	296.00	PVC	J-22	J-13	130.0	36.59	36.59	0.00	0.00	0.01
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	36.59	36.59	0.00	0.00	0.00
P-12	10.0	390.00	PVC	J-24	J-25	130.0	36.59	36.59	0.00	0.00	0.01
P-2	10.0	902.00	PVC	J-19	J-30	130.0	39.18	40.47	0.00	2.96	2.91
P-8	10.0	213.00	PVC	J-18	J-19	130.0	38.88	39.18	0.00	0.70	2.91
P-68	10.0	120.00	PVC	J-13	J-1	130.0	36.59	36.61	0.00	0.05	0.99
P-70	10.0	64.00	PVC	J-26	J-22	130.0	36.59	36.59	0.00	0.00	0.01
P-67	10.0	622.00	PVC	J-24	J-13	130.0	36.59	36.59	0.00	0.00	0.01
P-65	10.0	783.00	PVC	J-2	J-31	130.0	36.61	36.76	0.00	0.35	0.99
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	36.76	41.23	0.00	10.32	3.22
EXISTI	12.0	114.00	PVC	J-35	R-1	130.0	41.23	0.00	0.00	0.61	4.26
EXISTI	12.0	1,301.00	PVC	J-30	J-35	130.0	40.47	41.23	0.00	1.76	2.02
EXISTI	12.0	936.00	PVC	J-30	J-33	130.0	40.47	40.47	0.00	0.00	0.00

Scenario: NFF AMENITY FULL
Steady State Analysis
Reservoir Report

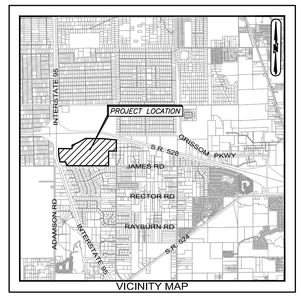
Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	120.90	120.90	1,500.00	



NORTH

0 200' 400'

GRAPHIC SCALE
SCALE: 1" = 200'
HALF SIZE: 1" = 400'



VICINITY MAP

SITE DATA

GENERAL STATEMENT
THE PROPOSED WORK CONSISTS OF NEW 418 LOT SUBDIVISION ON A 212.10 ACRE SITE.

ENGINEER & SURVEYOR
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 NORTH HARBOR CITY BLVD
MELBOURNE, FL 32935
PHONE: (321) 751-6088

DEVELOPER
BEACHLINE PARTNERS LLC
402A HIGHPOINT DRIVE
COCOA,FL 32926

PROPERTY DETAILS
PARCEL ID: 24-35-10-00-502
FLOOD ZONE: X AND A (FIRM MAP 12009C0325G DATED MARCH 17, 2014 & FIRM MAP 12009C0320H DATED JANUARY 29, 2021)
GEOGRAPHIC AREA: SEC 10, TWP 24 SOUTH, RNG 35E
ZONING: BREVARD COUNTY GU
FUTURE LAND USE:
VERY LOW DENSITY RESIDENTIAL; CONSERVATION
COUNTY: BREVARD
ADDRESS: TO BE DETERMINED
COCOA, FL

PROPOSED NUMBER OF LOTS
418

PROPOSED DENSITY
2 UNITS PER ACRE

MINIMUM LOT DIMENSIONS
WIDTH: 50 FT
DEPTH: 120 FT (STANDARD 125 FT)
AREA: 5,750 SQ FT

MINIMUM LIVING AREA
MINIMUM LIVING AREA UNDER AIR SHALL BE 1,500 SF
AVERAGE LIVING AREA UNDER AIR SHALL BE 1,800 SF
FOOT PRINT = 40' x 60' = 2,400 SF (MINIMUM)

MAXIMUM BUILDING HEIGHT
35 FT

BUILDING SETBACKS	REQUIRED
FRONT	25 FT
SIDE (CORNER)	15 FT
SIDE (INTERIOR)	5 FT
REAR	15 FT

ZONING
NORTH: RU-1-7 CITY OF COCOA
SOUTH: RR-1 BREVARD COUNTY
EAST: RR-1 BREVARD COUNTY
WEST: GU, AU, RR-1 BREVARD COUNTY

UTILITIES STATEMENT
PER THE STIPULATED SETTLEMENT AGREEMENT, THE CITY WILL PROVIDE A POINT OF CONNECTION FOR CITY WATER, SEWER AND RECLAIMED SERVICES AT THE SOUTHERN BOUNDARY OF SR 528 AND THE NORTHEAST CORNER OF PARCEL # 24-35-10-00-4 OWNED BY BRIGHTLINE TRAINS FLORIDA, LLC.

SEWER STATEMENT
SANITARY SEWER TO THE PROPOSED LOTS WILL BE PROVIDED BY OWNER USING A GRAVITY SANITARY SEWER SYSTEM, AND A LIFT STATION AND FORCE MAIN ALSO WILL BE PROVIDED BY OWNER TO CONNECT TO THE CITY OF COCOA SYSTEM. OWNER SHALL PROVIDE A LOCATION FOR THE LIFT STATION AS REQUIRED BY CITY AND CONVEY THE LIFT STATION TO THE CITY UPON FINAL COMPLETION OF THE PROJECT.

SITE AREA	SQUARE FEET	ACREAGE	%
SUBDIVISION LOTS/ROADS:	3,501,147 SF	80.38 AC	37.9%
STORMWATER AREA:	1,238,250 SF	28.43 AC	13.4%
OPEN SPACE:			
COMMUNITY REC AREA:	49,647 SF	1.14 AC	0.5%
PARK AREA:	254,379 SF	5.84 AC	2.8%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	21.4%
COMMON/BUFFER SPACE:	2,213,417 SF	50.81 AC	24.0%
TOTAL OPEN SPACE:	4,121,958 SF	94.63 AC	48.7%
TOTAL SITE AREA:	9,239,078 SF	212.10 AC	100%

WETLAND AREA	SQUARE FEET	ACREAGE	%
IMPACTED / MITIGATED WETLANDS:	377,723 SF	8.67 AC	16%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	84%
TOTAL WETLANDS AREA:	2,359,961 SF	54.18 AC	100%

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST,BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THEEND OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SEPTEMBER 28, 2021

Revision	Designed:	Date:
	AK	09/28/2021
	Drawn:	Date:
	DD	09/28/2021
	Checked:	Date:
	AK	09/28/2021

BEACHLINE PARTNERS

PRELIMINARY SITE PLAN

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors • E.B. # 7980 / L.B. #7940
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: COCOA I95
Drawing #: CIVIL
Scale:
Horiz. 1" = 200'
Vert. N/A
Sheet #:
C-1
Sheet 1 of 1

Steven J. Morgan P.E. FL. Reg. #50632
Andreas H. Kirbach P.E. FL. Reg. #49431

Date:

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Windward Preserve Development Timeline

Please note the dates below are tentative based on final approvals, land closing, and contractor schedules. Section 7.8 requires project completion five (5) years from the Utility Completion Date. The Utility Completion Date is anticipated to be April 2025 based on Section 7.6(d) of the Settlement Implementation Agreement. We anticipate project completion in advance of the 5-year provision outlined above.

Phase 1

Development Begins	February 2024
Model and Tract F (Amenity) Construction Begins	January 2025
Production Construction Begins	March 2025
Paving Complete	May 2025
Certificate of Completion	August 2025
Tract F (Amenity) Construction Complete	January 2026

Phase 2

Development Begins	June 2026
Production & Tract G (Park/Tot Lot) Construction Begins	June 2027
Paving Complete	August 2027
Certificate of Completion	December 2027
Tract G (Park/Tot Lot) Construction Complete	December 2027

Note: Details regarding which common amenities are constructed within each tract can be found in the Landscape Plans and Amenity Plans. All common amenities will be complete by December 2027.

23/19

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss, D'Agresta & Salzman, P A
111 N Orange Avenue, Suite 2000
Orlando, FL 32802

(407) 425-9566

FOR RECORDING DEPARTMENT USE ONLY

SETTLEMENT IMPLEMENTATION AGREEMENT

(Residential Subdivision)

THIS SETTLEMENT IMPLEMENTATION AGREEMENT ("**Agreement**") is made and executed this 26th day of July, 2022, by and between the **CITY OF COCOA,** a Florida Municipal Corporation ("**City**"), whose address is 65 Stone Street, Cocoa, Florida 32922, and **BEACHLINE PARTNERS, LLC**, a Florida limited liability company ("**Developer**"), whose address is 402 A High Point Drive, Cocoa, Florida 32926

WITNESSETH:

WHEREAS, Developer has acquired approximately 212.10 acres, more or less, of real property located south of State Road 528 and east of Highway I-95, Cocoa, Florida, more particularly described in Section 3 and depicted on the Preliminary Site Plan referenced in Section 6 of this Agreement ("**Property**"); and

WHEREAS, the Property is subject to that certain City of Cocoa/Hagen-Nicolson Properties, LLC Preceding Development Agreement, dated April 12, 2005, in Official Record Book 5458, Page 5467 of Brevard County, Florida, as amended by City of Cocoa/Barrera Shores, LLC Preceding Development Agreement, dated November 7, 2006 in Official Record Book 5721, Page 8205 of Brevard County, Florida (together referred to as the "**Preceding Development Agreement**"); and

WHEREAS, the Property is also subject to that certain Stipulated Settlement Agreement entered into in Brevard County v. City of Cocoa, Case No. 05-2005-018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida ("**Settlement Agreement**"); and

WHEREAS, Developer desires to permit and construct a low-density residential subdivision (approx. 418 units) on the Property generally consistent with the terms and conditions of the Preceding Development Agreement (unless amended herein or by the Settlement

Agreement) and in compliance with the Settlement Agreement and as more specifically required by this Settlement Implementation Agreement; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1.0 Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by this reference

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act and in furtherance of implementing the terms and conditions of the Preceding Development Agreement and Stipulated Settlement Agreement.

3.0 The Property.

3.1 The real property subject to this Agreement has a tax parcel identification number of 24-35-10-00-502 and is legally described in **EXHIBIT "A"**, attached hereto and fully incorporated herein by this reference ("**Property**").

3.2 The Parties acknowledge and agree that the Property, as defined in this Agreement, is a portion of the original Property which was described in the Preceding Developer's Agreement and Stipulated Settlement Agreement (the "Original Property") because of the fact that Developer's predecessor in title conveyed Parcel #s. 24-35-10-00-4, 24-35-10-00-503 and 24-35-10-00-504 to Brightline Trains Florida LLC.

4.0 Project Description and Requirements. Developer shall design, permit and construct one of the premier, upscale low-density residential subdivisions in the City of Cocoa. The subdivision and all of its infrastructure and amenities shall be created and constructed in a single or a maximum of three (3) phase(s) and consist of approximately 418 residential lots and homes with a minimum living area under air of one thousand five hundred (1,500) square feet and an average living area under air of one thousand eight hundred (1,800) square feet, with a minimum footprint of 2,400 square feet (40ft. x 60ft.), private streets, and ample private recreational common area green space and amenities, including walking path/nature trail, approximately 5.8 acre park area, dog park, playground and private clubhouse with pool, all of sufficient size, scale and detail to adequately support the number of units being developed (the "**Project**"). If the Developer elects to construct the infrastructure in multiple phases, Developer shall propose a phasing plan for the City's approval, and the phases shall be constructed in accordance with said approved plan. However, if a phasing plan is elected and approved by the City, the first phase shall consist of a minimum of 150 lots and the dog park, playground and private clubhouse with pool, as well as such other infrastructure necessary to support the first phase The Developer shall construct the homes on the individual lots in accordance with a phasing plan if such phasing plan is required and approved by the City. The Project shall have a homeowner's association, which shall be responsible for maintaining the common areas in perpetuity. The Project shall be permitted and constructed in accordance with the requirements set forth in this Agreement.

5.0 Zoning Application. Developer acknowledges that the current City Comprehensive Plan, Future Land Use Map designation on the Property is very low-density residential with several areas subject to a conservation overlay designation. Developer agrees to comply with the current Future Land Use Map designation. However, the Property does not currently have a City zoning designation. Therefore, in furtherance of compliance with the City's Comprehensive Plan, Developer agrees to seek a City zoning designation for the Property of PUD, Planned Unit Development, which is generally consistent with the very low-density residential Future Land Use Map designation subject to the specific details of a very low-density residential PUD being approved by the City Council consistent with other applicable City Comprehensive Plan and Code requirements. Within one hundred eighty (180) days of the Effective Date, unless an extension is granted by the City Manager for good cause, Developer agrees to submit a complete rezoning application with the City to request approval of a PUD zoning designation consistent with the terms and conditions of this Agreement, and in accordance with City Code, Appendix A-Zoning, Article XI, Sec. 17. The Developer's application shall satisfy either the preliminary PUD development plan requirements, or if the Developer elects to consolidate together the preliminary and final development plan approval process, the application shall satisfy, to the extent applicable, both the preliminary and final PUD development plan requirements In addition, the PUD zoning application shall be accompanied by a preliminary plat application The City agrees to process said applications consistent with the requirements of the City Code and law. Nothing contained herein shall be construed or interpreted as requiring the City Council to approve said applications because the applications shall be subject to quasi-judicial requirements and hearings by the City Council including the City Council making a final decision on the application based on procedural due process, essential requirements of law and competent substantial evidence presented at the hearing The Developer agrees the City cannot waive quasi-judicial requirements and that the City Council will be required to consider and act upon said applications at its discretion at appropriate public hearings pursuant to the requirements of law. If the PUD application is denied by the City Council, the Developer shall submit and process a different rezoning application consistent with the very-low density residential Future Land Use Map designation until such time as the City Council approves an acceptable City zoning designation for the Property. Should a different zoning district be approved, Developer acknowledges that a modification to this Agreement may be required to comply with such approved district's dimensional and/or open space requirements.

6.0 Preliminary Site Plan; PUD, Subdivision and Site Plan Approval; Transportation Improvements.

6.1 The Project shall be substantially developed in accordance with the preliminary development plan which is attached hereto as **EXHIBIT "B"** and incorporated herein by this reference (**"Preliminary Site Plan"**). The Preliminary Site Plan is intended to be the general blueprint which details certain key aspects of the future physical development of the Property, but not all aspects of the development which will be required by the PUD zoning designation, final engineering and applicable law. The Preliminary Site Plan shall also serve as a necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Developer shall have the obligation to further submit and obtain the City's approval of a PUD zoning application inclusive of final site development plan and final engineering plans and a final

subdivision plat (**"Final Plans"**) consistent with the Preliminary Site Plan in all material respects and in compliance with the City Code and the amenities schedule required by Section 8.0 of this Agreement. Furthermore, Developer acknowledges and agrees that the Preliminary Site Plan was not created with specific surveyed dimensions and that during the Final Plans process such dimensions shall be surveyed, duly engineered, and provided to the City for consideration under applicable City Codes. The Preliminary Site Plan shall be subject to reasonable adjustments at the Final Plans phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimensions of the lots, common areas, buildings, landscaping, entrances, utilities, parks, parking and other site improvements may vary slightly between the Preliminary Site Plan approved hereunder and approval of the Final Plans. Further, additional lots greater than the number of lots depicted on the Preliminary Site Plan may be approved at the City's discretion, provided the additional lots do not reduce the proposed amount of open space and recreational areas and preserved wetlands depicted on the Preliminary Site Plan. These changes shall be allowed so long as the changes are consistent with the development standards required by City Code, noted in this Agreement and preserve the general character of the development shown on the Preliminary Site Plan. The City will not unreasonably withhold approval of the Final Plans and amenities schedule on the condition that Developer complies with the terms and conditions of this Agreement, the City Code and other applicable law (including, but not limited to, quasi-judicial requirements). Denial of the Final Plans by the City Council because the Final Plans do not comply with the applicable provisions of the City's Comprehensive Plan, City Code, other applicable law or the terms and conditions set forth in this Agreement shall be deemed a reasonable basis of denial.

6.2 Developer acknowledges that the Stipulated Settlement Agreement requires the Developer to coordinate with Brevard County certain transportation improvements at Friday Road and James Road. Developer agrees to discuss and coordinate said improvements with the County in conjunction with Developer's applications for Final Plans approval. Developer shall keep the City fully and timely updated regarding any and all transportation discussions with, or directives imposed by, Brevard County and/or FDOT. Developer further acknowledges and agrees that Paragraph 7 of the Stipulated Settlement Agreement states that "All traffic calming devices along James Road shall be constructed and completed following land clearing [of the Property] but prior to any further construction or site work being completed [on the Property.]" The City shall not be responsible or liable in any way whatsoever for any permitting or construction delays experienced by Developer resulting from Developer's failure to comply with the transportation improvement requirements set forth in the Stipulated Settlement Agreement.

6.3 The Parties agree that time is of the essence to complete the Project. Therefore, Developer shall have no more than twenty-four (24) months after said Effective Date to obtain Final approval of the preliminary plat and Final Plans (excluding final plat) unless otherwise agreed by the City Council. The final plat shall be submitted and completed in accordance with Section 18-30 of the City Code. The timeline mentioned in this Section 6.3 may be extended pursuant to Section 31 of this Agreement.

7.0 Public Utilities; Project Completion and Reimbursement Obligations.

Pursuant to Section 4.8 of the Preceding Development Agreement, the Developer has elected not to design, permit and construct the extension of the water, sewer and reclaimed utilities to the Property ("**Utilities**"). Therefore, the City will design, permit and construct the extension of the Utilities as determined and deemed appropriate by the City, with sufficient capacity to service the Developer's Project, subject to the following terms and conditions:

7.1 The Parties acknowledge that the City intends to provide water, sewer and reclaimed water to the Original Property by extending said utilities, at its sole cost and expense subject to possible reimbursement under Section 7.9 of this Agreement, from the north crossing under State Road 528. The City is in the process of designing and permitting such extension and obtaining approval from the Florida Department of Transportation ("**FDOT**") to make such extension and crossing under State Road 528 and Brevard County for the extension within county right-of-way and dedicated property. Per the Stipulated Settlement Agreement, the City intends to provide a point(s) of connection for said Utilities at the southern boundary of State Road 528 at the southern terminus of the crossing approved by FDOT and the northeast corner of Parcel # 24-35-10-00-4 owned by Brightline Trains Florida, LLC (the "**Point of Connection**"). The City anticipates that the crossing is likely to be located approximately due north from the northeast corner of the Property as depicted on the Preliminary Site Plan, subject to FDOT's and Brevard County's approval as applicable. Furthermore, Developer acknowledges that the extension of the Utilities to the Property will be designed, permitted and constructed by the City in conjunction with the extension of similar City utilities to the property owned and being developed by Brightline Trains Florida, LLC on the north and south side of State Road 528 and the location of said utilities will impact the location of the Point of Connection required for the Property.

7.2 Developer acknowledges that subsequent to the recording of the Preceding Development Agreement and Stipulated Settlement Agreement, Developer's predecessor in title sold the northern most portion of the Original Property, as originally legally described in the Preceding Development Agreement, to Brightline Trains Florida LLC This conveyance has caused the Property to no longer be adjacent to State Road 528 as the Parties to the Preceding Development Agreement contemplated for purposes of establishing the City's commitment to extend the Utilities to the boundary of the Original Property. As such, the City's commitment to extend the Utilities, at the City's expense, shall be limited to providing a point(s) of connection for said utilities at the southern boundary of State Road 528 if the crossing under State Road 528 is approved by FDOT. However, said point(s) of connection is contingent upon the City obtaining final approval from the FDOT to extend said Utilities under State Road 528 and the actual location of City utilities being extended to serve the Brightline Trains Florida, LLC property on either the north or south side of State Road 528. If FDOT approves a different crossing location under State Road 528, or the actual location of the City utilities servicing the Brightline Trains Florida, LLC property is different than anticipated by the City at the Effective Date of this Agreement for any reason, the City will be required to establish a different point(s) of connection for said Utilities at the southern boundary of State Road 528 based on the location of the crossing permitted by FDOT and the actual location of the City utilities servicing the Brightline Trains Florida, LLC property. However, in the event that FDOT does not approve any crossing under State Road 528 for the extension of the Utilities, or the actual location of the City utilities servicing the Brightline Trains

Florida, LLC property is different than anticipated by the City for any reason, the City will provide a different point(s) of connection at the boundary of the Property as determined and deemed appropriate by the City in consultation with the Developer, and Developer acknowledges that a modification to this Agreement and the Preliminary Site Plan may then be required to accommodate the new point(s) of connection determined by the City.

7.3 The Developer and City acknowledge that because the northern portion of the original Property was conveyed to Brightline, a public utilities easement will be required to be conveyed to the City from Brightline Trains Florida LLC, with a minimum width of 25' feet, extending in a southerly direction from the Point of Connection established by the City and located on the southern boundary of State Road 528 to the northern boundary of the Property depicted as the Developer's on-site Utilities Point of Connection on the Preliminary Site Plan (the "**Brightline Easement**"). The easement shall be in form approved by the City Attorney and conveyed to the City no later than the occurrence of FDOT's approval of the crossing under State Road 528 and the commencement of construction of the utilities. The City will coordinate the conveyance of the easement with Brightline Trains of Florida, LLC. However, in the event that the City is unsuccessful in acquiring the easement, the Developer shall be solely responsible for obtaining the easement, at its expense.

7.4 At the Effective Date of this Agreement, the Parties intend that the Brightline Easement will run along the eastern most portion of Parcel's 24-35-10-00-4 and 24-35-10-00-504 owned by Brightline Trains Florida LLC. However, in the event the approved crossing is not located at the southern boundary of State Road 528, approximately due north from the northeast corner of the Property as depicted on the Preliminary Site Plan, the location of the 25' foot easement required across Brightline Trains Florida LLC's property shall also be amended to extend in a southerly direction from the point(s) of connection established by the City based on the crossing location approved by FDOT to the northern boundary of the Property.

7.5 If the Brightline Easement runs along the eastern most portion of Parcel's 24-35-10-00-4 and 24-35-10-00-504 as anticipated in Section 7.4, Developer agrees to convey a 25' foot wide public utilities easement to the City, at no cost, along the eastern boundary of the Property, as depicted on the Preliminary Site Plan, for purposes of extending said public utilities easement area from the southern terminus of the Brightline Easement to the northern terminus of Friday Road. The easement shall be in form approved by the City Attorney and shall be conveyed to the City no later than the occurrence of FDOT's approval of the crossing under State Road 528 and the commencement of construction of the utilities. . For purposes of clarification, the intent of Sections 7.4 and 7.5 is for Developer to provide a public utility easement to the City from the southern boundary of State Road 528 to the northern terminus of Friday Road.

7.6 The City will design, permit, construct and make the Utilities available to the Point of Connection, as well as extending the Utilities from the Point of Connection to the northern terminus of Friday Road within the Brightline Easement and the public utilities easement provided by Developer no later than the date that: (a) The City or Developer has obtained the Brightline Easement required under Section 7.3 if the FDOT crossing has been approved; (b) Developer has conveyed to the City the public utilities easement required by Developer under Section 7.5 herein,

(c) Developer has completed and received a final completion certificate (e.g., evidence of final written approval) from the City for all on-site infrastructure to support the first phase of the Project if phased or the entire Project if completed in a single phase including, but not limited to, streets, street lights, on-site utilities, sidewalks, and stormwater facilities; (d) Developer has been issued and received building permits for at least ten (10) building permits approved by the City for residential units; and (e) Developer has commenced vertical construction of the ten residential homes on the Property ("**Utility Completion Date**") No earlier than when the City has permitted and commenced construction of the Utilities, the City shall allow Developer to permit "dry-line" utility applications, and temporary storage tanks for sewer to temporarily serve the model homes authorized by Section 11 of this Agreement, at Developer's sole risk and expense, through the Florida Department of Environmental Protection as the Utilities will not be completed prior to permitting or commencement of construction of the Project No earlier than ninety (90) days prior to commencing construction of the Utilities, the City shall provide the Developer a written estimate of: (1) the Point of Connection Utility Expenses described in Section 7.8 below, and (2) the Utility Easement Expenses as described in Section 7.7 below Notwithstanding the aforesaid, the City may delay the Utility Completion Date in the event that the extension of utilities to the Brightline Trains Florida, LLC property is delayed because of circumstances outside of the City's control as more specifically set forth under Section 31 of this Agreement.

7.7 The Utility Easement Expenses shall mean the expenses incurred by the City to design, permit and construct the extension of the Utilities within the Brightline Easement and the public utility easement area conveyed by the Developer from the Point of Connection at the southern boundary of State Road 528 to the northern terminus of Friday Road. Within thirty (30) days of providing the written estimate of the Utility Easement Expenses, Developer shall pay the City the Utility Easement Expenses per Section 7.8 below in advance of the City commencing construction of the Utilities. Said expenses shall be utilized by the City solely for covering the costs incurred in designing, permitting and constructing the Utilities within the Brightline Easement and easement area conveyed to the City by the Developer Should the actual Utility Easement Expenses exceed the amount of the estimate provided by the City, Developer shall be responsible for paying any such extra costs. If the actual Utility Easement Expenses are less than the estimate provided by the City, the City will refund to the Developer the amount of any overage paid in advance by the Developer.

7.8 Developer shall complete construction of all phases of the Project by obtaining all required certificates of occupancies within five (5) years from the Utility Completion Date ("**Project Completion Obligation**"). In furtherance of the Project Completion Obligation, within ninety (90) days from the date that the City completes the Utilities, the City will deliver written notice to the Developer documenting the actual expenses incurred by the City to design, permit and construct the extension of the water, sewer and reclaimed water utilities to the Point of Connection ("**Point of Connection Utility Expenses**"). Within sixty (60) days of receipt of said written notice, the Developer, at its expense, shall secure the reimbursement of the Point of Connection Utility Expenses in the form of cash escrow deposited with the City or an irrevocable stand-by letter of credit in the amount of such Expenses incurred by the City The letter of credit shall be in favor of the City and shall be issued by a bank mutually agreed to by the Parties. The

letter of credit shall be in a form acceptable to the City to effectuate the reimbursement, if required due to Developer's failure to make reimbursement pursuant to Section 7.9 below. The letter of credit shall be subject to being drawn upon by the City in the event that the Developer fails to fully satisfy the Project Completion Obligation. The letter of credit shall remain in effect until such time the City provides written notice to the Developer that they have fully satisfied the Project Completion Obligation or the City receives reimbursement pursuant to Section 7.9 below, whichever occurs sooner. However, the City agrees that Developer may proportionately reduce the value of the letter of credit by the number of certificates of occupancies granted by the City for the homes constructed in the Project. Said reduction shall occur only at twenty percent (20%) intervals of construction. The letter of credit may also be reduced on an annual basis by the amount of any home rule special assessment collected on the Property pursuant to Section 7.10 below. Any reduction of the letter of credit shall require prior written notice to the City and confirmation by the City the reduction amount is accurate.

7.9 Upon failure to fully satisfy the Project Completion Obligation, the City may provide Developer written notice declaring Developer in default under this Agreement and demanding full reimbursement, within thirty (30) days, of the Point of Connection Utility Expenses, less any credits as a result of any home rule assessments paid pursuant to Section 7.10 below, if any. If Developer fails to timely make such payment, the City shall have the right to draw upon the letter of credit required by Section 7.8 above.

7.10 The City shall have the right at any time to adopt and impose a home rule special assessment on the Property, and the lots created thereon, to recover the Point of Connection Utility Expenses and Easement Utility Expenses. In furtherance of said right, the Developer hereby voluntarily and irrevocably consents to said assessment and that the extension of utilities required hereunder constitutes a special benefit to the Property. Developer further agrees not to directly or indirectly contest or challenge such special assessment. The assessment, if imposed by the City, will be collected and enforced in accordance with the Uniform Method of Collection and Enforcement of Non-Ad Valorem Special Assessments under Florida law. In the event that a special assessment is imposed and the City collects the full amount of the Point of Connection Utility Expenses by assessment, the City agrees to release the letter of credit obligation in full if still in effect pursuant to Section 7.8 above.

7.11 Except for the Utilities to be constructed by the City on the Property within the public utility easement area required by Section 7.6 herein, the Developer shall be responsible for the design, permitting and construction of all other on-site utility infrastructure required to serve the Property including, but not limited to water, sewer, reclaimed stormwater pipes, sewer lift stations and pumps, electric lines and equipment, cable lines and equipment, phone lines and equipment, gas lines and equipment and other utility pipes, lines and equipment Should City utility policy require that certain on-site water, sewer, reclaimed or stormwater utility infrastructure be conveyed to the City upon completion by the Developer, said conveyance of any such infrastructure shall be by written bill of sale along with any warranties and maintenance bonds or letters of credit.

7.12 In the event the Developer fails to obtain and convey the public utility easements required by Sections 7.3 and 7.5 above, or obtain approval of the Final Plans required by Section 6.1 of this Agreement within the time schedule set forth in Section 6 3, the City's commitment to design, permit and construct the water, sewer and reclaimed water utilities as required by this Agreement shall terminate and thereafter, the Developer, at Developer's sole expense, shall be fully responsible for the design, permitting and construction of the water, sewer and reclaimed water utilities to the Property in accordance with City technical specifications and standards.

7.13 The Developer and City will continue to communicate and cooperate regarding the design, permitting and construction of the utilities extension required under this Agreement. In addition, nothing in this Agreement shall prohibit the Developer and City from agreeing after the Effective Date, in writing, to allow the Developer to construct all or a portion of the utilities extension to the Property if the City determines, in its sole discretion, that Developer can perform such construction more expeditiously and economically in conjunction with the construction of Developer's Project.

8.0 <u>Other Project Recreational Amenities and Enhancements.</u> As a condition of approval of the Final Plans, Developer shall design, permit and construct, at its own expense, the following minimum schedule of Project amenities and enhancements in scope and scale to adequately support the number of residential lots required for the Project:

(1) Community clubhouse with a feature pool, open space area with a community pavilion (picnic tables and grills) along with a state-of-the-art modern tot-lot and playground. The City prefers that the tot-lot and playground be adequately covered from sun exposure by a playground UV rated canopy and shade trees and that the Developer shall seriously evaluate and consider providing such covering when the amenities schedule is approved during Final Plans approval.

(2) Dog park with deluxe dog park amenities including dog play equipment, leash post, clean-up waste station, trash receptacle, pet drinking fountain, and benches.

(3) Park area with passive park amenities and benches including open play areas, children's play apparatus, group picnic areas, covered pavilions and barbecue stations. The City prefers that the playground and bench areas be adequately covered from sun exposure by a UV rated playground or other canopy and shade trees and that the Developer shall seriously evaluate and consider providing such covering when the amenities program and schedule is approved during Final Plans approval.

(5) Connected multipurpose walking path/nature trail throughout the community that connects to all recreational common open spaces including the park area, dog park and community clubhouse area.

(6) A streetscape design deemed acceptable by the City, which emphasizes sidewalks, connectivity within the community, tree-lined streets, and decorative street lights to add appeal and security and decorative signage.

(7) Decorative and landscaped entrance features to the Project deemed acceptable to the City which may include a restricted gated entry feature.

(8) The City prefers that the residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete. The Developer shall seriously evaluate and consider providing such driveways during the approval of Final Plans.

(9) All utilities constructed on the Property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas and other similar kinds of utilities to service the Property shall be constructed underground unless otherwise necessary to be above ground and approved by the City. Each lot and all common landscaped areas shall be equipped with in-ground reclaimed water irrigation systems to maximize the use of the City's reclaimed water service.

(10) The Project shall incorporate the use of energy efficient lighting systems, insulation and ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and the ability for roof top solar panels.

Developer may also propose additional amenities for the City's consideration and approval. All Project amenities and enhancements shall be completed and finally accepted by the City in accordance with the written amenities construction schedule approved by the City in conjunction with the approval of the Final Plans Upon approval, the written amenities construction schedule shall automatically be deemed incorporated within and made a part of this Agreement. All Project amenities and enhancements shall be maintained in perpetuity by the homeowner's association required to be created by this Agreement.

9.0 Building Elevations and Floor Plans. As condition of approval of the Final Plans, the Developer shall submit to the City for final approval building elevations and related floor plans for the proposed homes and community clubhouse to be constructed on the Property. Upon approval by the City, the building elevations and related floor plans shall be deemed incorporated herein by this reference and said buildings shall be constructed substantially in accordance with the approved building elevations and floor plans. Further, other aspects of the building façade and roof lines, color scheme, and architectural features depicted on the building may have to be adjusted during the City's final review and administrative approval procedures to issue a building permit. The design of the homes and community clubhouse shall create one aesthetically pleasing and unified Project.

10.0 Homeowner's Association. In conjunction with the approval of the final subdivision for the Project, the Developer shall create a mandatory homeowner's association ("**HOA**") to govern the Project in accordance with Chapter 720, Florida Statutes The association shall also be governed by the covenants and restrictions created and recorded against the Property by the Developer as required by this Agreement. A copy of the association's articles of incorporation, by-laws and recorded covenants and restrictions shall be provided to the City prior to the approval of the final subdivision. The homeowner's association shall be responsible for the perpetual maintenance and operation of all common areas and amenities constructed for the Project, shall govern the Project in accordance with the requirements of Florida law including the recorded covenants and restrictions and by-laws of the association, have the power to levy assessments and collect HOA fees or assessments, which are used to pay for the maintenance of

the community common areas and any other designated areas that are detailed in the covenants and deeds applicable to the Project.

11.0 Model Homes. The City agrees to allow the Developer or Developer's chosen homebuilder(s) (hereinafter referred to in this Section as "**Builder**") for the Project to construct both a sales office and up to four (4) model homes to be used for the customary temporary marketing and sales activities of the Builder. The Builder shall have the right to utilize two garages in two model home units as the temporary sales office. The City represents that such marketing and sales activities shall be permitted through buildout of the Project. The City agrees to permit early construction of the model homes prior to or after plat approval, provided that, prior to construction of the model homes, stabilized access to the model home lots and adequate means of fire protection from a City-approved source of water are completed and the following conditions, which are deemed acceptable to Builder, are adhered to·

(a) The model homes shall remain under Builder's ownership and control until such time as a final certificate of occupancy for each model home unit is issued under the conditions set forth below. In other words, the Builder shall not contract for sale, sell, or lease any of the individual model home units until such time as the City issues a final certification of occupancy for each model home unit.

(b) The model homes shall be constructed on existing or proposed lots approved by the City, and any associated parking, pedestrian activity and other activities conducted by sales staff or the general public shall be adequately segregated from construction activities to ensure safety. Parking for the model homes shall be provided in a temporary parking lot to be located in an area approved by the City, which may consist of a mulch surface. Prior to a final certificate of occupancy being issued on the last remaining model home, the mulch surface shall be removed and the area shall either be prepared for home construction, open space or recreational amenity or seeded.

(c) The model sales office shall comply with all applicable state and city regulations regarding accessibility. In addition, Builder shall provide a minimal level of access to all model homes for potential homebuyers with disabilities by providing physical access (via ramp or lift) to the primary level each model home and making photographs of other levels within each home available to the customer.

(d) Prior to construction, the model homes shall be duly permitted by the City in accordance with the City's Code. As part of the building permit application, the Builder shall submit, along with all construction plans for the units, a duly certified boundary survey which shall depict the location and legal description of each individual model lot. The Builder acknowledges and agrees that this legal description is intended to coincide with the eventual location of the lots as depicted and legally described on the final plat The Builder shall assume full and complete responsibility in the event that said legal descriptions do not conform to the lot lines required by the City in the final plat. The Builder fully understands the construction of model homes before final plat is approved by the City may pose a risk to the Builder if the approved plat is not consistent with the layout of model home on the subject property, and that such risk may require modification

or removal of the model home based on the approved plat before a final certificate of occupancy can be issued for the model home. The Builder agrees to defend, indemnify, and hold harmless the City from and against any and all damages, losses or claims arising from the layout and construction of the model home under this Agreement prior to preliminary and final plat approval as provided further in Section 11.0 of this Agreement.

(e) At such time as the City Building Official completes and approves a final inspection of the model homes, the City will issue a temporary certificate of occupancy. Said temporary certificate of occupancy shall be issued for each model home as a whole. Occupancy of the model home units shall be limited to the sales and marketing efforts for the Project until a final certificate of occupancy is issued for such model home units. It is intended that the model homes can be shown by sales staff to prospective buyers as long as the Building Official has issued the temporary certificate of occupancy and the model is not staffed continuously.

(f) Following completion of all required plat improvements, at the request of the Builder or at such time as the Project development is completed, whichever occurs sooner, the model home units shall be converted into permanent residential units and the City shall issue final certificates of occupancy for each model home unit, provided, that the City Building Official determines that such units are suitable for permanent residential occupancy and in compliance with the City Codes.

Nothing in this Section shall cause to limit the number of inventory homes (pre-sale, spec homes) that may be constructed on the Property. Violation of this Section will also constitute a violation of the City Code of Ordinances, and the provisions of this Section may also be enforced as provided therein. Any Builder desiring to construct a model home pursuant to this Section, other than Developer, shall be provided a copy of this Section by the Developer if Builder is not the owner of the subject property on which the model home will be constructed and shall automatically be deemed to have agreed to the terms and conditions herein as a condition of the issuance of a building permit by the City even if they are not the owner or have not consented, in writing, to the term and conditions of this Section

12.0 Representations of the Parties. The City and Developer hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by the City and Developer, constitute a legal, valid and binding obligation enforceable against the parties hereto. Upon acquisition of the Property by the Developer and the recording of this Agreement in the Public Records of Brevard County, Florida, the Agreement shall be a binding obligation upon the Property in accordance with the terms and conditions of this Agreement. Developer represents that it has voluntarily and willfully executed this Agreement for purposes of binding himself and the Property to the terms and conditions set forth in this Agreement.

13.0 Successors and Assigns This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns.

The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same upon being duly recorded against the Property by the City.

14.0 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

15.0 Amendments. This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto (or their successors or assigns) and approved by the City Council.

16.0 Entire Agreement; Exhibits; Conflicts. This Agreement, the Preceding Agreement and Stipulated Settlement Agreement and all attached exhibits thereto supersede any other agreement, oral or written, regarding the development of the Property and contain the entire agreement between the City and Developer as to the subject matter hereof The Exhibits attached hereto and referenced herein are hereby fully incorporated herein by this reference. To the extent that a conflict exists between provisions of this Agreement and the Preceding Agreement, the conflicting provisions of this Agreement shall apply However, to the extent a conflict exists between the provisions of this Agreement and the Stipulated Settlement Agreement, the conflicting provisions of the Stipulated Settlement Agreement shall apply.

17.0 Severability. If any provision of this Agreement shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

18.0 Effective Date. This Agreement shall become effective upon approval by the City Council and as of the date first above written upon execution and delivery hereof by all the parties hereto.

19.0 Recordation Upon full execution by the Parties, this Agreement shall be recorded in the Public Records of Brevard County, Florida by the City.

20.0 Relationship of the Parties. The relationship of the Parties to this Agreement is contractual and Developer and any Builder described in Section 11.0 are independent contractors and not an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties or any such Builder, and neither party nor Builder is authorized to, nor shall either party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

21.0 Sovereign Immunity. Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. As such, the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the City shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two

hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of three hundred thousand dollars ($300,000.00).

22.0 City's Police Power. Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

23.0 Interpretation. The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties

24.0 Third-Party Rights This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

25.0 Specific Performance. Strict compliance shall be required with each and every provision of this Agreement. The Parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity

26.0 Attorney's Fees. In connection with any arbitration or litigation arising out of this Agreement, each party shall be responsible for their own attorney's fees and costs.

27.0 Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the Effective Date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold, suspend or terminate any and all certificates of occupancy for any building, trailer, structure or unit if Developer is in breach of any term and condition of this Agreement.

28.0 Default. Failure by either party to perform each and every one of its obligations hereunder shall constitute a default, entitling the non-defaulting party to pursue whatever remedies are available to it under Florida law or equity including, without limitation, termination of this Agreement, an action for specific performance and/or injunctive relief. Prior to any party filing any action or exercising any remedy or right expressly provided in this Agreement as a result of a default under this Agreement, the non-defaulting party shall first provide the defaulting party with written notice of said default Upon receipt of said notice, the defaulting party shall be provided a forty-five (45) day (or such other time mutually agreed to in writing by the Parties) opportunity in which to cure the default to the reasonable satisfaction of the non-defaulting party prior to filing said action.

29.0 Termination. The City shall have the unconditional right, but not obligation, to terminate this Agreement, without notice or penalty, if Developer fails to receive building permits and substantially commence vertical construction of buildings, which shall at minimum include building foundations, for the Project within two and one-half (2 ½) years of the Effective Date of this Agreement. The Developer may apply to the City Council for an extension of this Agreement, which may be granted upon good cause shown. In addition, the City shall have the right, but not obligation, to terminate the Agreement if Developer permanently abandons construction of the Project, provided, however, the City shall first deliver written notice and an opportunity to cure to the defaulting party as set forth in Section 28.0 above. If the City terminates this Agreement, the City shall record a notice of termination against the Property in the public records of Brevard County, Florida.

30.0 Indemnification and Hold Harmless. Developer shall be solely responsible for designing, permitting, constructing, operating and maintaining this Project. As such, in consideration of the rights and benefits afforded to and accepted by the Developer hereunder, Developer hereby agrees to indemnify, release, and hold harmless the City and its councilmembers, employees and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to, death), or liability (including reasonable attorney's fees and costs through all appellate proceedings), directly or indirectly arising from, out of, or caused by Developer and Developer's contractor's and subcontractor's performance of design, permit and construction activities in furtherance of constructing the Project under this Agreement and the operation and maintenance of the Project thereafter. This indemnification shall survive the termination of this Agreement.

31.0 Force Majeure. The Parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specified time period ("**Time Period**") constitutes a default under the terms of this Agreement and, if any such failure is due to any unforeseeable or unpredictable event or condition beyond the control of such party, including, but not limited to, acts of God, acts of government authority (other than the City's own acts), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, severe adverse weather conditions or a United States economic recession declared by the National Bureau of Economic Research that temporarily makes it commercially impractical for Developer to complete the construction of the Project and sell the required residential homes ("**Uncontrollable Event**"), then, notwithstanding any provision of this Agreement to the contrary except as expressly provided below, that failure shall not constitute a default under this Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Uncontrollable Event. The impacted party shall give notice to the other party, stating the period of time the occurrence is expected to continue, and he extended time period shall be agreed to in writing by the Parties and said agreement shall not be unreasonably withheld by either party. The impacted party shall use diligent efforts to end the failure or delay and ensure the effects of such force majeure event are minimized. The impacted party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. A force majeure event shall not excuse the Developer's requirement to provide and maintain in

effect a letter of credit under Section 7.8 of this Agreement or a performance and maintenance bond required by City Code. In addition, a United States economic recession force majeure event shall not excuse Developer from completing the Final Plans in accordance with the time periods required by Section 6.0 of this Agreement. The Parties agree that the provisions of Section 252.363, Florida Statutes do not apply to this Agreement or are hereby waived to the extent that such provisions are deemed to apply. Notwithstanding the aforesaid, the Parties may extend any Time Period as expressly provided elsewhere in this Agreement or as otherwise mutually agreed to in writing.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written

CITY OF COCOA

By: _____
Michael C. Blake, Mayor

ATTEST:

By: _____
Carie Shealy, MMC, City Clerk

CITY SEAL

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the City of Cocoa, Florida only.

Date: 7/26/22

By: _____
Anthony A. Garganese, City Attorney for the City of Cocoa, Florida

Signed, sealed and delivered in the presence of the following witnesses:

Signature of Witness

Printed Name of Witness MAHESH SHAH

Signature of Witness

Printed Name of Witness RASHMI SHAH

BEACHLINE PARTNERS, LLC

Print name and title: SUMMIT SHAH, MGR

Date: 07.14.2022

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of JULY, 2022, by SUMMIT SHAH, Manager of Beachline Partners, LLC, a Florida limited liability company, on behalf of the company.

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced:

Lauren Smedley
Commission # HH 137637
Commission Expires 08-02-2025
Bonded Through - Cynanotary
Florida - Notary Public

(Signature of Notary Public)
(Print, Type, or Stamp Commissioned Name of Notary Public)
My Commission expires:
Affix Notary SEAL
Online Notary. ☐ (Check Box if acknowledgment done by Online Notarization)

ORIGINAL

DEVELOPER IS HEREBY ADVISED THAT SHOULD DEVELOPER FAIL TO FULLY EXECUTE, AND DELIVER TO THE CITY, THIS AGREEMENT WITHIN THIRTY (30) DAYS FROM THE DATE THAT THE CITY COUNCIL APPROVES THIS AGREEMENT, THIS AGREEMENT SHALL AUTOMATICALLY BE DEEMED NULL AND VOID.

Exhibits

A – Legal Description
B – Preliminary Site Plan

EXHIBIT A

Legal Description

SETTLEMENT IMPLEMENTATION AGREEMENT

City of Cocoa and Beachline Partners, LLC.

SCHEDULE A
(continued)

5 The Land is described as follows

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA

LESS AND EXCEPT DESCRIBED AS FOLLOWS PART A
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561 54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52 75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290 22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124 05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983 70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987 81 FEET FOR THE END OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390 76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540 46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600 49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332 99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337 41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093 61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600 49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569 50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593 34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205 36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725 27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173 15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178 06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109 59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12 66 FEET TO THE POINT OF BEGINNING

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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SCHEDULE A
(continued)

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF 50 00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113 38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109 59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725 72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178 06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205 36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593 34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093 61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600 49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337 41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179 23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579 58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597 28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774 87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056 66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668 67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273 27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003 09 FEET, TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

END OF SCHEDULE A

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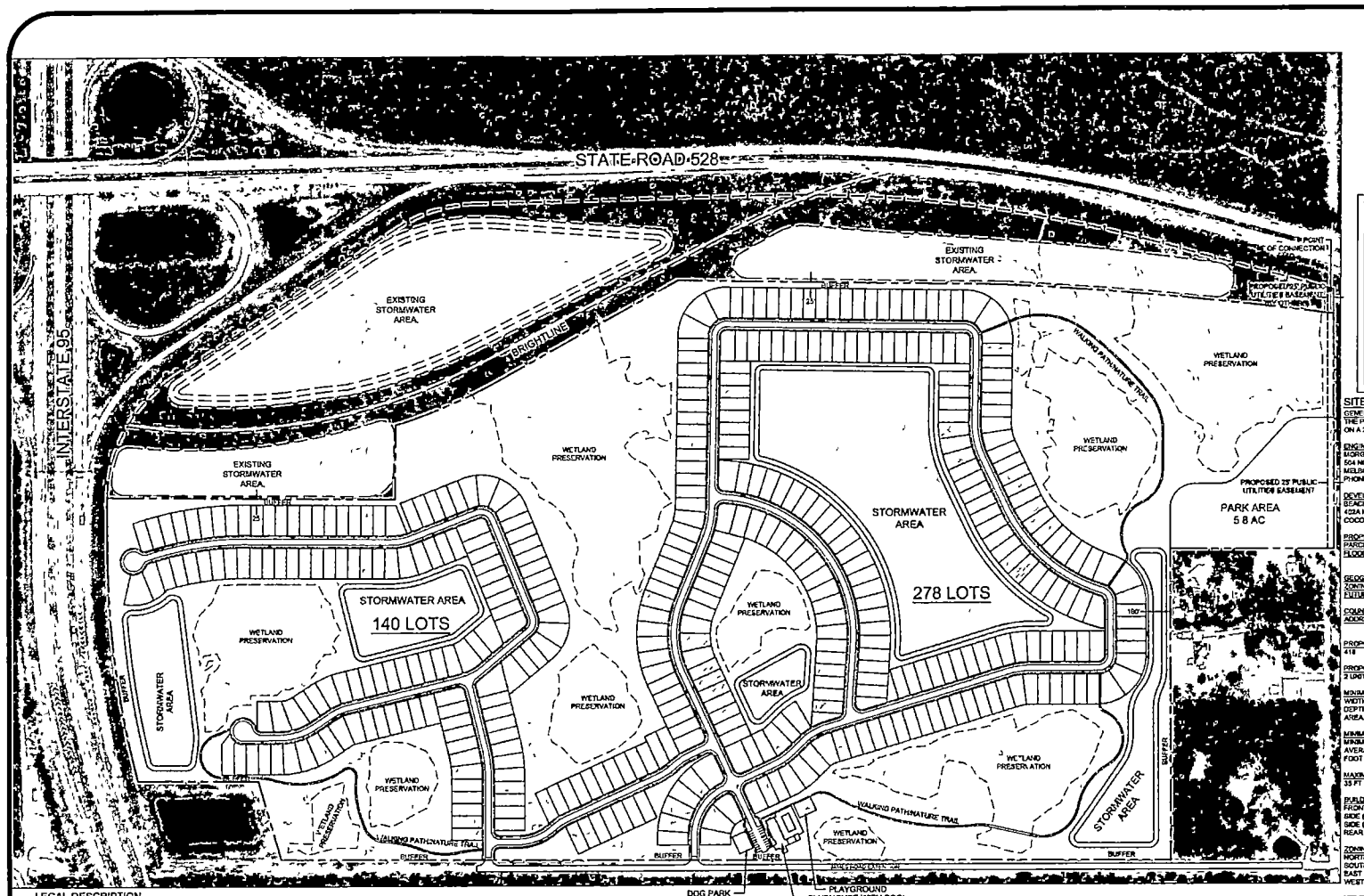
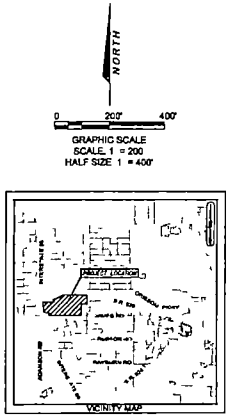
EXHIBIT B

Preliminary Site Plan

SETTLEMENT IMPLEMENTATION AGREEMENT

City of Cocoa and Beachline Partners, LLC.





SITE DATA

GENERAL STATEMENT
THE PROPOSED WORK CONSISTS OF NEW 418 LOT SUBDIVISION ON A 212.10 ACRE SITE

ENGINEER & SURVEYOR
MORGAN & ASSOCIATES CONSULTING ENGINEERS INC
504 NORTH HARBOR CITY BLVD
MELBOURNE, FL 32935
PHONE (321) 751 8088

DEVELOPER
BEACHLINE PARTNERS LLC
420A HIGHPOINT DRIVE
COCOA,FL 32925

PROPERTY DETAILS
PARCEL ID: 24-35-10-00-502
FLOOD ZONE: X AND A (FIRM MAP 12009C0225G DATED MARCH 17, 2014 & FIRM MAP 12009C0220H DATED JANUARY 29, 2021)
GEOGRAPHIC AREA: SEC 10, TWP 24 SOUTH, RNG 35E
ZONING: BREVARD COUNTY GU
FUTURE LAND USE
VERY LOW DENSITY RESIDENTIAL, CONSERVATION
COUNTY: BREVARD
ADDRESS: TO BE DETERMINED
COCOA, FL

PROPOSED NUMBER OF LOTS
418

PROPOSED DENSITY
2 UNITS PER ACRE

MINIMUM LOT DIMENSIONS
WIDTH: 50 FT
DEPTH: 120 FT (STANDARD 125 FT)
AREA: 5,750 SQ FT

MINIMUM LIVING AREA
MINIMUM LIVING AREA UNDER AIR SHALL BE 1,500 SF
AVERAGE LIVING AREA UNDER AIR SHALL BE 1,800 SF
1 FOOT PRINT = 40' x 60' = 2,400 SF (MINIMUM)

MAXIMUM BUILDING HEIGHT
35 FT

BUILDING SETBACKS

	REQUIRED
FRONT	25 FT
SIDE (CORNER)	15 FT
SIDE (INTERIOR)	5 FT
REAR	15 FT

ZONING

NORTH:	RU-1 7 CITY OF COCOA
SOUTH:	RR 1 BREVARD COUNTY
EAST	RR-1 BREVARD COUNTY
WEST	GU AU RR 1 BREVARD COUNTY

UTILITIES STATEMENT
PER THE STIPULATED SETTLEMENT AGREEMENT THE CITY WILL PROVIDE A POINT OF CONNECTION FOR CITY WATER, SEWER AND RECLAIMED SERVICES AT THE SOUTHERN BOUNDARY OF SR 528 AND THE NORTHEAST CORNER OF PARCEL # 24-35-10-00-4 OWNED BY BRIGHTLINE TRAINS FLORIDA, LLC.

SEWER STATEMENT
SANITARY SEWER TO THE PROPOSED LOTS WILL BE PROVIDED BY OWNER USING A GRAVITY SANITARY SEWER SYSTEM AND A LIFT STATION AND FORCE MAIN ALSO WILL BE PROVIDED BY OWNER TO CONNECT TO THE CITY OF COCOA SYSTEM. OWNER SHALL PROVIDE A LOCATION FOR THE LIFT STATION AS REQUIRED BY CITY AND CONVEY THE LIFT STATION TO THE CITY UPON FINAL COMPLETION OF THE PROJECT

SITE AREA	SQUARE FEET	ACREAGE	%
SUBDIVISION LOTS/ROADS	3 501 147 SF	80.39 AC	37.9%
STORMWATER AREA	1,235,250 SF	28.43 AC	13.4%
OPEN SPACE:			
COMMUNITY REC AREA	49 847 SF	1 14 AC	0.5%
PARK AREA	254,379 SF	5 84 AC	2.8%
PRESERVED WETLANDS	1 982 238 SF	45.50 AC	21.4%
COMMON/BUFFER SPACE	2,213 417 SF	50.81 AC	24.0%
TOTAL OPEN SPACE	4,121,954 SF	94 53 AC	45.7%
TOTAL SITE AREA	9 239 078 SF	212 10 AC	100%

WETLAND AREA	SQUARE FEET	ACREAGE	%
IMPACTED / MITIGATED WETLANDS	377 723 SF	8 67 AC	16%
PRESERVED WETLANDS	1,962,238 SF	45 50 AC	84%
TOTAL WETLANDS AREA	2 339 961 SF	54 18 AC	100%

SEPTEMBER 28 2021

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY TOWNSHIP 24 SOUTH RANGE 35 EAST BREVARD COUNTY FLORIDA EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 AND EXCEPT RIGHT-OF WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT OF WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST LYING AND BEING IN BREVARD COUNTY FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224 EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3359 PAGE 3657 ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS, PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST BREVARD COUNTY FLORIDA, AS SHOWN ON THE RIGHT-OF WAY MAP FOR PROJECT SECTION 70002 2508, RUN THENCE SOUTH 89°44'07" EAST 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF WAY LINE OF STATE ROAD 9 (INTERSTATE 95 SECTION 70200-2402), THENCE ALONG SAID EXISTING RIGHT-OF WAY LINE NORTH 18°18'53" WEST 52.76 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH 18 18'53 WEST 290.22 FEET ALONG SAID EXISTING RIGHT-OF WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2124 05 FEET, A CENTRAL ANGLE OF 18 07'00" AND A CHORD OF 663 70 FEET THAT BEARS NORTH 09°15'23 WEST THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 667 81 FEET FOR THE END OF SAID CURVE THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF WAY LINE NORTH 00 11 53" WEST A DISTANCE OF 1390 76 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 528 (SECTION 70007 2501) THENCE NORTH 89°36'31 EAST 1540 48 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF WAY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 32°11'36" AND A CHORD OF 332.69 FEET THAT BEARS SOUTH 73°30'43" WEST THENCE DEPARTING SAID EXISTING RIGHT-OF WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE THENCE SOUTH 56 24 54 WEST 1092.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 56 38 47" AND A CHORD OF 569 50 FEET THAT BEARS SOUTH 28 06'30" WEST THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE THENCE SOUTH 00 11 53" EAST 255.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3725.37 FEET A CENTRAL ANGLE OF 18 07'00" AND A CHORD OF 1173.16 FEET THAT BEARS SOUTH 09 15'23" EAST THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE THENCE SOUTH 18 18'53" EAST 109 59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD A 50 FOOT DEDICATED STREET THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF WAY LINE 12.68 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND LYING IN SECTION 10 TOWNSHIP 24 SOUTH, RANGE 35 EAST BREVARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST BREVARD COUNTY FLORIDA, RUN THENCE NORTH 00°18 06" WEST A DISTANCE OF 50 00 FEET TO A POINT ON THE NORTH RIGHT-OF WAY LINE OF JAMES ROAD A 50 FOOT DEDICATED STREET THENCE NORTH 89°44'07" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF JAMES ROAD A DISTANCE OF 2118 36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO 9 (INTERSTATE 95) THENCE NORTH 18 18 53 WEST ALONG THE SAID EAST RIGHT-OF WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109 59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3725 72 FEET A CENTRAL ANGLE OF 18 07'00" THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178 06 FEET THENCE NORTH 00 11 53" WEST A DISTANCE OF 255 36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF WAY LINE OF STATE ROAD NO 524 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 56 38 47" THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET THENCE NORTH 56°24 54 EAST A DISTANCE OF 1093 61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 32°11'36" THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.41 FEET THENCE NORTH 89°36'31 EAST A DISTANCE OF 1779.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5570.58 FEET A CENTRAL ANGLE OF 16°24'08" THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.26 FEET THENCE SOUTH 74°53'21 EAST A DISTANCE OF 774 87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10 THENCE SOUTH 00°04'39" EAST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1058 66 FEET THENCE NORTH 89°52'22" WEST A DISTANCE OF 658 67 FEET THENCE SOUTH 00°07'14 EAST A DISTANCE OF 1273.27 FEET TO A POINT ON THE AFOREMENTIONED JAMES ROAD A 50 FEET DEDICATED STREET THENCE NORTH 89 51'35"WEST ALONG SAID NORTH RIGHT-OF WAY LINE A DISTANCE OF 2003.09 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8 2008 IN OFFICIAL RECORDS BOOK 5843 PAGE 351 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000 PAGE 2377 AND OFFICIAL RECORDS BOOK 7434 PAGE 1318 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA

© 2021 Morgan & Associates Consulting Engineers, Inc

	Date
Project AK	09/28/2021
Drawn DD	09/28/2021
Checked AK	09/28/2021

BEACHLINE PARTNERS

PRELIMINARY SITE PLAN

MORGAN & Associates
Consulting Engineers, Inc
Certificate of Authorization #27993
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751 8088 Fax (321) 751-8089

Project # COCOA 85
Drawing # CIVIL
Scale
Horiz. 1 = 200'
Vert. N/A
Sheet #
C-1
Sheet 1 of 1

Date

OR BK 9571 PG 2829

End of Agreement

CFN 2008005069, OR BK 5837 Page 2226, Recorded 01/09/2008 at 04:24 PM, Scott Ellis, Clerk of Courts, Brevard County

1/20

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR BREVARD COUNTY, FLORIDA

BREVARD COUNTY, Florida,
a Political Subdivision of the
State of Florida,

Case No: 05-2005-018141-XXXX-XX

Petitioner,

vs.

CITY OF COCOA, Florida,
a Municipal Corporation,

Respondent,

_____/

FILED IN VIERA-A
CLERK OF CIR. CT.
BREVARD CO. FL.
2008 JAN -9 A 10:29
SCOTT ELLIS
Not Suitable for Imaging

STIPULATED SETTLEMENT AGREEMENT

This Stipulated Settlement Agreement ("Settlement" or "Agreement") is made and entered into this 11th day of December, 2007 by and among (i) Brevard County, Florida, a political subdivision of the State of Florida (hereinafter the "County"), (ii) the City of Cocoa, Florida, a municipal corporation, (hereinafter the "City"), (iii) Florida Space Needle, LLC (hereinafter "FSN") and Barrera Shores, LLC, formerly known as Hagen-Nicholson Properties, LLC (hereinafter "Barrera"). Collectively all parties will be referred to herein as the "Parties".

RECITALS

1. On August 24, 2004, pursuant to Ordinance No. 31-2004, the City annexed 757.29 acres of real property into the municipal boundaries of the City.

Case # 05-2005-CA-018141-XXXX-XX
Document Page # 7
011445665

Among other property, the annexation included real property owned by FSN and by Barrera.

2. On September 23, 2004, Petitioner filed a Petition for Writ of Certiorari challenging the City's annexation.

3. Since that time, the Parties have litigated numerous issues before various judicial and administrative tribunals.

4. Currently, the only active matter remaining before the Courts is this circuit court proceeding (the "Lawsuit").

5. All Parties now wish to resolve all pending matters in the above-styled case.

ACCORDINGLY, in consideration of the above-stated Recitals, the receipt and sufficiency of which are acknowledged by the Parties hereto, the Parties (and those related individuals and entities joining and consenting) agree as follows:

TERMS

SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated in this Agreement as a material part hereof.

SECTION 2. SUBMISSION OF ORDER. Thereafter, the Parties to this Stipulated Settlement Agreement will submit to the Court a Joint Motion and Order approving this Stipulated Settlement Agreement, a copy of which Joint Motion and agreed Order are attached to this Agreement as a material part, upon its full execution by all Parties.

SECTION 3. SPECIFIC AGREEMENTS. The Parties agree as follows:

(1) The City will limit development on the 267 ± acre parcel of property owned by Barrera, a legal description of which is provided as Exhibit "B"

attached to this Agreement ("Barrera's Property"), to 600 total residential units. The gross density permitted by the City for Barrera's property will be approximately 2.3 residential units per acre.

(2) The Parties agree that all units shall be to a minimum of 1,500 square feet under air conditioning.

(3) Barrera has submitted a new bubble plan which depicts a 600 unit development with open space and conservation area being located on the Eastern and Southern portion of the Barrera property, so as not to create an adverse affect on the adjoining neighbors (Exhibit "B"). Barrera Shores will be substantially developed in accordance with said bubble plan subject to the improvements directed by the City of Cocoa. The bubble plan is attached hereto as Exhibit "B-1."

(4) The City will require the size of FSN's perimeter lots located on the North and located on the East perimeter of the parcel of property described in Exhibit "A" to be no less than 70 feet by 140 feet, with the rear 15 feet of the lot dedicated to be a natural buffer. The City will limit development on the 246 ± acre parcel of property owned by FSN, a legal description of which is provided as Exhibit "A" attached to this Agreement ("FSN Property"), to between 300 to 500 total residential units. The gross density permitted by the City for this FSN Property will be approximately 2.03 residential units per acre.

(5) The Parties agree that ingress/egress previously proposed for Friday Road, has been eliminated and the proposed ingress/egress may now be used as a park or for other recreational facilities as may be directed by the City of Cocoa. Said area will be buffered from the adjacent properties. The Parties agree that location of the ingress/egress points for the northern parcel shall be identified on Exhibit "C" attached to and incorporated in this Agreement. With regard to whether public road access from the northern parcel east to Grissom shall be via Osage / Angelica or south along the 100-foot wide drainage canal right-of-way ("Canal R/W"), the County shall have the option of choosing which access shall be acceptable. If the County determines that public road access shall be along the Canal R/W instead of via Osage / Angelica, then the County agrees to use its power of eminent domain to condemn or otherwise acquire any lands or interests in land within the Canal R/W depicted on Exhibit "C" so as to enable FSN to connect the northern parcel to Grissom Road. FSN agrees to pay all the County's reasonable costs in acquiring said lands or interests in land and the cost of constructing a public road access to the FSN property over that land and canal right of way.

(6) FSN and Barrera shall provide secondary access for their respective properties at their expense. Barrera agrees that the intersection of James Road and Friday Road will be redesigned and reconstructed to accommodate the

increased traffic. Under the County's transportation impact fee ordinance, these improvements will be considered site-related improvements and, therefore, are not eligible for any transportation impact fee credits.

(7) James Road classification shall be modified and Barrera will pay for construction of traffic calming devices along James Road. Input from property owners along James Road will be solicited by the County regarding the location and placement of traffic calming devices. All traffic calming devices along James Road shall be constructed and completed following land clearing but prior to any further construction or site work being completed.

(8) The City agrees to enter into an interlocal agreement with the County, to be negotiated by both parties in good faith and upon mutually acceptable terms, whereby the MSTU revenues derived from the developments will be utilized in the immediate area on County owned and maintained facilities directly affected by the developments, specifically, Cox Road, James Road, Friday Road, the County owned and maintained portion of Westminster Road, and associated intersections and drainage functions.

(9) It is understood that Barrera may provide or contribute intersection improvements at Friday Road and State Road 524, together with improvements to the North and South bound exit ramps at State Road 524, as

directed by the County. These improvements are not considered site related improvements and therefore are eligible for transportation impact fee credits.

(10) The City shall determine appropriate locations for the installation of all water and sewer infrastructure. Homes adjacent to this infrastructure that already have installed a functioning septic system shall not be required to connect to the City's system until such time as the septic system may fail.

(11) Barrera and FSN shall comply with all applicable drainage permitting requirements of the County and/or the St. John's River Water Management District to the extent required by law.

SECTION 4. COOPERATION. Neither Party nor entity referenced above shall take any action or refrain from taking any action in a manner which is inconsistent with the intent and spirit of this Stipulated Settlement Agreement. The City and County agree to use best efforts to process and permit approvals reasonably necessary to implement the development plans of FSN and Barrera consistent with the terms of this Stipulated Settlement Agreement.

SECTION 5. EFFECTIVE DATE. This Stipulated Settlement Agreement shall be effective upon the entry of an Order of the Court.

SECTION 6. DISMISSAL OF PROCEEDINGS. That all legal proceedings between the Parties and entities referenced above shall, if still active,

be dismissed upon entry of the Order, each party to pay its own attorney's fees and costs. Within three (3) business days after the full execution of this Agreement and the date that the Court enters an Order approving this Agreement and Dismissing the Action with Prejudice, the Parties, through their counsel, shall cause to be filed in the Circuit Court of Brevard County, Florida, a Joint Stipulation for Dismissal, with prejudice, relative to any other litigation or any administrative proceedings that may be pending between or among the Parties.

SECTION 7. ENFORCEABLE AGREEMENT. The Parties agree that this Agreement is valid, binding, and enforceable, and each Party warrants to all other Parties that it has the requisite power and authority to be bound by this Agreement. The Parties agree that they shall not challenge in any forum the validity or enforceability of this Agreement.

SECTION 8. RELEASES. The Parties on their own behalf and on behalf of their past and present agents, assigns, and any all persons or entities claiming through them or under them, hereby each release and forever discharge the other and their respective past, present and future parent corporations, subsidiaries, affiliates, shareholders, agents, employees, directors, officers, servants, assigns, insurers, partners, attorneys, and predecessors and successors, officers, directors, and elected officials ("Released Parties"), from any and all claims and demands, actions and causes of action, at law or in equity, known and unknown, which either

now owns or holds, or has at any time heretofore owned or held against the other or any of the Released Parties, including, but not limited to, any and all claims, demands or causes of action of any kind whatsoever arising out of the above-styled causes.

SECTION 9. VENUE. The venue for all lawsuits brought by any of the Parties hereto involving any dispute, controversy, or claim arising out of or in connection with this Agreement shall be brought in the Circuit Court of Brevard County, Florida.

SECTION 10. BINDING UPON SUCCESSORS. This Stipulated Settlement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, parent corporations, subsidiaries, affiliates, representatives, and assigns. Any party may record this document.

IN WITNESS WHEREOF, the Parties hereto have executed this Stipulated Settlement Agreement on the date first above written.

ATTEST:

Joan Clark, City Clerk

Date: December 11, 2007

"CITY"

CITY OF COCOA, FLORIDA

By: Michael C. Blake, Mayor

"COUNTY"

BREVARD COUNTY, FLORIDA

Scott Ellis

Print Name: Scott Ellis

Clerk

By: Jackie Colon

Name: Jackie Colon

Title: Chairperson

As approved by the Board 11-13-07

Print Name: _____

APPROVED AS TO FORM AND LEGALITY.

_____

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 13 day of November, 2007 by Jackie Colon, the Chairperson of Brevard County, on behalf of Brevard County, He is personally known to me and did not take an oath.

Jennifer Jones
Signature of Notary Public

Jennifer Jones
Print Notary Name
My Commission Expires: _____
Commission No.: _____
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced

AFFIX NOTARY STAMP

Jennifer Jones
Commission #DD329614
Expires: Jul 31, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

11

"FSN"

FLORIDA SPACE NEEDLE, LLC

Donna C. Darter

Print Name: DONNA C. DARTER

Nicholas G. Levato

Print Name: Nicholas G. Levato

By: Kenneth E. Allen

Name: Kenneth E. Allen

Title: President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 26th day of DECEMBER, 2007 by KENNETH E. ALLEN, the PRESIDENT of Florida Space Needle, LLC on behalf of Florida Space Needle, LLC. He is personally known to me and did not take an oath.

Donna C. Darter
Signature of Notary Public

DONNA C. DARTER
Print Notary Name
My Commission Expires:_____
Commission No.:_____
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced

AFFIX NOTARY STAMP

NOTARY PUBLIC-STATE OF FLORIDA
Donna C. Darter
Commission # DD406637
Expires: APR. 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

"BARRERA"

BARRERA PROPERTIES, LLC

By: Terry D. Hagen

Name: TERRY D. HAGEN

Title: MANAGER

Print Name: MICHAEL D. JONES

Jean Hovey

Print Name: Jean Hovey

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 3rd day of January, 2008 by Terry D. Hagen the Manager of Barrera Properties, LLC on behalf of Barrera Properties, LLC. He is personally known to me and did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Jean M. Hovey
Commission # DD509536
Expires: FEB. 03, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Jean M. Hovey
Signature of Notary Public

Jean M. Hovey
Print Notary Name

My Commission Expires:_____

Commission No.:_____

☒ Personally known, or

☐ Produced Identification

Type of Identification Produced

AFFIX NOTARY STAMP

13

THOMAS A. CLOUD
Florida Bar Number: 293326
HEATHER M. BLOM-RAMOS
Florida Bar Number: 588601
GRAYROBINSON, P.A.
301 East Pine St. Ste. 1400
Orlando, Florida 32801
407-843-8880
407-244-5690 Facsimile
Counsel for Florida Space Needle, LLC

SCOTT KNOX
Florida Bar Number: 211291
OFFICE OF THE COUNTY ATTORNEY
2725 Judge Fran Jamieson Way
Building C
Viera, Florida 32940
321-633-2090
321-633-2096 Facsimile
Counsel for Petitioner
Brevard County

ANTHONY GARGANESE
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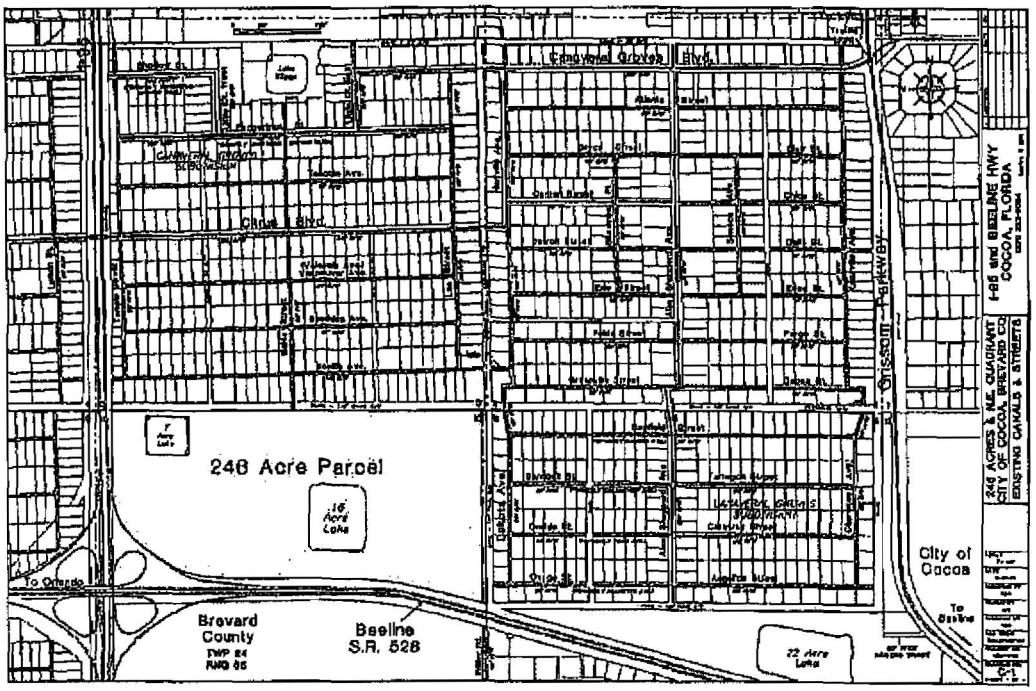
246 Acre Parcel
16 Acre Lake
Brevard County
Beeline S.R. 528
To Orlando
Grissom Parkway
City of Cocoa
To Beeline
72 Acre Lake
246 ACRES & NE. QUADRANT CITY OF COCOA, BREVARD CO.
I-95 and BEELINE HWY COCOA, FLORIDA
EXISTING CANALS & STREETS

EXHIBIT
A

15

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

EXHIBIT A

PARCEL 1

A parcel of land lying in the North Half of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 329.44 feet to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 44 seconds East, along said North line a distance of 2266.28 feet; thence departing said North line of Section 10, South 00 degrees 32 minutes 12 seconds East, a distance of 2235.09 feet to a point on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence South 88 degrees 36 minutes 31 seconds West (Calculated measurement) South 88 degrees 40 minutes 54 seconds West (Deed), along said existing North right of way line a distance of 454.64 feet; thence North 87 degrees 19 minutes 06 seconds West, a distance of 638.49 feet, to a point of curvature of a curve concave to the Northeast, having a radius of 900.00 feet a central angle of 31 degrees 18 minutes 50 seconds (Calculated measurement) 31 degrees 18 minutes 48 seconds (Deed), thence Northwesterly along the arc of said curve a distance of 491.88 (calculated measurement) 491.87 (Deed) feet; thence North 56 degrees 04 minutes 39 seconds West (Calculated measurement) North 56 degrees 00 minutes 19 seconds West (Deed), a distance of 398.70 (Calculated measurement) 398.75 (Deed) feet to a point of curvature of a non-tangent curve concave to the North having a radius of 969.79 feet, a central angle of 37 degrees 46 minutes 38 seconds, thence Northwesterly along the arc of said curve a distance of 639.42 feet, to a point on the East right of way line of State Road No. 9 (Interstate 95); thence North 00 degrees 11 minutes 53 seconds West, along said East right of way line of State Road No. 9 (Interstate 95), a distance of 566.36 feet; thence North 01 degrees 55 minutes 04 seconds West, a distance of 300.93; thence North 01 degrees 20 minutes 38 seconds West, a distance of 476.50 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE AREA FOR BORROW PIT NO. 19 AND HAUL ROAD AS SET FORTH IN CIRCUIT COURT MINUTE BOOK 57, PAGE 479, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, OTHER THAN THE REVERSIONARY INTEREST, DESCRIBED AS FOLLOWS:

BORROW PIT NO. 19

A parcel of land in the Northwest Quarter of Northwest Quarter of Section 10, Township 24 South, Range 35 East, described as follows:

Commence on the North boundary of said Section 10, at a point 150 feet East from the Northwest corner thereof, run thence South 00 degrees 12 minutes 38 seconds East 50 feet; thence North 89 degrees 59 minutes 22 seconds East, 499.83 feet to the Northwest corner of Borrow Pit No. 19 and the POINT OF BEGINNING; continue thence North 89 degrees 59 minutes 22 seconds East 600 feet; thence South 00 degrees 00 minutes 38 seconds East 550 feet; thence South 89 degrees 59 minutes 22 seconds West 600 feet; thence North 00 degrees 00 minutes 38 seconds West 550 feet to the POINT OF BEGINNING.

AND

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

HAUL ROUTE FOR BORROW PIT NO. 19

That part of the Northwest Quarter of Northwest Quarter of Section 10, Township 24 South, Range 35 East, lying South and within 50 feet of a line described as follows:

Begin at the Northwest corner of Borrow Pit No. 19 as described above, run thence South 89 degrees 59 minutes 22 seconds West 499.83 feet to the end of said line as herein described.

PARCEL 2

A parcel of land lying in the North Half of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 2595.72 feet to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 44 seconds East, along said North line of Section 10 a distance of 70.51 feet, to the North Quarter corner of Section 10; thence South 89 degrees 57 minutes 56 seconds East, along said North line of Section 10, a distance of 1926.93 feet; thence departing said North line South 00 degrees 32 minutes 12 seconds East, a distance of 2404.54 feet, to a point on a curve on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence along said existing North right of way line and along said curve that is concave to the South, having a radius of 5879.58 feet, a central angle of 15 degrees 41 minutes 33 seconds; thence Westerly, along the arc of said curve, a distance of 1610.32 feet; thence South 88 degrees 36 minutes 31 seconds West (Calculated measurement) South 88 degrees 40 minutes 54 seconds West (Deed), a distance of 404.03 feet; thence departing said North right of way line North 00 degrees 32 minutes 12 seconds West, a distance of 2235.09 feet, to the POINT OF BEGINNING.

PARCEL 3

A parcel of land lying in the North Half Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 2666.23 feet to the North Quarter corner of Section 10; thence South 89 degrees 57 minutes 56 seconds East, along said North line of Section 10, a distance of 1926.93 feet, to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 56 seconds East, along said North line of said Section 10, a distance of 738.58 feet to the Northeast corner of Section 10; thence South 00 degrees 32 minutes 12 seconds East, along the East line of said Section 10, a distance of 2602.18 feet, to a point on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence North 74 degrees 59 minutes 21 seconds West, along said existing North right of way line, a distance of 693.63 feet, to a point of curvature of a curve concave to the South, having a radius of 5879.58 feet, a central angle of 00 degrees 42 minutes 35 seconds, thence Westerly, along the arc of said curve, a distance of 72.84 feet; thence departing said

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Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

North right of way line North 00 degrees 32 minutes 12 seconds West, a distance of 2404.54 feet, to the POINT OF BEGINNING.

PARCEL 5

The West 318 feet of the South Half of the South Half of the South Half of the North Half, LESS the North 30 feet for road and LESS the South 100 feet and the West 100 feet for canal, Section 11, Township 24 South, Range 35 East, Brevard County, Florida. Also known as Tract 6, Block 16, CANAVERAL GROVES SUBDIVISION, according to the Map thereof, as recorded in Survey Book 2, Page 621, Brevard County, Florida.

EXHIBIT "B"

BARRERA PROPERTY

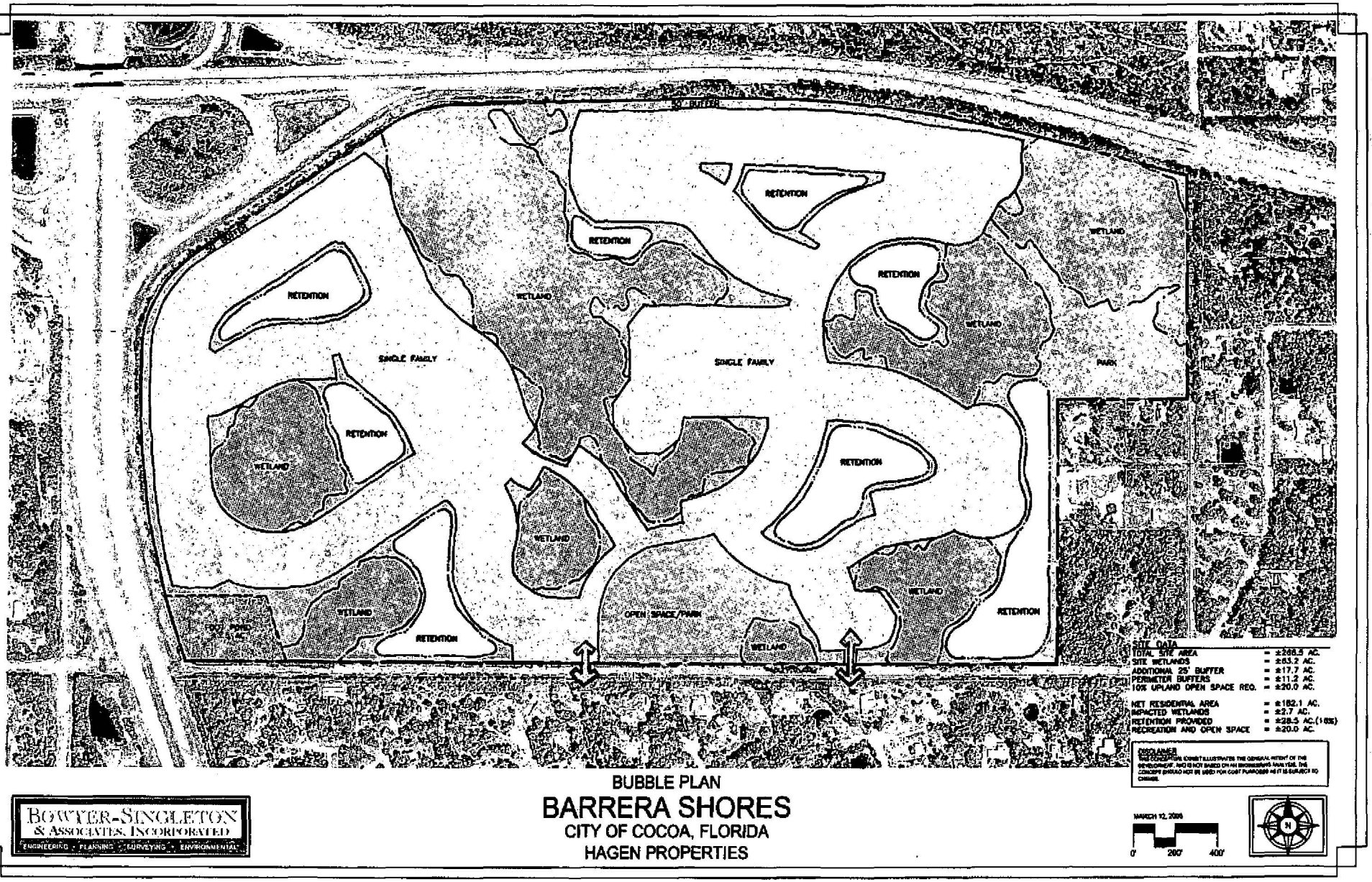
A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 50.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF JAMES ROAD, A 50 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 783, PAGE 918 AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 1630.19 FEET TO A POINT ON THE WATER RETENTION AREA AS DESCRIBED IN F.D.O.T. MAP NO. 405506 5; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID WATER RETENTION AREA FOR THE NEXT 2 COURSES: NORTH 16 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 333.76 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 488.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE STATE ROUTE 9 (INTERSTATE 95) AND A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 14 DEGREES 38 MINUTES 34 SECONDS AND A CHORD DISTANCE OF 949.57 FEET WHICH BEARS NORTH 07 DEGREES 30 MINUTES 55 SECONDS WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 952.16 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, A DISTANCE OF 205.37 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEELINE EXPRESSWAY (S.R. 528) AND A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56 DEGREES 36 MINUTES 06 SECONDS AND A CHORD DISTANCE OF 569.39 FEET WHICH BEARS NORTH 28 DEGREES 05 MINUTES 29 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.22 FEET; THENCE CONTINUING ALONG SAID BEELINE EXPRESSWAY RIGHT OF WAY LINE FOR THE NEXT 5 COURSES: NORTH 56 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 1093.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32 DEGREES 11 MINUTES 39 SECONDS AND A CHORD DISTANCE OF 332.99 FEET WHICH BEARS NORTH 72 DEGREES 30 MINUTES 43 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.41 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 31 SECONDS EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 06 SECONDS AND A CHORD DISTANCE OF 1591.78 FEET WHICH BEARS SOUTH 83 DEGREES 11 MINUTES 31 SECONDS EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.23 FEET; THENCE SOUTH 74 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE OF 774.87 FEET TO THE EAST LINE OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE ALONG SAID EAST SECTION LINE, SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1056.66 FEET; THENCE LEAVING SAID EAST SECTION LINE, NORTH 89 DEGREES 52 MINUTES 22 SECONDS WEST, A DISTANCE OF 668.59 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 1273.27 FEET TO THE NORTH RIGHT OF WAY LINE OF JAMES ROAD, A 50 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 783, PAGE 318, THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 2003.10 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS, 264.10 ACRES (11,504,572 SQ. FT.), MORE OR LESS.

EXHIBIT "B-1"

CONCEPTUAL BUBBLE PLAN FOR BARRERA SHORES PUD



BUBBLE PLAN

BARRERA SHORES

CITY OF COCOA, FLORIDA

HAGEN PROPERTIES

BOWTER-SINGLETON & ASSOCIATES, INCORPORATED

ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL

20
20

CFN 2005147388 04-28-2005 11:29 am
OR Book/Page: 5458 / 5467

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 22 #Names: 2
Trust: 11.50 Rec: 177.00 Serv: 0.00
Mtg: 0.00 Excise: 0.00
nt Tax: 0.00

CITY OF COCOA/ HAGEN-NICHOLSON PROPERTIES, LLC PRECEDING DEVELOPMENT AGREEMENT

March 8, 2005

→ City of Cocoa
603 Brevard Ave
Cocoa, FL
32922

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EXHIBITS:

A PROPERTY

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Anthony A. Garganese, Esq.
Brown, Garganese, Weiss & D'Agresta, P.A.
225 E. Robinson Street, Suite 660
Post Office Box 2873
Orlando, FL 32802-2873
(407) 425-9566

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For Recording Purposes Only

CITY OF COCOA/ HAGEN-NICOLSON PROPERTIES, LLC PRECEDING DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 12th day of April, 2005, by and between Hagen-Nicholson Properties, LLC, a Florida limited liability company (the "**Developer**") and the City of Cocoa, a municipal corporation created pursuant to the laws of the State of Florida (the "**City**").

RECITALS

1. The **Developer** owns approximately 266.48acres of property currently located in unincorporated Brevard County, Florida, described and depicted in Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located in unincorporated Brevard County, Florida, and is currently zoned for agricultural uses.

3. The **Developer** has contemplated, considered, and developed plans for the long-range development of the Property.

4. The Property is currently designated for agricultural uses on Brevard County's Future Land Use Map.

5. The **Developer** desires to create a framework with all necessary governmental agencies, including without limitation, the **City**, to facilitate the orderly development of the entire Property in accordance with the laws of the State of Florida.

6. The **Developer** has proceeded to prepare, and will submit, appropriate applications for the project to be approved by the City of Cocoa, Florida.

7. The **Developer** and the **City** have been jointly investigating the possibility of annexing the Property into the City of Cocoa and processing land use and other approvals under the City of Cocoa Land Development Regulations and other applicable **City** requirements as set forth below.

8. The **Developer** has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action or its equivalent to authorize the execution, delivery and performance of the terms and conditions of this Agreement.

9. The **Developer** will require certain public improvements and infrastructure to facilitate the development of the Property.

10. The **City** has identified the Property as a logical candidate for annexation into the **City** and, as such, the **City** will exercise its planning authority over the Property upon annexation.

11. The **City** has encouraged **Developer** to annex into the **City** and anticipates the continuing permanent benefit which the **City** will receive by virtue of annexing **Developer's** Property and acquiring the right to provide municipal services to **Developer's** Property.

12. The **City** likewise anticipates that the annexation will be beneficial and acknowledges the continuing permanent benefit which the **City** will receive by virtue of its authority, from time to time, to levy taxes, fees, special assessments and user charges that will be paid to the **City** after annexation of the Property, as well as the opportunity that the **City** will have to assist in master planning and facilities planning of property surrounding the Property.

13. The **City** has determined it to be in its best interest to assure **Developer** of the future availability of municipal water and wastewater services for a ten-year period from the effective date of this Agreement, at such times and in such capacities as may be necessary to allow **Developer** to continue to develop the Property as set forth herein; thereafter, in such capacities that the City may have available.

14. The **Developer's** plans for development of the Property as a high-quality, planned unit development is anticipated by the **City** to be of substantial economic benefit to the **City** and its citizens.

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Does not mention public r/w or stormwater. Assume those are private.

15. The **City** has determined that it is feasible to extend into **Developer's** Property police protection, fire protection, solid waste, and water and wastewater services.

16. The **City**, other adjacent property owners, and the region will also benefit from the planning, financing, design, permitting, and construction (hereafter "Provision") of the Beeline Interchange and related interconnected roadway systems.

17. Therefore, in reasonable reliance upon the provision of municipal services and other inducements to annex, **Developer** has filed with the **City** a Petition for Annexation pursuant to Chapter 171, Florida Statutes and the City will process an application for amendment to the **City's** Comprehensive Plan and an application for Rezoning.

18. **Developer** and **City** believe that it is in the best interest of each party to enable the Property to continue to be developed as further described herein, in accordance with Part II of Chapter 163, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act (the "Act"), other applicable Florida Law and the Charter and Code of Ordinances of the City of Cocoa, Florida, and, therefore, **Developer** and **City** agree that this agreement is entered into under the **City's** municipal home rule powers.

19. **City** and **Developer** hereby acknowledge and warrant to the other that this Agreement and any future acts as required hereby are binding and enforceable on the **City** and **Developer** in accordance with their terms. **Developer** hereby further represents that it has the unrestricted right to impose all of the covenants and conditions set forth herein and as contemplated by the **City's** Land Development Regulations.

20. The agreement of the **City** to provide inducements as set forth in this Agreement and be bound by this Agreement, as well as the **City's** assurance to the **Developer** that this Agreement is enforceable against the **City** and that the **City** will not seek to thwart enforcement based on any claim of invalidity based on existing legal precedent in effect on the effective date of this Agreement, are all material inducements to the **Developer** to enter into this Agreement, and the **Developer** would not voluntarily annex into the **City** or enter into this Agreement but for such agreement and assurances by the **City**.

21. **Developer** has already made and will continue to make financial commitments in reliance upon and in contemplation of the annexation, comprehensive plan redesignation, rezoning of the Property, and approval of financial mechanisms to develop the Property.

22. **Developer** is willing to annex if the **City** supports the **Developer's** efforts. However, **Developer** recognizes and acknowledges that such support is subject to due process and statutory requirements to amend the **City's** Comprehensive Plan and

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Future Land Use Map to designate the Property as set forth herein and consistent therewith zone the Property as set forth herein in accordance with applicable **City** requirements.

23. The agreement of the **Developer** to annex the Property into the **City** and to develop the Property as set forth in this Agreement are material inducements for the **City** to enter into this Agreement and the **City** would not enter into this Agreement but for such agreement and assurances by the **Developer**.

24. The parties agree that this Agreement constitutes a development agreement preceding any plan amendment or rezoning of the Property, and **Developer**'s duties hereunder constitute a preceding inducement for the proposed amendment to the comprehensive plan and the rezoning.

ACCORDINGLY, in consideration of mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS. The above recitations are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits referenced in this Agreement are hereby deemed a part hereof.

SECTION 2. AUTHORITY. This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes), and the **City's** Charter. The parties specifically agree that this Agreement does not constitute a "development agreement" under the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Fla. Stat., nor do the provisions of said supplemental act apply to this Agreement.

SECTION 3. ANNEXATION. **Developer** has filed a Petition for Annexation of the Property conditioned upon the prior or concurrent adoption of this Agreement. The **City** has initiated the process to accomplish the annexation in accordance with law.

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SECTION 4. INDUCEMENTS FOR ANNEXATION. The **Developer** is willing to annex the Property to the City of Cocoa in return for the **City's** agreement to cooperate, facilitate, consummate, and implement the following:

4.1 Orderly Development of Land Uses on the Property. The parties agree that the orderly, comprehensively planned and integrated development of the Property is in the best interests of the **Developer** and the **City**. With respect to the Property, the **City** agrees that it will process and review, in accordance with the City of Cocoa Interstate 95 – State Road 528 annexation report, dated June 28, 2005, future land use designations in its Comprehensive Plan consistent with low and medium density residential and rezoning consistent with the RU-1-7 and/or PUD zoning district designations. The **City** finds these land uses and intensities to be consistent with its Comprehensive Plan and Land Development Code. The **City's** processing of these Comprehensive Plan Amendments and rezonings shall be subject to necessary public participation and hearings as required by law and submission of substantial, competent evidence in support thereof.

Developer, however, acknowledges that the **City** and the Florida Department of Community Affairs ("DCA") are currently finalizing a Stipulated Settlement Agreement in DOAH case No. 04-0716GM. In such case, DCA is mandating that the City adopt revised wetland protection policies and that the City create a "conservation" future land use designation. The policies contained in the Stipulated Agreement will apply to the Property to the extent that the Property contains wetlands. The **City** acknowledges that Developer will file a PUD application consistent with this section.

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4.2 **Submittal of Applications and Documentation**. **Developer** has submitted to the **City** such applications and other documentation and shall comply with such other procedures as may be normally and customarily required by the **City** for comprehensive plan amendments, rezonings, plats, site plans and other development approvals or permits. With respect to the zoning application, the **City** agrees to charge, and **Developer** agrees to pay, the **City's** zoning application fee at the normal and customary amount. The **City** will not charge an application fee to process the comprehensive plan amendment to assign a future land use designation.

4.3 **Development**. The parties recognize and acknowledge that **Developer** may engage one or more developers or builders, other than **Developer**, to effect the development of the Property, including the sale or long-term lease of all or portions of the Property. The parties hereto further recognize and acknowledge that as the development process proceeds, it may be necessary to amend any attached Exhibits and the **City's** adopted Comprehensive Plan as may be mutually agreed upon by the parties. In accordance with law, the **City** shall do what is reasonably necessary and within its powers and authority to grant and allow development permits and approvals for the orderly development of the Property in accordance with this Agreement.

4.4 **Compliance with City Laws and Regulations**. Except as otherwise set forth herein, all development of the Property shall be subject to compliance with current existing **City** Land Development Regulations, and with regulations of state, local and federal agencies. Except as otherwise set forth herein, none of the provisions of this Agreement shall be deemed to amend, modify or

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otherwise change the provisions of any such ordinance or regulation of the **City** or any other governmental agency. Development of the remainder of the Property shall be subject to the **City's** ordinances, codes, and resolutions as amended from time to time.

4.5 Impact Fees. **Developer** agrees to pay applicable impact fees which may be imposed by the **City** and Brevard County, so long as such fees comply with Florida law.

4.6 Wetland as Open Space. The **City** agrees that the acreage of any wetlands located on the Property may be counted towards any open space acreage requirements of the City, provided a minimum of ten percent (10%) of the Property's predevelopment upland acreage is reserved as useable open space. The parties acknowledge that portions of the lake/conservation/retention areas shown in the Exhibits may be identified as wetlands. **Developer** may use or develop wetlands provided that such use and development is in compliance with all federal, state, county, city, water management district and other applicable local regulations.

4.7 Community Development Districts. The **City** acknowledges in concept that it may be beneficial for **Developer** to create a Community Development District ("CDD") pursuant to Chapter 190, Florida Statutes (or some other similar special taxing district or municipal service taxing unit), for the purpose of providing certain services and capital infrastructure to the Property, to the extent allowed and authorized by applicable law. In the event the **Developer** elects to proceed with a CDD or similar entity, Developer shall be responsible for creating the CDD and the **City** and the **Developer** will cooperate in the establishment of such a district or entity. Moreover, should a CDD be created, **Developer** agrees to cooperate with the **City** to determine

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whether it is the possible and feasible to reimburse the **City** for any costs incurred by the **City** in running utility infrastructure to the Property.

4.8 Water, Wastewater and Reclaimed Water Service. The **Developer** agrees to purchase water and wastewater service (hereafter "Utilities") exclusively from the **City**. In return thereof, the **City** agrees to design, permit, and construct the extension of the Utilities in sufficient capacities to serve phased development of the Property up to the points of connection. The **City** reserves the right to determine the points of connection to the Property line. These off-site utility extensions shall be funded by the **City**, in support of development activities on the Property. The **City** shall proceed with the utility extensions in a timely fashion upon approval of the first subdivision plan for the Project. The **City** shall reserve Utilities in sufficient capacities to serve the Property for a ten (10) year period beginning at the effective date of this Agreement, and the **Developer** shall be required to pay applicable impact fees for Utilities for such portion of the development on the Property as required by **City** regulations at a time when normally due or to time prior to issuance of building permits therefore. Thereafter, upon written request of **Developer**, the **City** may reserve capacity of Utilities in such capacities that the **City** may have available at the time of the request. The parties agree that if reclaimed water service is reasonably and economically available, **Developer** shall connect to the reclaimed water system.

At the **Developer's** election in writing, however, the **Developer** may design, permit, and construct the extension of the utilities required hereunder in order to expedite the process. Said election shall be made no later than the first subdivision plan for the Project. If the election is affirmatively made, the **City** agrees to reimburse

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the **Developer** for its actual and reasonable cost to design, permit, and construct the utilities. Reimbursable costs shall not include impact fees and force main capacity charges required by City Code. Prior to permitting, the **Developer** shall submit for approval by the **City** an estimate of the reimbursable costs, in a "not to exceed" value. Reimbursement of any costs in excess of this amount will be subject to review and approval by the City Council.

Subsequent to the approval by the **City** of the estimated reimbursable costs, the **Developer** shall submit monthly invoices of costs actually incurred and due for reimbursement under this Agreement. Written invoices and receipts shall justify the Developer's reimbursable costs. The **City** agrees to remit payment to **Developer** in accordance with the Florida Prompt Payment Act (Section 218.70 et seq., Florida Statutes).

The **Developer** shall complete the first phase of the project to be serviced by the utility extension within five (5) years from date upon which a Certificate of Completion is issued for the utilities or from the date of the **City's** acceptance of the utilities, whichever occurs first ("Utilities Completion Date"). The **Developer** shall complete the remainder of the development project, at a rate of completing a minimum of twenty percent (20%) of the units each year, within five (5) years from the Utilities Completion Date. Should Developer fail to complete the first subdivision or the remainder of the development project in accordance with the aforementioned time frames, the Developer shall pay to the **City** its pro-rata share of the cost to extend the utilities to the **Developer's** Property, as provided in Chapter 22, City Code, as may be amended. **Developer** may request, for good cause shown, an extension of time to complete the

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first subdivision project or phase, but in no case shall said extension be for a period in excess of two (2) years. Approval of such time extension is in the sole discretion of the City Council, but shall not be unreasonably withheld. If an extension of time to complete the first subdivision project or phase is granted by the **City**, then the time for completion of the remainder of the development project shall be extended by a time period equal to the extended time period granted for completion of the first subdivision project or phase.

SECTION 5. PROPERTY OWNERSHIP; INDUCEMENT OF CITY SERVICES AND COMMITMENTS.

Based on **Developer's** acknowledgement and representation to the **City** that **Developer** is the owner of the Property and that **Developer** is empowered to enter into this Agreement, the **City** is willing to provide the City services and abide by the commitments hereunder in return for the **Developer's** agreement to cooperate, facilitate, consummate, and implement the following:

5.1 Upon execution of this Agreement by both parties, **Developer** shall diligently process all necessary development permit applications to construct a residential development project on the Property.

5.2 Unless otherwise mutually agreed by the parties in writing, the residential development project shall consist of a maximum of One Thousand (1,000) residential dwelling units with a minimum living area under air of One Thousand Three Hundred (1,300) square feet. Each dwelling unit shall have an approximate minimum fair market value of One Hundred Thirty Thousand Dollars ($130,000.00) ranging up to approximately Two Hundred Ten Thousand Dollars ($210,000.00) (average $170,000.00) at the time of construction.

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SECTION 6. AGRICULTURE, AQUACULTURE, HORTICULTURE OR SILVICULTURE OPERATIONS. Prior to the **City** rezoning the Property, the **City** agrees that the **Developer** including its lessees, licensees, affiliates, or subsidiaries, may initiate or continue, as applicable, agricultural, aquacultural, horticultural or silvicultural operations on the Property. After any zoning has been approved for a portion of the Property, all agricultural, aquacultural, silvicultural and horticultural operations within the area of the Property subject to the zoning may continue as permitted uses if the new zoning category allows such uses or as nonconforming "grandfathered" uses under the City Code on the condition that **Developer** identify such existing uses in writing prior to the rezoning becoming effective. As to silviculture, **Developer** may continue its silviculture operation within any area of the Property provided that twenty percent (20%) of the trees in the area of the Property is retained.

SECTION 7. EXPLORATION RIGHTS. The **City** agrees that to the extent permitted by law or regulation, **Developer** including its lessees, licensees, affiliates, or subsidiaries may explore the Property for oil, gas and minerals subject to proper permitting by the appropriate regulatory agencies.

SECTION 8. AD VALOREM TAXATION. This Section is subject to the conditions contained in Section 6 of this Agreement. Substantially all of the Property is assessed as agricultural by the Brevard County Property Appraiser and qualifies for that classification. **City** will permit uses that will allow **Developer** to maintain the agricultural tax status of those portions of the Property currently assessed agricultural. The **City** agrees that it shall take no action without the written consent of **Developer** which would affect or impair **Developer**'s ability to continue to obtain the agricultural status for its

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lands which otherwise qualify by law for assessment as agricultural. The **City** acknowledges that **Developer**'s ability to continue to obtain the agricultural assessment on those portions of its Property once annexed to the **City** was an important factor in the decision of **Developer** to annex the Property into the **City**.

SECTION 9. DUE DILIGENCE. The **City** and **Developer** further covenant that they shall immediately commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The **City** shall further provide all municipal services available and provided by the **City** to the Property as are needed by **Developer** from time to time in accordance with the **City's** applicable policies for the provision of said services.

SECTION 10. DEVELOPMENT RIGHTS. **Developer** shall have the right to use and develop the Property as described in this Agreement. Furthermore, **Developer** does not waive any right to use or develop the Property arising under the City Code, common law or the laws of the State of Florida.

SECTION 11. TERM; CONDITIONS SUBSEQUENT. Except as specified below, this Agreement and the annexation contemplated herein shall become effective upon the annexation of and expiration of an applicable appeals period of the ordinance annexing the Property. Should the annexation ordinance not become effective, then either party may terminate this Agreement by written notice and be relieved of their respective obligations under this Agreement.

SECTION 12. DEFAULT; ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages, injunctive relief and

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specific performance. In the event either party is required to enforce this Agreement, by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all pre-trial, trial, appeal and alternative dispute resolution levels.

SECTION 13. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Florida.

SECTION 14. BINDING EFFECT; ASSIGNABILITY. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be freely assignable by the **Developer** to various successive owners without the need for consent by the **City**. **Developer** shall, however, provide written notice to the **City** of any and all such assignees. However, at such time **Developer** no longer has a fee simple ownership interest in the Property, this Agreement shall be deemed assigned to the successive owners of the Property. The parties hereby covenant that they will enforce this Agreement and that is a legal, valid and binding agreement.

SECTION 15. RECORDATION. A copy of this Agreement shall be recorded by the **Developer** at the **Developer**'s expense, in the Public Records of Brevard County, Florida, upon taking effect. Upon receipt of the recorded Agreement, **Developer** shall promptly provide a copy of the recorded Agreement to the City Manager and City Attorney .

SECTION 16. DISCLAIMER OF THIRD PARTY BENEFICIARIES. This Agreement is for the sole benefit of the parties hereto, and no right of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this

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Agreement either express or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 17. ARMS LENGTH NEGOTIATION. This Agreement is the result of mutual arms length negotiations between the parties. Accordingly, this Agreement shall be construed equally between the parties.

SECTION 18. WAIVER; REMEDIES. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party of any right, power, or privilege hereunder operate as a waiver of any other right, power, or privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

SECTION 19. EXHIBITS. All exhibits referenced herein and attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

SECTION 20. NOTICE; PROPER FORM. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses:

AS TO CITY:

City Manager
City of Cocoa
P.O. Box 1750
Cocoa, Florida 32922

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COPY TO: Anthony A. Garganese
Brown, Garganese, Weiss, & D'Agresta, P.A.
City Attorney
City of Cocoa
Post Office Box 2873
Orlando, Florida 32802-2873

AS TO DEVELOPER: Hagen-Nicholson Properties, LLC
c/o Terry D. Hagen
636 N. Rio Grande Avenue
Orlando, FL 32805

COPY TO: Jason W. Searl, Esquire
400 West Church Street
Orlando, Florida 32801

Each party may amend the aforementioned persons and addresses by written notice to the other party.

SECTION 21. ENTIRE AGREEMENT. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties relevant to the subject matter hereof, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written with respect to said subject matter, except as herein contained.

SECTION 22. AMENDMENT. Amendments to and waivers to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

SECTION 23. TIME OF THE ESSENCE. Time is hereby declared of the essence in the performance of each and every provision of this Agreement.

SECTION 24. SOVEREIGN IMMUNITY. Nothing contained in this Agreement shall be construed as a waiver of the **CITY'S** right to sovereign immunity under

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Section 768.28, *Florida Statutes*, or any other limitation on the **CITY'S** potential liability under state and federal law.

SECTION 25. CITY'S POLICE POWERS. **DEVELOPER** agrees and acknowledges that the **CITY** hereby reserves all police powers granted to the **CITY** by law. In no way shall this Agreement be construed as the **CITY** bargaining away or surrendering its police powers.

SECTION 26. ADDITIONAL PERMITS. The failure of this Agreement to address any particular **CITY**, county, state, and federal permit, condition, term, or restriction shall not relieve **DEVELOPER** or the **CITY** of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

SECTION 27. DEVELOPMENT PERMITS APPROVALS BY CITY. Nothing herein shall limit the **CITY'S** authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. In addition, nothing herein shall be construed as granting or creating a vested property right or interest in **DEVELOPER** or on the Property.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

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[This part intentionally left blank]

Signed, sealed and delivered before these witnesses:

DEVELOPER:
"HAGEN"

HAGEN-NICHOLSON PROPERTIES, LLC, a Florida limited liability company

By: _____
Print Name: Terry D. Hagen
As Its: Managing Member

Print Name: Jennifer Merritt

Print Name: Jason W. Searl

CORPORATE SEAL

STATE OF Florida
COUNTY OF Seminole

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by Terry D. Hagen, as Managing Member of HAGEN-NICOLSON PROPERTIES, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing, this 28th day of March, 2005. He/she is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of March, 2005.

Jason W. Searl
Commission # DD381730
Expires December 26, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

AFFIX NOTARY STAMP

_____
Signature of Notary Public
Jason W. Searl
(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

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ATTEST:

By: _____

[SEAL]

CITY:
CITY OF COCOA, a Florida municipal corporation

By: _____
Print: Michael C. Blake
Title: Mayor

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 13th day of April, 2005, by Michael C. Blake, Mayor of the City of Cocoa, a municipal corporation under the laws of the State of Florida, on behalf of the City. Who is personally known to me or has produced _____, (type of identification) as identification and (did/did not) take an oath.

_____
Signature of Notary Public
Laura M. Mulholland
(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

Laura M. Mulholland
Commission # DD377576
Expires January 26, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

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EXHIBIT "A"

Ordinance No. _____- 2005

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LEGAL DESCRIPTION:
(PER SURVEYOR)

A PARCEL OF LAND LYING IN THE SOUTH 1/ 2 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/ 4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST; THENCE NORTH 01°15'06" WEST, 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ST A 50' DEDICATED RIGHT-OF-WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°44'07" WEST, ALONG SAID LINE, 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95); THENCE NORTH 18°18'53" WEST, ALONG SAID LINE, 109.59 FEET: THENCE NORTHERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72, A DELTA OF 18°07'00", AN ARC DISTANCE OF 1178.06; THENCE TANGENT TO SAID CURVE, NORTH 00°11'53" WEST, 205.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEELINE EXPRESSWAY); THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49, A DELTA OF 56°36'47", AN ARC DISTANCE OF 593.33; THENCE TANGENT TO SAID CURVE, NORTH 56°24'54" EAST, 1093.61 FEET THENCE EASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 600.49, A DELTA OF 32°11'38", AN ARC DISTANCE OF 337.41; THENCE TANGENT TO SAID CURVE, NORTH 88°36'31" EAST, 1179.23 FEET THENCE EASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58, A DELTA OF 16°24'08", AN ARC DISTANCE OF 1597.28; THENCE TANGENT TO SAID CURVE, SOUTH 74°59'21" EAST, 723.19 FEET; THENCE SOUTH 00°04'37" EAST, 1069.93 FEET; THENCE NORTH 89°52'22" WEST, 618.77 FEET; THENCE SOUTH 00°07'14" EAST, 1273.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID JAMES ROAD; THENCE NORTH 89°51'39" WEST, 2003.10 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN BREVARD COUNTY, FLORIDA, CONTAINING 266.48 ACRES.

CFN 2006334962, OR BK 5721 Page 8205, Recorded 11/21/2006 at 07:59 AM, Scott Ellis, Clerk of Courts, Brevard County

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THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Anthony A. Garganese, Esq.
Brown, Garganese, Weiss & D'Agresta, P.A.
225 E. Robinson Street, Suite 660
Post Office Box 2873
Orlando, FL 32802-2873
(407) 425-9566

For Recording Purposes Only

CITY OF COCOA/ BARRERA SHORES, LLC PRECEDING DEVELOPMENT AGREEMENT

Second Amended Development Agreement

THIS AGREEMENT ("Agreement") is made and entered into this 7th day of November, 2006, by and between Barrera Shores, LLC, a Florida limited liability company (the "**Developer**") and the City of Cocoa, a municipal corporation created pursuant to the laws of the State of Florida (the "**City**").

RECITALS

1. The **Developer** owns approximately 266.5 acres of property currently located in unincorporated Brevard County, Florida, described and depicted in Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located in unincorporated Brevard County, Florida, and is currently zoned for agricultural uses.

3. The **Developer** has contemplated, considered, and developed plans for the long-range development of the Property.

4. The Property is currently designated for agricultural uses on Brevard County's Future Land Use Map.

Prepared by & Return to:
Joan Clark, City Clerk
City of Cocoa
603 Brevard Avenue
Cocoa, FL 32922

5. The **Developer** desires to create a framework with all necessary governmental agencies, including without limitation, the **City**, to facilitate the orderly development of the entire Property in accordance with the laws of the State of Florida.

6. The **Developer** has proceeded to prepare, and will submit, appropriate applications for the project to be approved by the City of Cocoa, Florida.

7. The **Developer** and the **City** have been jointly investigating the possibility of annexing the Property into the City of Cocoa and processing land use and other approvals under the City of Cocoa Land Development Regulations and other applicable **City** requirements as set forth below.

8. The **Developer** has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action or its equivalent to authorize the execution, delivery and performance of the terms and conditions of this Agreement.

9. The **Developer** will require certain public improvements and infrastructure to facilitate the development of the Property.

10. The **City** has identified the Property as a logical candidate for annexation into the **City** and, as such, the **City** will exercise its planning authority over the Property upon annexation.

11. The **City** has encouraged **Developer** to annex into the **City** and anticipates the continuing permanent benefit which the **City** will receive by virtue of annexing **Developer's** Property and acquiring the right to provide municipal services to **Developer's** Property.

12. The **City** likewise anticipates that the annexation will be beneficial and acknowledges the continuing permanent benefit which the **City** will receive by virtue of its authority, from time to time, to levy taxes, fees, special assessments and user charges that will be paid to the **City** after annexation of the Property, as well as the opportunity that the **City** will have to assist in master planning and facilities planning of property surrounding the Property.

13. The **City** has determined it to be in its best interest to assure **Developer** of the future availability of municipal water and wastewater services for a ten-year period from the effective date of this Agreement, at such times and in such capacities as may be necessary to allow **Developer** to continue to develop the Property as set forth herein; thereafter, in such capacities that the City may have available.

14. The **Developer's** plans for development of the Property as a high-quality, planned unit development is anticipated by the **City** to be of substantial economic benefit to the **City** and its citizens.

15. The **City** has determined that it is feasible to extend into **Developer's** Property police protection, fire protection, solid waste, and water and wastewater services.

16. The **City**, other adjacent property owners, and the region will also benefit from the planning, financing, design, permitting, and construction (hereafter "Provision") of the Beeline Interchange and related interconnected roadway systems.

17. Therefore, in reasonable reliance upon the provision of municipal services and other inducements to annex, **Developer** has filed with the **City** a Petition for Annexation pursuant to Chapter 171, Florida Statutes and the City will process an application for amendment to the **City's** Comprehensive Plan and an application for Rezoning.

18. **Developer** and **City** believe that it is in the best interest of each party to enable the Property to continue to be developed as further described herein, in accordance with Part II of Chapter 163, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act (the "Act"), other applicable Florida Law and the Charter and Code of Ordinances of the City of Cocoa, Florida, and, therefore, **Developer** and **City** agree that this agreement is entered into under the **City's** municipal home rule powers.

19. **City** and **Developer** hereby acknowledge and warrant to the other that this Agreement and any future acts as required hereby are binding and enforceable on the **City** and **Developer** in accordance with their terms. **Developer** hereby further represents that it has the unrestricted right to impose all of the covenants and conditions set forth herein and as contemplated by the **City's** Land Development Regulations.

20. The agreement of the **City** to provide inducements as set forth in this Agreement and be bound by this Agreement, as well as the **City's** assurance to the **Developer** that this Agreement is enforceable against the **City** and that the **City** will not seek to thwart enforcement based on any claim of invalidity based on existing legal precedent in effect on the effective date of this Agreement, are all material inducements to the **Developer** to enter into this Agreement, and the **Developer** would not voluntarily annex into the **City** or enter into this Agreement but for such agreement and assurances by the **City**.

21. **Developer** has already made and will continue to make financial commitments in reliance upon and in contemplation of the annexation, comprehensive plan redesignation, rezoning of the Property, and approval of financial mechanisms to develop the Property.

22. **Developer** is willing to annex if the **City** supports the **Developer's** efforts. However, **Developer** recognizes and acknowledges that such support is subject to due process and statutory requirements to amend the **City's** Comprehensive Plan and

Future Land Use Map to designate the Property as set forth herein and consistent therewith zone the Property as set forth herein in accordance with applicable **City** requirements.

23. The agreement of the **Developer** to annex the Property into the **City** and to develop the Property as set forth in this Agreement are material inducements for the **City** to enter into this Agreement and the **City** would not enter into this Agreement but for such agreement and assurances by the **Developer**.

24. The parties agree that this Agreement constitutes a development agreement preceding any plan amendment or rezoning of the Property, and **Developer**'s duties hereunder constitute a preceding inducement for the proposed amendment to the comprehensive plan and the rezoning.

ACCORDINGLY, in consideration of mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS. The above recitations are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits referenced in this Agreement are hereby deemed a part hereof.

SECTION 2. AUTHORITY. This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes), and the **City's** Charter. The parties specifically agree that this Agreement does not constitute a "development agreement" under the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Fla. Stat., nor do the provisions of said supplemental act apply to this Agreement.

SECTION 3. ANNEXATION. **Developer** has filed a Petition for Annexation of the Property conditioned upon the prior or concurrent adoption of this Agreement. The **City** has initiated the process to accomplish the annexation in accordance with law.

SECTION 4. INDUCEMENTS FOR ANNEXATION. The **Developer** is willing to annex the Property to the City of Cocoa in return for the **City's** agreement to cooperate, facilitate, consummate, and implement the following:

4.1 Orderly Development of Land Uses on the Property. The parties agree that the orderly, comprehensively planned and integrated development of the Property is in the best interests of the **Developer** and the **City**. With respect to the Property, the **City** agrees that it will process and review, in accordance with the City of Cocoa Interstate 95 – State Road 528 annexation report, dated June 28, 2005, future land use designations in its Comprehensive Plan consistent with low and medium density residential and rezoning consistent with the RU-1-7 and/or PUD zoning district designations. The **City** finds these land uses and intensities to be consistent with its Comprehensive Plan and Land Development Code. The **City's** processing of these Comprehensive Plan Amendments and rezonings shall be subject to necessary public participation and hearings as required by law and submission of substantial, competent evidence in support thereof.

Developer, however, acknowledges that the **City** and the Florida Department of Community Affairs ("DCA") are currently finalizing a Stipulated Settlement Agreement in DOAH case No. 04-0716GM. In such case, DCA is mandating that the City adopt revised wetland protection policies and that the City create a "conservation" future land use designation. The policies contained in the Stipulated Agreement will apply to the Property to the extent that the Property contains wetlands. The **City** acknowledges that Developer will file a PUD application consistent with this section.

4.2 **Submittal of Applications and Documentation**. **Developer** has submitted to the **City** such applications and other documentation and shall comply with such other procedures as may be normally and customarily required by the **City** for comprehensive plan amendments, rezonings, plats, site plans and other development approvals or permits. With respect to the zoning application, the **City** agrees to charge, and **Developer** agrees to pay, the **City's** zoning application fee at the normal and customary amount. The **City** will not charge an application fee to process the comprehensive plan amendment to assign a future land use designation.

4.3 **Development**. The parties recognize and acknowledge that **Developer** may engage one or more developers or builders, other than **Developer**, to effect the development of the Property, including the sale or long-term lease of all or portions of the Property. The parties hereto further recognize and acknowledge that as the development process proceeds, it may be necessary to amend any attached Exhibits and the **City's** adopted Comprehensive Plan as may be mutually agreed upon by the parties. In accordance with law, the **City** shall do what is reasonably necessary and within its powers and authority to grant and allow development permits and approvals for the orderly development of the Property in accordance with this Agreement.

4.4 **Compliance with City Laws and Regulations**. Except as otherwise set forth herein, all development of the Property shall be subject to compliance with current existing **City** Land Development Regulations, and with regulations of state, local and federal agencies. Except as otherwise set forth herein, none of the provisions of this Agreement shall be deemed to amend, modify or

otherwise change the provisions of any such ordinance or regulation of the **City** or any other governmental agency. Development of the remainder of the Property shall be subject to the **City's** ordinances, codes, and resolutions as amended from time to time.

4.5 Impact Fees. **Developer** agrees to pay applicable impact fees which may be imposed by the **City** and Brevard County, so long as such fees comply with Florida law.

4.6 Wetland as Open Space. The **City** agrees that the acreage of any wetlands located on the Property may be counted towards any open space acreage requirements of the City, provided a minimum of ten percent (10%) of the Property's predevelopment upland acreage is reserved as useable open space. The parties acknowledge that portions of the lake/conservation/retention areas shown in the Exhibits may be identified as wetlands. **Developer** may use or develop wetlands provided that such use and development is in compliance with all federal, state, county, city, water management district and other applicable local regulations

4.7 Community Development Districts. The **City** acknowledges in concept that it may be beneficial for **Developer** to create a Community Development District ("CDD") pursuant to Chapter 190, Florida Statutes (or some other similar special taxing district or municipal service taxing unit), for the purpose of providing certain services and capital infrastructure to the Property, to the extent allowed and authorized by applicable law. In the event the **Developer** elects to proceed with a CDD or similar entity, Developer shall be responsible for creating the CDD and the **City** and the **Developer** will cooperate in the establishment of such a district or entity. Moreover, should a CDD be created, **Developer** agrees to cooperate with the **City** to determine

whether it is the possible and feasible to reimburse the **City** for any costs incurred by the **City** in running utility infrastructure to the Property.

4.8 **Water, Wastewater and Reclaimed Water Service**. The **Developer** agrees to purchase water and wastewater service (hereafter "Utilities") exclusively from the **City**. In return thereof, the **City** agrees to design, permit, and construct the extension of the Utilities in sufficient capacities to serve phased development of the Property up to the points of connection. The **City** reserves the right to determine the points of connection to the Property line. These off-site utility extensions shall be funded by the **City**, in support of development activities on the Property. The **City** shall proceed with the utility extensions in a timely fashion upon approval of the first subdivision plan for the Project. The **City** shall reserve Utilities in sufficient capacities to serve the Property for a ten (10) year period beginning at the effective date of this Agreement, and the **Developer** shall be required to pay applicable impact fees for Utilities for such portion of the development on the Property as required by **City** regulations at a time when normally due or to time prior to issuance of building permits therefore. Thereafter, upon written request of **Developer**, the **City** may reserve capacity of Utilities in such capacities that the **City** may have available at the time of the request. The parties agree that if reclaimed water service is reasonably and economically available, **Developer** shall connect to the reclaimed water system.

At the **Developer's** election in writing, however, the **Developer** may design, permit, and construct the extension of the utilities required hereunder in order to expedite the process. Said election shall be made no later than the first subdivision plan for the Project. If the election is affirmatively made, the **City** agrees to reimburse

the **Developer** for its actual and reasonable cost to design, permit, and construct the utilities. Reimbursable costs shall not include impact fees and force main capacity charges required by City Code. Prior to permitting, the **Developer** shall submit for approval by the **City** an estimate of the reimbursable costs, in a "not to exceed" value. Reimbursement of any costs in excess of this amount will be subject to review and approval by the City Council.

Subsequent to the approval by the **City** of the estimated reimbursable costs, the **Developer** shall submit monthly invoices of costs actually incurred and due for reimbursement under this Agreement. Written invoices and receipts shall justify the Developer's reimbursable costs. The **City** agrees to remit payment to **Developer** in accordance with the Florida Prompt Payment Act (Section 218.70 et seq., Florida Statutes).

The **Developer** shall complete the first phase of the project to be serviced by the utility extension within five (5) years from date upon which a Certificate of Completion is issued for the utilities or from the date of the **City's** acceptance of the utilities, whichever occurs first ("Utilities Completion Date"). The **Developer** shall complete the remainder of the development project, at a rate of completing a minimum of twenty percent (20%) of the units each year, within five (5) years from the Utilities Completion Date. Should Developer fail to complete the first subdivision or the remainder of the development project in accordance with the aforementioned time frames, the Developer shall pay to the **City** its pro-rata share of the cost to extend the utilities to the **Developer's** Property, as provided in Chapter 22, City Code, as may be amended. **Developer** may request, for good cause shown, an extension of time to complete the

first subdivision project or phase, but in no case shall said extension be for a period in excess of two (2) years. Approval of such time extension is in the sole discretion of the City Council, but shall not be unreasonably withheld. If an extension of time to complete the first subdivision project or phase is granted by the **City**, then the time for completion of the remainder of the development project shall be extended by a time period equal to the extended time period granted for completion of the first subdivision project or phase.

SECTION 5. PROPERTY OWNERSHIP; INDUCEMENT OF CITY SERVICES AND COMMITMENTS.

Based on **Developer's** acknowledgement and representation to the **City** that **Developer** is the owner of the Property and that **Developer** is empowered to enter into this Agreement, the **City** is willing to provide the City services and abide by the commitments hereunder in return for the **Developer's** agreement to cooperate, facilitate, consummate, and implement the following:

5.1 Upon execution of this Agreement by both parties, **Developer** shall diligently process all necessary development permit applications to construct a residential development project on the Property.

5.2 Unless otherwise mutually agreed by the parties in writing, the residential development project shall consist of a maximum of **seven hundred fifty (750)** residential dwelling units with a minimum living area under air of **one thousand eight hundred (1,800) square feet**. Each dwelling unit shall have an approximate minimum fair market value of One Hundred Thirty Thousand Dollars ($130,000.00) ranging up to approximately Two Hundred Ten Thousand Dollars ($210,000.00) (average $170,000.00) at the time of construction.

SECTION 6. AGRICULTURE, AQUACULTURE, HORTICULTURE OR SILVICULTURE OPERATIONS. Prior to the **City** rezoning the Property, the **City** agrees that the **Developer** including its lessees, licensees, affiliates, or subsidiaries, may initiate or continue, as applicable, agricultural, aquacultural, horticultural or silvicultural operations on the Property. After any zoning has been approved for a portion of the Property, all agricultural, aquacultural, silvicultural and horticultural operations within the area of the Property subject to the zoning may continue as permitted uses if the new zoning category allows such uses or as nonconforming "grandfathered" uses under the City Code on the condition that **Developer** identify such existing uses in writing prior to the rezoning becoming effective. As to silviculture, **Developer** may continue its silviculture operation within any area of the Property provided that twenty percent (20%) of the trees in the area of the Property is retained.

SECTION 7. EXPLORATION RIGHTS. The **City** agrees that to the extent permitted by law or regulation, **Developer** including its lessees, licensees, affiliates, or subsidiaries may explore the Property for oil, gas and minerals subject to proper permitting by the appropriate regulatory agencies.

SECTION 8. AD VALOREM TAXATION. This Section is subject to the conditions contained in Section 6 of this Agreement. Substantially all of the Property is assessed as agricultural by the Brevard County Property Appraiser and qualifies for that classification **City** will permit uses that will allow **Developer** to maintain the agricultural tax status of those portions of the Property currently assessed agricultural. The **City** agrees that it shall take no action without the written consent of **Developer** which would affect or impair **Developer**'s ability to continue to obtain the agricultural status for its

lands which otherwise qualify by law for assessment as agricultural. The **City** acknowledges that **Developer**'s ability to continue to obtain the agricultural assessment on those portions of its Property once annexed to the **City** was an important factor in the decision of **Developer** to annex the Property into the **City**.

SECTION 9. DUE DILIGENCE. The **City** and **Developer** further covenant that they shall immediately commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The **City** shall further provide all municipal services available and provided by the **City** to the Property as are needed by **Developer** from time to time in accordance with the **City's** applicable policies for the provision of said services.

SECTION 10. DEVELOPMENT RIGHTS. **Developer** shall have the right to use and develop the Property as described in this Agreement. Furthermore, **Developer** does not waive any right to use or develop the Property arising under the City Code, common law or the laws of the State of Florida.

SECTION 11. TERM; CONDITIONS SUBSEQUENT. Except as specified below, this Agreement and the annexation contemplated herein shall become effective upon the annexation of and expiration of an applicable appeals period of the ordinance annexing the Property. Should the annexation ordinance not become effective, then either party may terminate this Agreement by written notice and be relieved of their respective obligations under this Agreement.

SECTION 12. DEFAULT; ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages, injunctive relief and

specific performance. In the event either party is required to enforce this Agreement, by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all pre-trial, trial, appeal and alternative dispute resolution levels.

SECTION 13. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Florida.

SECTION 14. BINDING EFFECT; ASSIGNABILITY. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be freely assignable by the **Developer** to various successive owners without the need for consent by the **City**. **Developer** shall, however, provide written notice to the **City** of any and all such assignees. However, at such time **Developer** no longer has a fee simple ownership interest in the Property, this Agreement shall be deemed assigned to the successive owners of the Property. The parties hereby covenant that they will enforce this Agreement and that is a legal, valid and binding agreement.

SECTION 15. RECORDATION. A copy of this Agreement shall be recorded by the **Developer** at the **Developer**'s expense, in the Public Records of Brevard County, Florida, upon taking effect. Upon receipt of the recorded Agreement, **Developer** shall promptly provide a copy of the recorded Agreement to the City Manager and City Attorney.

SECTION 16. DISCLAIMER OF THIRD PARTY BENEFICIARIES. This Agreement is for the sole benefit of the parties hereto, and no right of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this

Agreement either express or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 17. ARMS LENGTH NEGOTIATION. This Agreement is the result of mutual arms length negotiations between the parties. Accordingly, this Agreement shall be construed equally between the parties.

SECTION 18. WAIVER; REMEDIES. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party of any right, power, or privilege hereunder operate as a waiver of any other right, power, or privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

SECTION 19. EXHIBITS. All exhibits referenced herein and attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein

SECTION 20. NOTICE; PROPER FORM. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses:

AS TO CITY:

City Manager
City of Cocoa
P.O. Box 1750
Cocoa, Florida 32922

COPY TO: Anthony A. Garganese
Brown, Garganese, Weiss, & D'Agresta, P.A.
City Attorney
City of Cocoa
Post Office Box 2873
Orlando, Florida 32802-2873

AS TO DEVELOPER: Barrera Shores, LLC
c/o Terry D. Hagen
950 S. Winter Park Dr., Suite 350
Casselberry, FL 32707

COPY TO: Jason W. Searl, Esquire
1518 Mount Vernon St.
Orlando, FL 32803

Each party may amend the aforementioned persons and addresses by written notice to the other party.

SECTION 21. ENTIRE AGREEMENT. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties relevant to the subject matter hereof, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written with respect to said subject matter, except as herein contained.

SECTION 22. AMENDMENT. Amendments to and waivers to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

SECTION 23. TIME OF THE ESSENCE. Time is hereby declared of the essence in the performance of each and every provision of this Agreement.

SECTION 24. SOVEREIGN IMMUNITY. Nothing contained in this Agreement shall be construed as a waiver of the **CITY'S** right to sovereign immunity under

Section 768.28, *Florida Statutes*, or any other limitation on the **CITY'S** potential liability under state and federal law.

SECTION 25. CITY'S POLICE POWERS. **DEVELOPER** agrees and acknowledges that the **CITY** hereby reserves all police powers granted to the **CITY** by law. In no way shall this Agreement be construed as the **CITY** bargaining away or surrendering its police powers.

SECTION 26. ADDITIONAL PERMITS. The failure of this Agreement to address any particular **CITY**, county, state, and federal permit, condition, term, or restriction shall not relieve **DEVELOPER** or the **CITY** of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

SECTION 27. DEVELOPMENT PERMITS APPROVALS BY CITY. Nothing herein shall limit the **CITY'S** authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. In addition, nothing herein shall be construed as granting or creating a vested property right or interest in **DEVELOPER** or on the Property.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

[This part intentionally left blank]

Signed, sealed and delivered before these witnesses:

Print Name: Jeff Hagen

Print Name: EVANS A. HOOD

DEVELOPER:
"HAGEN"

BARRERA SHORES, LLC,
a Florida limited liability company

By: D. Hagen
Print Name: Deborah Hagen
As Its: Manager

CORPORATE SEAL

STATE OF Florida
COUNTY OF Seminole

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by Deborah D. Hagen, as Managing Member of BARRERA SHORES, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing, this 2 day of November, 2006. He/she is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of November, 2006.

Signature of Notary Public
Peter C. DiSalvo
(Print Notary Name)
My Commission Expires: 8/3/08
Commission No.: DD034373 6

AFFIX NOTARY STAMP

PETER CHRISTOPHER DISALVO
Comm# DD0343736
Expires 8/3/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

ATTEST:

By: Joan Clark
Joan Clark, City Clerk

[SEAL]

CITY:
CITY OF COCOA, a Florida municipal corporation

By: Michael C. Blake
Print: Michael C. Blake
Title: Mayor

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 17th day of November, 2006, by Michael C. Blake, Mayor of the City of Cocoa, a municipal corporation under the laws of the State of Florida, on behalf of the City. Who is personally known to me or has produced _____, (type of identification) as identification and (did/did not) take an oath.

Mary Lou Stearns
Commission #DD246892
Expires: Sep 03, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

AFFIX NOTARY STAMP

Mary Lou Stearns
Signature of Notary Public
Mary Lou Stearns
(Print Notary Name)
My Commission Expires: 9-3-07
Commission No.: DD246892

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

April 26, 2021

Bobby Luthra
PIB Investment Brokers
1505 E. Robinson Street
Orlando, Florida 32801

Proj: Beeline & I-95 - Brevard County, Florida
Section 10; Township 24 South; Range 35 East
(BTC File #372-78)
Re: Environmental Assessment Report

Dear Mr. Luthra:

During April 2021, Bio-Tech Consulting, Inc. (BTC) conducted an Environmental Assessment of the Beeline & I-95 site. The approximately 212.21-acre subject property is located southeast of the Beachline Expressway and I-95 junction, and to the northwest of State Road 524, within Section 10; Township 24 South; Range 35 East, in Brevard County, Florida (**Figures 1, 2 & 3**). The subject site is entirely located within the City of Cocoa limits. The environmental assessment included the following elements:

- Review of soil types mapped within the site boundaries;
- Evaluation of land use types/vegetative communities present;
- Field review for occurrence of protected flora and fauna;
- Delineation of on-site wetland and surface water communities; and,
- Determination of environmental permitting constraints.

SOILS

According to the Soil Survey of Brevard County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), seven (7) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

- **Basinger Sand (#7)**
- **EauGallie sand (#17)**
- **Immokalee sand, 0 to 2 percent slopes (#28)**
- **Myakka sand, 0 to 2 percent slopes (#36)**
- **Myakka sand, depressional (#38)**
- **Tomoka muck, undrained (#67)**
- **Valkaria sand (#70)**

The following presents a brief description of the soil types mapped for the subject property:

Basinger sand (#7) is a nearly level, poorly drained sandy soil found in soughs of poorly defined drainageways and depressions in the flatwoods. The upper 2 inches of the surface layer of this soil type generally consists of very dark gray sand. The lower 6 inches of the surface layer generally consists of grayish brown sand. In most years the water table for this soil type is within a depth of 10 inches for 2 to 6 months of the year, and between 10 and 40 inches for 6 months or more. In dry seasons it is below a depth of 40 inches for short periods. This soil type is occasionally flooded for 2 to 7 days following heavy rains. Permeability of this soil type is very rapid.

EauGallie sand (#17) is a nearly level, poorly drained soil on broad, low ridges on the flatwoods. During most years, the water table for this soil type is within a depth of 10 inches of the surface for 1 to 4 months and between 10 and 40 inches of the surface for more than 6 months. In dry seasons it is below a depth of 40 inches. The permeability of EauGallie sand is rapid to a depth of 22 inches, moderate to moderately rapid from 22 to 35 inches, rapid from 35 to 55 inches, moderate to moderately rapid from 55 to 61 inches, and rapid below 61 inches.

Immokalee sand, 0 to 2 percent slopes (#28) is a nearly level, poorly drained sandy soil on broad areas on the flatwoods, on low ridges between sloughs, and in low narrow areas between sand ridges and lakes and ponds. The surface layer of this soil type consists of very dark gray and dark gray sand about 11 inches thick. During most years, the water table for this soil type is within a depth of 10 inches of the surface for 1 to 2 months and between 10 and 40 inches of the surface for more than half the time and during short, dry periods below 40 inches. The permeability of this soil type is moderate to moderately rapid in the weakly cemented layers and rapid in all other layers.

Myakka sand, 0 to 2 percent slopes (#36) is a nearly level, poorly drained sandy soil found in shallow depressions in the flatwoods. The upper 4 inches of the surface layer of this soil type generally consists of very dark gray sand. The lower 4 inches of the surface layer generally consists of dark gray sand. In most years this soil type is flooded for 6 to 12 months. In dry seasons it is deeper, but is seldom below a depth of 40 inches. The permeability of this soil type is rapid in the sandy layers to a depth of about 22 inches, moderate from about 22 to 46 inches, and rapid from about 46 to 63 inches.

Myakka sand, depressional (#38) is a nearly level, poorly drained sandy soil in depressions in the flatwoods. Most areas are small with only a few larger areas exceeding 50 acres in size. The soil is similar to Myakka sand, but located in lower elevations where water is capable of accumulating. In most years, the area is flooded for 6 to 12 months.

Tomoka muck, undrained (#67) is a nearly level, very poorly drained muck soil in broad flat marshes, small depressions, and swamps. Sandy and loamy layers are at a depth of 16 to 40 inches. The water table is within a depth of 10 inches for 9 to 12 months in most years, and water is frequently above the surface. In dry periods it is between 10 and 30 inches.

Valkaria sand (#70) is a nearly level, poorly drained soil in grassy sloughs, low palm hammocks and broad low areas. This soil type is frequently flooded for periods of 2 to 7 days following heavy rains. The water table is within a depth of 10 inches for 2 to 6 months of most years. In dry periods it is within a depth of 30 inches most of the time. The permeability of this soil type is rapid.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components of the Basinger sand (#7), Myakka sand, depressional (#38), Tomoka muck, undrained (#67), and Valkaria sand (#70) soil types associated with the property, to be hydric in nature. The FAESS also considers inclusions present within the EauGaillie sand (#17) soil type associated with the property, to be hydric in nature. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition, March 2007.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The Beeline & I-95 site currently supports six (6) land use types/vegetative communities within the subject property boundaries (**Figure 5**). These land use types were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 2004). The upland land use types within the subject property consist of Pine Flatwoods (411) and Hardwood - Conifer Mixed (434). The surface water and wetland land use types within the subject property consist of Willow and Elderberry (618), Hydric Pine Flatwoods (625), Wetland Forested Mixed (630), and Freshwater Marshes (641). The following provides a brief description of the land use types/vegetative communities identified on the site:

Uplands:

411 – Pine Flatwoods

The majority of the property is comprised of uplands which are best classified by the Pine Flatwoods (411) land use type, per the FLUCFCS. The western portion of this community type includes more pine trees in the canopy and the eastern portion contains a sparse pine canopy with a heavy concentration of gallberry (*Ilex glabra*). This community exhibited evidence of burn

activity in the past. Vegetative species within this land use type consists of slash pine (*Pinus elliottii*), longleaf pine (*Pinus palustris*), cabbage palm (*Sabal palmetto*), gallberry (*Ilex glabra*), Brazilian pepper (*Schinus terebinthifolia*), fetterbush (*Lyonia lucida*), bracken fern (*Pteridium aquilinum*), muscadine grapevine (*Vitis rotundifolia*), saw palmetto (*Serenoa repens*), johnsongrass (*Sorghum halepense*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), cogongrass (*Imperata cylindrica*), wiregrass (*Aristida stricta*), Carolina redroot (*Lachnanthes caroliana*), runner oak (*Quercus pumila*), bahia grass (*Paspalum notatum*), chalky bluestem (*Andropogon virgincus*), dog fennel (*Eupatorium capillifolium*), St. Augustine grass (*Stenotaphrum secundatum*), caesarweed (*Urena lobata*), blackberry (*Rubus pensilvanicus*), rusty lyonia (*Lyonia ferruginea*), winged sumac (*Rhus copallinum*), dog fennel (*Eupatorium capillifolium*), and greenbrier (*Smilax* spp.)

434 - Hardwood - Conifer Mixed

The site contains forested areas which contain a mix of pines and hardwood species which are located on the east boundary and along the southern boundary. This land use type is best classified by the Hardwood - Conifer Mixed (434) land use type, per the FLUCFCS. Vegetative species within this land use type consists of water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), earpodtree (*Enterolobium contortisiliquum*), red cedar (*Juniperus virginiana*), Chinese tallowtree (*Triadica sebifera*), chinaberry (*Melia azedarach*), dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), Brazilian pepper (*Schinus terebinthifolia*), fetterbush (*Lyonia lucida*), poison ivy (*Toxicodendron radicans*), bracken fern (*Pteridium aquilinum*), saw palmetto (*Serenoa repens*), johnsongrass (*Sorghum halepense*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), cogongrass (*Imperata cylindrica*), elderberry (*Sambucus nigra*), sword fern (*Nephrolepis cordifolia*), runner oak (*Quercus pumila*), chalky bluestem (*Andropogon virgincus*), dog fennel (*Eupatorium capillifolium*), caesarweed (*Urena lobata*), blackberry (*Rubus pensilvanicus*), rusty lyonia (*Lyonia ferruginea*), dog fennel (*Eupatorium capillifolium*), muscadine grapevine (*Vitis rotundifolia*), and greenbrier (*Smilax* spp.)

Wetlands/Surface Waters:

618 - Willow and Elderberry

The site contains one (1) wetland area located on the southern boundary line which is best classified by the Willow and Elderberry (618) land use type, per the FLUCFCS. Vegetative species within this land use type include Mexican primrosewillow (*Ludwigia octovalvis*), Virginia chain fern (*Woodwardia virginica*), royal fern (*Osmunda regalis*), swamp sawgrass (*Cladium jamaicense*), sand cordgrass (*Spartina bakeri*), marsh pennywort (*Hydrocotyle vulgaris*), spadeleaf (*centella asiatica*), St. John's-Wort (*Hypericum cistifolium*), duck potato (*Sagittaria lancifolia*), and pickerelweed (*Pontederia cordata*).

625 - Hydric Pine Flatwoods

Located in the northeastern portion of the site is a small wetland which is best classified by the Hydric Pine Flatwoods (625) land use type, per the FLUCFCS. Moderate levels of turbidity was observed along the portion of the wetland system which abuts the northern boundary. Vegetative species within this land use type include slash pine (*Pinus elliottii*), pond pine (*Pinus serotina*), cabbage palm (*sabal palmetto*), melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), swamp bay (*Persea palustris*), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), swamp fern (*Telmatoblechnum serrulatum*), wiregrass (*Aristida stricta*), Virginia chain fern (*Woodwardia virginica*), wax myrtle (*Morella cerifera*), sand cordgrass (*Spartina bakeri*), chalky bluestem (*Andropogon virgincus*), broomsedge (*Andropogon glomeratus*), Carolina redroot (*Lachnanthes caroliana*), hatpins (*Syngonanthus flavidulus*), beakrush (*Rhynchospora* spp.), soft rush (*Juncus effusus*), sedges (*Carex* spp.), St. John's-Wort (*Hypericum cistifolium*), swamp sawgrass (*Cladium jamaicense*), sword fern (*Nephrolepis cordifolia*), fetterbush (*Lyonia lucida*), and mermaid weed (*Proserpinaca palustris*).

630 - Wetland Forested Mixed

Within the central and western portions of the site there are two (2) wetlands which are best classified by the Wetland Forested Mixed (630) land use type, per the FLUCFCS. The wetland forested mixed system which abuts the northern boundary exhibited high levels of turbidity, likely due to runoff from construction associated with the Brightline high-speed passenger rail construction. Vegetative species within this land use type include slash pine (*Pinus elliottii*), swamp bay (*Persea palustris*), cabbage palm (*sabal palmetto*), red maple (*Acer rubrum*), Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), swamp fern (*Telmatoblechnum serrulatum*), Virginia chain fern (*Woodwardia virginica*), wax myrtle (*Morella cerifera*), sand cordgrass (*Spartina bakeri*), broomsedge (*Andropogon glomeratus*), fetterbush (*Lyonia lucida*),

chalky bluestem (*Andropogon virgincus*), Carolina redroot (*Lachnanthes caroliana*), hatpins (*Syngonanthus flavidulus*), beakrush (*Rhynchospora* spp.), soft rush (*Juncus effusus*), mermaid weed (*Proserpinaca palustris*), sedges (*Carex* spp.), St. John's-Wort (*Hypericum cistifolium*), and swamp sawgrass (*Cladium jamaicense*).

641- Freshwater Marshes

Scattered throughout the subject site are herbaceous wetlands which are best classified by the Freshwater Marshes (641) land use type, per the FLUCFCS. Significant evidence of feral hog damage was noted throughout these areas. Scattered canopy species within these wetlands include dahoon holly (*Ilex cassine*), loblolly bay (*Gordonia lasianthus*), loblolly pine (*Pinus taeda*), cabbage palm (*sabal palmetto*), pond pine (*Pinus serotina*), and slash pine (*Pinus elliottii*). button bush (*Cephalanthus occidentalis*), Virginia chain fern (*Woodwardia virginica*), nutrush (*scleria* spp.), hatpins (*Syngonanthus flavidulus*), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), fetterbush (*Lyonia lucida*), pickerelweed (*Pontederia cordata*), broomsedge (*Andropogon glomeratus*), St. John's-Wort (*Hypericum cistifolium*), sedges (*Carex* spp.), melaleuca (*Melaleuca quinquenervia*), Carolina redroot (*Lachnanthes caroliana*), chalky bluestem (*Andropogon virgincus*), brazilian pepper (*Schinus terebinthifolia*), gallberry (*Ilex glabra*), wax myrtle (*Morella cerifera*), Virginia chain fern (*Woodwardia virginica*), yellow-eyed grass (*Xyris caroliniana*), mermaid weed (*Proserpinaca palustris*), swamp sawgrass (*Cladium jamaicense*), sphagnum (*Sphagnum carolinianum*), saw palmetto (*Serenoa repens*), greenbrier (*Smilax* spp.), red ludwigia (*Ludwigia repens*), poison ivy (*Toxicodendron radicans*), and mermaid weed (*Proserpinaca palustris*).

PROTECTED SPECIES

Utilizing methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 - revised July 2020), an assessment for "listed" floral and faunal species occurring within the subject site boundaries was conducted on April 8, 9, and 21, 2021. The survey covered approximately 50 percent of the subject site's developable area, included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (December 2018) that have the potential to occur in Brevard County (attached Table 1).

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture (FDA) or U.S. Fish and Wildlife Service (USFWS) was identified on the site during the assessments conducted. However, one (1) fern species were identified that are listed as "Commercially Exploited" by the Florida Department of Agriculture and Consumer Services (FDACS). The harvesting of this species, royal fern (*Osmunda regalis*), for commercial gain is prohibited. However, the listing of this species poses no restrictions towards the development of the site. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
brown anole (*Norops sagrei*)
eastern racer (*Coluber constrictor*)
Florida leopard frog (*Lithobates sphenocephalus sphenocephalus*)
gopher tortoise (*Gopherus polyphemus*)
green anole (*Anolis carolinensis*)
six-lined racerunner (*Cnemidophorus sexlineatus*)
southern toad (*Anaxyrus terrestris*)

Birds
American Crow (*Corvus caurinus*)
Black Vulture (*Coragyps atratus*)
Mourning Dove (*Zenaida macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Red-shouldered Hawk (*Buteo lineatus*)

Mammals
black bear (*Ursus americanus floridanus*)
common raccoon (*Procyon lotor*)
eastern gray squirrel (*Sciurus carolinensis*)
feral hog (*Sus scrofa*)
marsh rabbit (*Sylvilagus palustris*)
nine-banded armadillo (*Dasypus novemcinctus*)
Virginia opossum (*Didelphis virginiana*)
white-tailed deer (*Odocoileus virginianus*)

One (1) of the above species were identified in the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated December 2018), the gopher tortoise (*Gopherus polyphemus*). The following provides a brief description of this species and other wildlife species as they relate to the development of the site.

Bald Eagle (*Haliaeetus leucocephalus*)
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FFWCC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FFWCC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a desktop review of FFWCC's database and Audubon's EagleWatch program database for recorded Bald Eagle nests within the surrounding 660 feet of the subject site. This review revealed that there are no Bald Eagle nests (through the 2016-2017 nesting season for FFWCC data and 2019-2020 nesting season for Audubon EagleWatch data) within 660 feet of the project site boundaries (**Figure 6** and attached Eaglewatch Search). Thus, no developmental constraints are expected with respect to Bald Eagle nests.

***Gopher Tortoise* (*Gopherus polyphemus*)**
State Listed as "Threatened" by FFWCC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by USFWS, and as of September 2007 is now classified as "Threatened" by FFWCC. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other

protected species have a possibility of occurring in this area, as they are gopher tortoise commensal species. However, none of these commensal species were observed during the survey conducted.

The subject property was surveyed for the existence of gopher tortoises through the use of pedestrian transects (**Figure 6**). The survey covered approximately 50 percent of the suitable habitat present within the subject property boundaries. Twenty-Three (23) active/inactive gopher tortoise burrows were observed and recorded using GPS technology. These burrows were concentrated along the southern boundary within a sandy berm and many of these burrows were located within 25 feet of the subject site property boundary.

The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot distance from construction), 2) preservation of habitat, and 3) off-site relocation. Gopher tortoise surveys for permitting with FFWCC are valid for 90 days. BTC recommends that a 100 percent survey be conducted within 90 days of the start of construction to identify the total gopher tortoise population that exists within the subject site for FFWCC permitting purposes. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

Wood Stork (*Mycteria americana*)
Federally Listed as "Threatened" by USFWS

The subject site is shown to be located within a Wood Stork Nesting Colony Core Foraging Area. Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as "Threatened" by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely unfeathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm).

The USFWS identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The USFWS believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

No Wood Storks were observed within the subject site during the wildlife survey conducted by BTC. Based on our review of available databases, there is record of two (2) Wood Stork rookeries close to the site. One is within 2.6 miles of the subject site and the other within 3 miles of the subject site. The USFWS and the Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (USACE) require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging habitat. No Wood Storks were observed within the subject site during the wildlife survey conducted by BTC; however, mitigation for Wood Stork habitat may be required if ditches or wetlands are impacted and Section 404 permitting with the FDEP or Section 10 permitting with the USACE is necessary.

USFWS CONSULTATION AREAS

The USFWS have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with federal Section 10 permitting with the USACE and Section 404 permitting through the FDEP. It should be noted that a listed species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination. Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following provides a brief description of the respective species, its habitat, and the potential for additional review.

Florida Scrub-jay (*Aphelocoma coerulescens*)
Federally Listed as "Threatened" by USFWS

The subject site falls within the USFWS Consultation Area for the Florida Scrub-jay. Currently the Florida Scrub-jay is listed as threatened by the USFWS. Florida Scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 feet) tall, covering 50 percent to 90 percent of the area; bare ground or sparse vegetation less than 15 cm (6 in.) tall covering 10 percent to 50 percent of the area; and scattered trees with no more than 20 percent canopy cover (Fitzpatrick et al. 1991).

A call recording was played during the wildlife survey is various locations throughout the subject site and no Florida Scrub-jays were observed during the cursory survey conducted by BTC. No suitable habitat exists within the limits of the site and it is not anticipated that a formal survey would be required by the USFWS or another agency to determine if any Florida Scrub-jays utilize any portions of the site.

Everglade Snail Kite (*Rostrhamus sociabilis*)
Federally Listed as "Endangered" by USFWS

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Snail Kite is listed as "Endangered" by the USFWS. Snail Kites are similar in size to Red-shouldered Hawks. All Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur

in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Everglade Snail Kites were observed within the subject site during the wildlife survey conducted by BTC and no suitable habitat exists within the subject property. As such, it is not anticipated that a formal snail kite survey would be required by the USFWS or another agency.

Audubon's Crested Caracara (*Polyborus plancus audubonii*)
Federally Listed as "Threatened" by USFWS

The subject site falls within the USFWS Consultation Areas for the Audubon's Crested Caracara. Currently the Audubon's Crested Caracara is listed as threatened by the USFWS due primarily to habitat loss. The Audubon's Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palms, lightly wooded areas with saw palmetto, scrub oaks and cypress. The Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct new nests each nesting season, often in the same tree as the previous year.

Although the subject site falls within the USFWS Audubon's Crested Caracara consultation area, no crested caracaras were observed and within the project boundaries. Particular attention was given to the cabbage palms on the project during the wildlife survey and no evidence of nesting activity was observed. A formal survey could be required by the USFWS or another agency to determine if any Audubon's Crested Caracara utilize any portions of the site.

ENVIRONMENTAL CONSTRAINTS

The surface waters have been delineated by BTC with pink flagging tape in the field (**Figure 7**) and will need to be reviewed by the appropriate regulatory agencies. Permitting through the St. Johns River Water Management District (SJRWMD), and the FDEP would be required to develop the project site. The site resides within the St. Johns River (Canaveral Marshes to Wekiva) drainage basin.

St. Johns River Water Management District

The Environmental Resource Permit (ERP) program regulates activities involving the alteration of surface water flows. This includes new activities in uplands that generate stormwater runoff from upland construction, as well as dredging and filling in wetlands and other surface waters. An ERP will be required through the SJRWMD for all wetland and/or other surface water impacts (both direct and secondary) in association with any development activity. Impacts to the project's wetland and/or other surface water communities would be permittable by SJRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. Coordination with the Division of Historical Resources (DHR) and the FFWCC will be necessary as part of the permitting process.

Florida Department of Environmental Protection

State 404 Program

In December of 2020, the Florida Department of Environmental Protection (FDEP) "assumed" federal permitting authority for all wetland and surface water resources under Section 404 of the Clean Water Act (CWA). The State 404 Program is a separate program from the existing ERP Program described above. For those project's whose wetland and surface water resources are associated with tidal waters or traditional navigable waters, under Section 10 of the Rivers and Harbors Act, the USACE will "retain" federal permitting authority. These "retained" resources also include wetlands and/or other surface waters that fall within the 300 foot guide line established from the ordinary high water mark or mean high tide line of the retained waters.

With respect to the subject site, it is anticipated that the on-site other surface waters will fall under the regulatory authority of the Section 404 Program. The federal permitting authority has been assumed by the FDEP under Section 404. Currently, FDEP considers all wetland and/or surface water resources to be federally jurisdictional unless the applicant provides documentation proving otherwise. A jurisdictional determination in the form of a No Permit Required (NPR) verification will be required to make this determination and confirm what we anticipate to be non-jurisdictional wetlands located on the subject property.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted in the attached wildlife Table, currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,



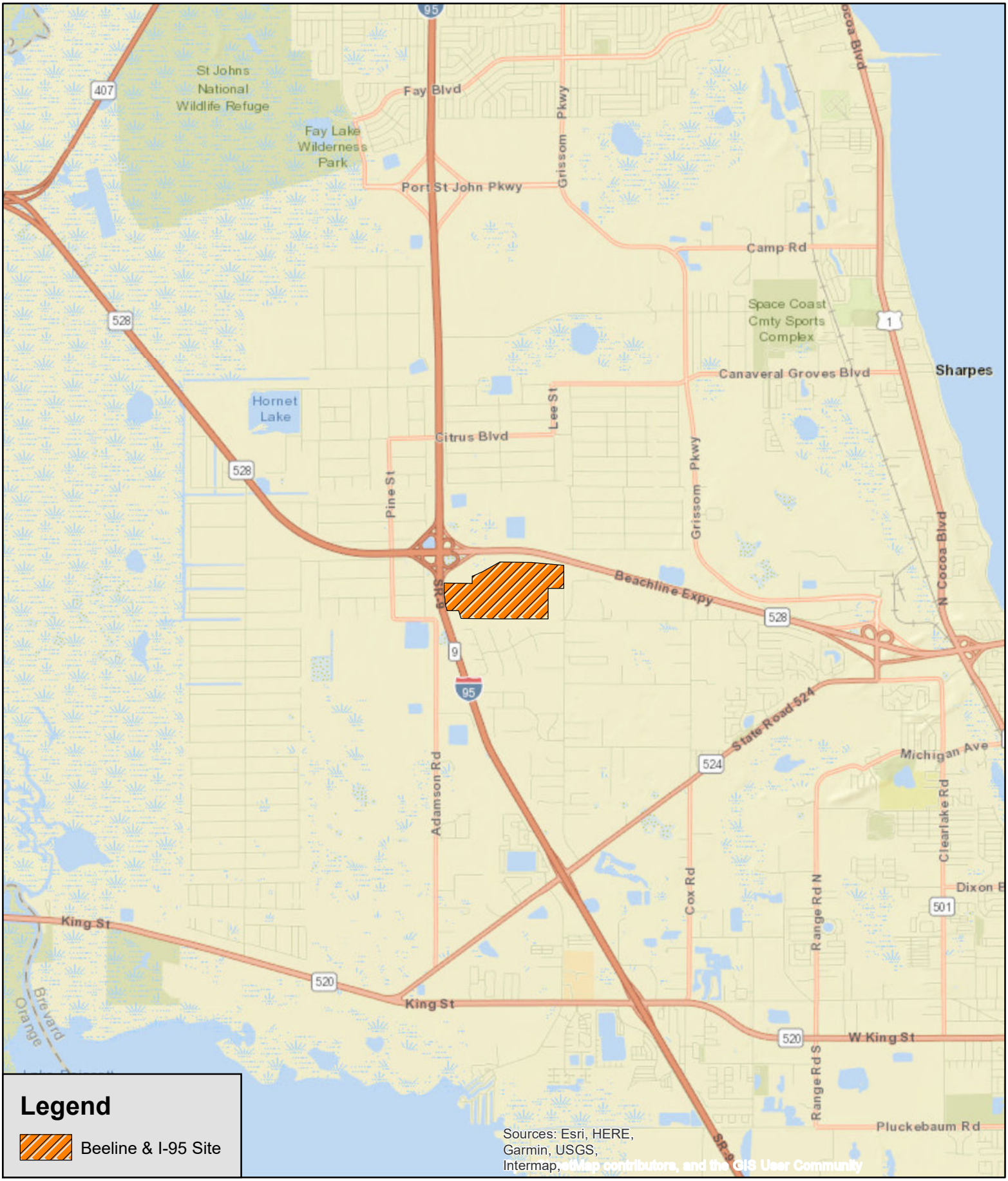
David Holly
Project Manager



John Miklos
Project Manager

Attachments

FIGURES



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Beeline & I-95 Site
Brevard County, Florida
Figure 1
Location Map

N
W E
S

1
Miles

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



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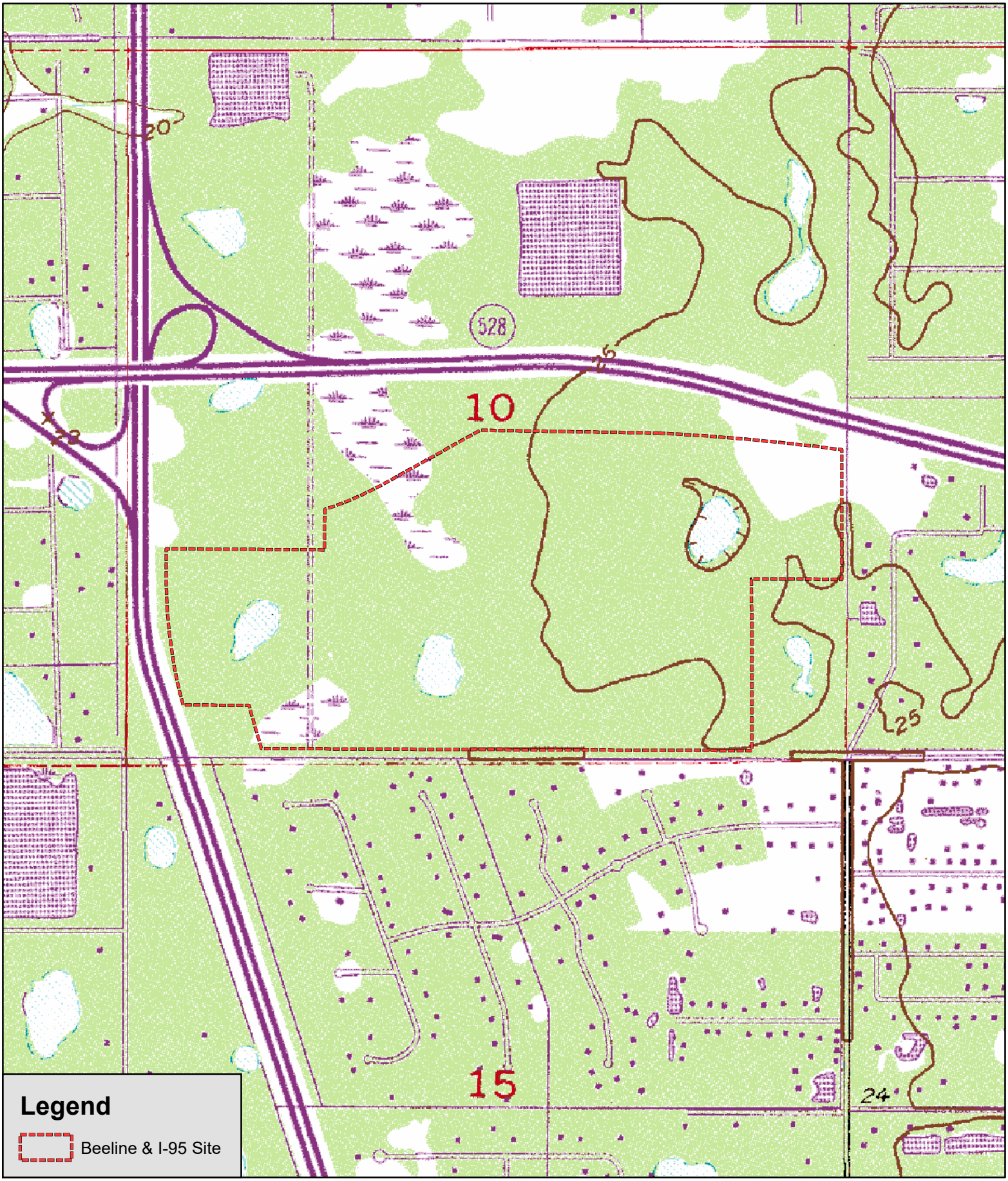
Beeline & I-95 Site
Brevard County, Florida
Figure 2
2020 Google Earth Aerial Map

N
W E
S

800
Feet

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



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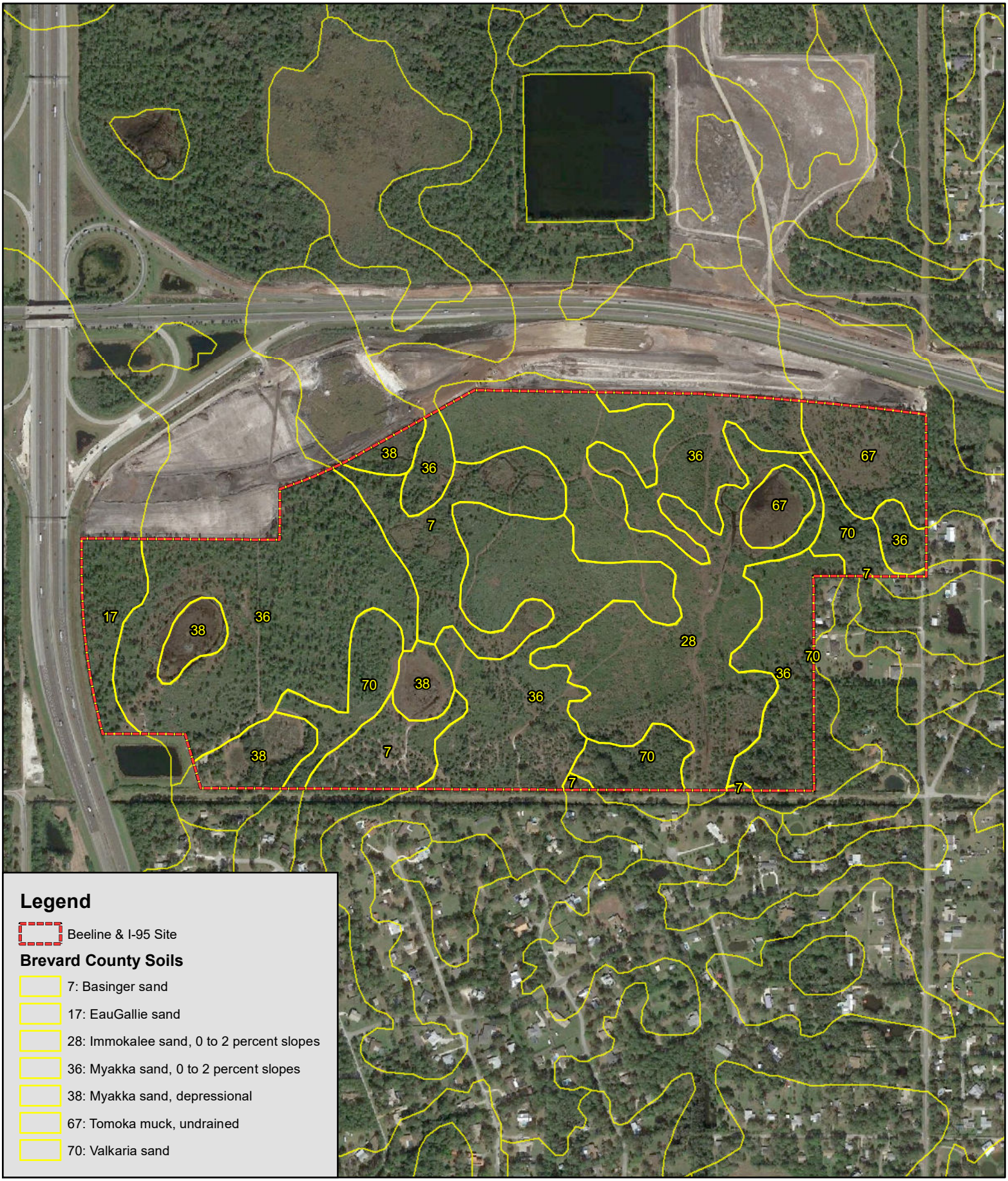
Beeline & I-95 Site
Brevard County, Florida
Figure 3
USGS Topographic Map

N
W E
S

1,000
Feet

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



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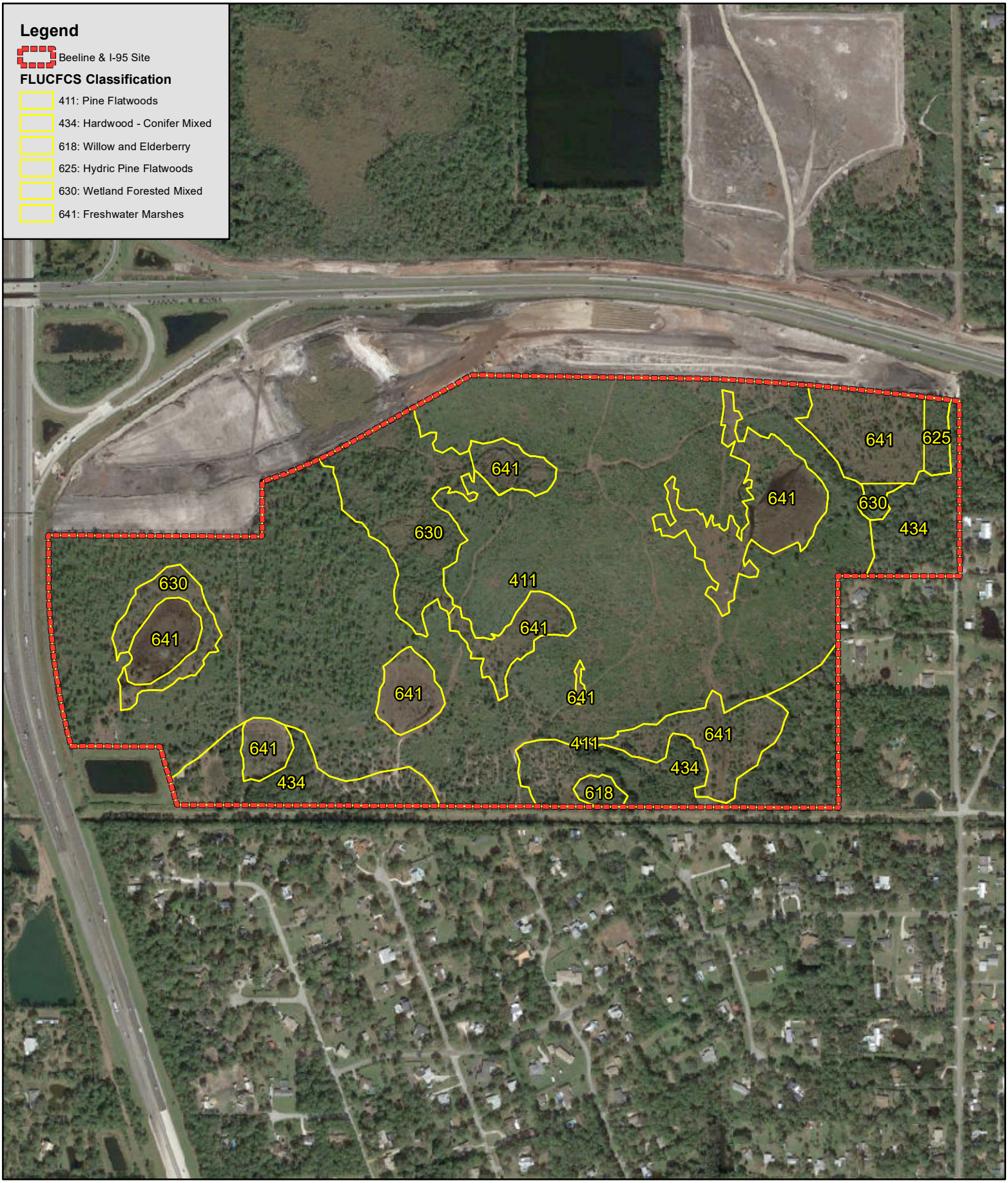
Beeline & I-95 Site
Brevard County, Florida
Figure 4
SSURGO Soils Map

N
W E
S

800
Feet

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



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Beeline & I-95 Site
Brevard County, Florida
Figure 5
FLUCFCS Map

N
W E
S

810
Feet

Project #: 372-78
Produced By: DPH
Date: 4/26/2021



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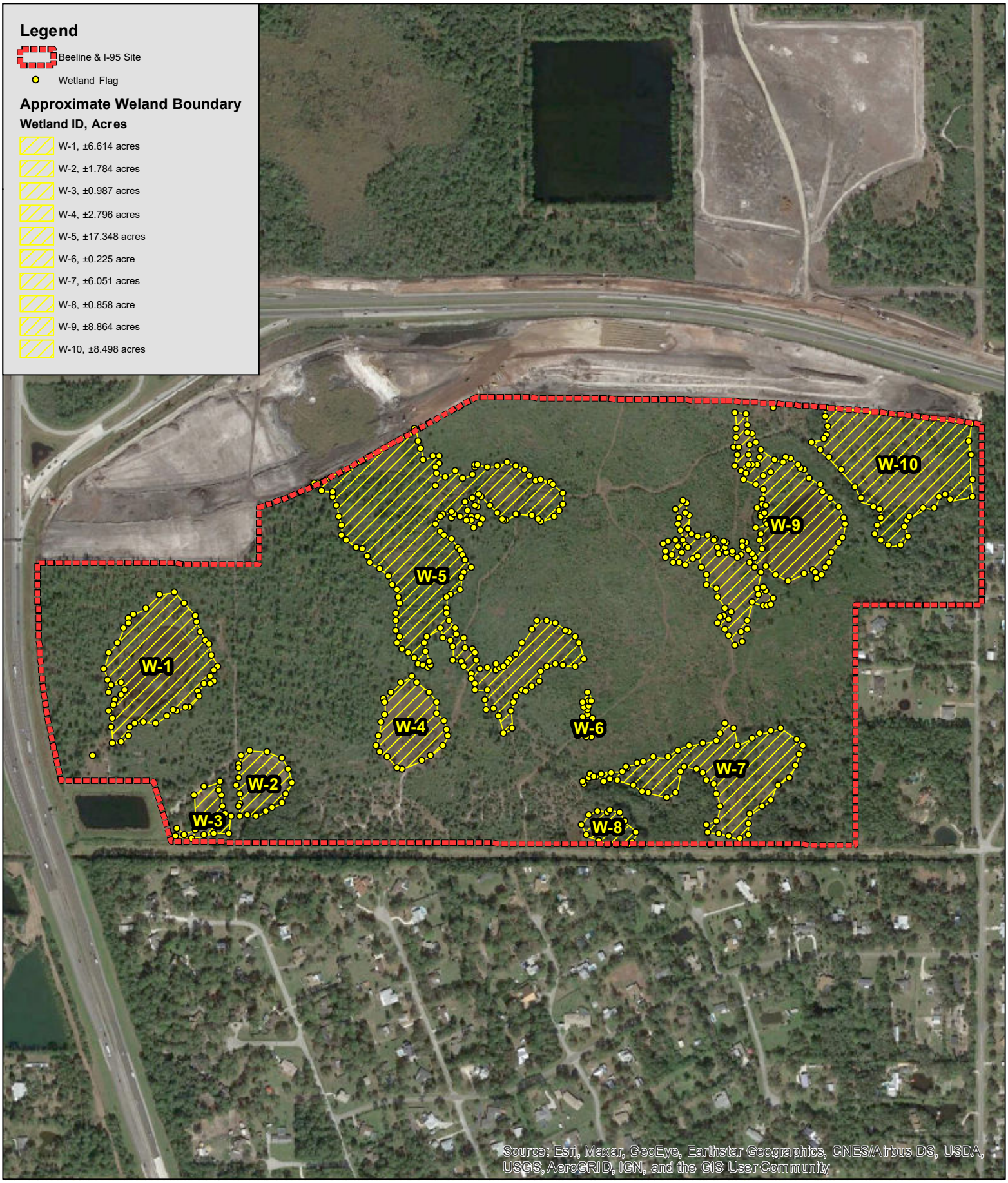
Beeline & I-95 Site
Brevard County, Florida
Figure 6
Wildlife Proximity Map

N
W E
S

1,000
Feet

Project #: 372-78
Produced By: DPH
Date: 4/26/2021



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Beeline & I-95 Site
Brevard County, Florida
Figure 7
Wetland Delineation Map

N
W E
S

720
Feet

Project #: 372-78
Produced By: CAW
Date: 4/22/2021

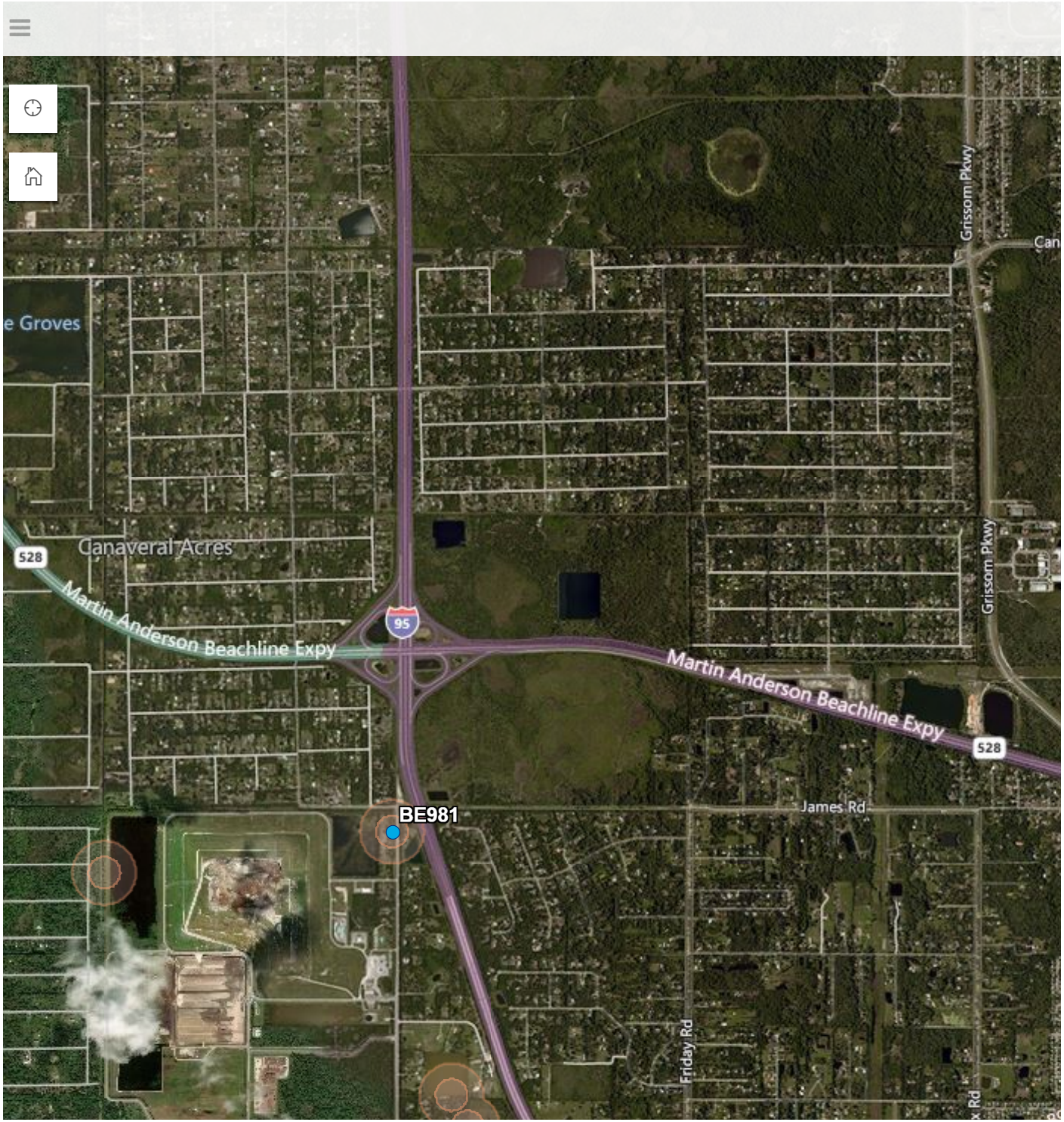
AUDUBON EAGLEWATCH SEARCH RESULTS

To learn more about EagleWatch or to get involved please visit the Audubon Center for Birds of Prey website.

This nest map includes all nests documented by the Florida Fish and Wildlife Conservation Commission (FWC). Accuracy of the nest locations varies based on documentation method but is generally estimated to be within 0.1 miles of the true location. Not all Bald Eagle nests in Florida have been documented by FWC. Non-documented nests receive the same level of protections as FWC documented nests. To report a new or undocumented Bald Eagle nest, please contact the EagleWatch Program Manager at eaglewatch@audubon.org or FWC at BaldEagle@MyFWC.com.

For nests monitored by EagleWatch, the nest data provided is current through the 2019-2020 nesting season. For additonal information, please contact the EagleWatch Program Manager at eaglewatch@audubon.org or 407-644-0190. Nests monitored only by FWC will show FWC's most recent aerial survey data.

Disclaimer: The nest data provided here is for informational purposes only and is provided "as is" without a warranty of any kind, either expressed or implied. Audubon EagleWatch assumes no responsibility, and shall not be liable for any damage caused by the use of



POTENTIALLY OCCURRING SPECIES IN BREVARD COUNTY, FL

Bio-Tech Consulting Inc.
Environmental and Permitting Services

Table 1:

Potentially Occurring Listed Wildlife and Plant Species in Brevard County, Florida

Scientific Name	Common Name	Federal Status	State Status	Occurrence Status
FISH				
Acipenser oxyrinchus	Atlantic sturgeon	LE	FE	C
REPTILES				
Alligator mississippiensis	American alligator	T(S/A)	FT(S/A)	C
Caretta caretta	loggerhead sea turtle	LT	FT	C
Chelonia mydas	green sea turtle	LT	FT	C
Dermochelys coriacea	leatherback sea turtle	LE	FE	C
Drymarchon corais couperi	eastern indigo snake	LT	FT	C
Gopherus polyphemus	gopher tortoise	C	ST	C
Lepidochelys kempii	Kemp's ridley sea turtle	LE	FE	P
Pituophis melanoleucus mugitus	Florida pine snake	N	ST	C
BIRDS				
Platalea ajaja	roseate spoonbill	N	ST	C
Aphelocoma coerulescens	Florida scrub-jay	LT	FT	C
Polyborus plancus audubonii	Audubon's crested caracara	LT	FT	C
Charadrius melodus	piping plover	LT	FT	P
Egretta caerulea	little blue heron	N	ST	C
Egretta rufescens	reddish egret	N	ST	C
Egretta tricolor	tricolored heron	N	ST	C
Falco sparverius paulus	southeastern American kestrel	N	ST	P
Grus canadensis pratensis	Florida sandhill crane	N	ST	C
Haematopus palliatus	American oystercatcher	N	ST	P
Haliaeetus leucocephalus	bald eagle	N	**	C
Mycteria americana	wood stork	LT	FT	C
Pandion haliaetus	osprey	N	SSC*	C
Picoides borealis	red-cockaded woodpecker	LE	FE	C
Rynchops niger	black skimmer	N	ST	C
Athene cunicularia	burrowing owl	N	ST	P
Sterna antillarum	least tern	N	ST	C
MAMMALS				
Eubalaena glacialis	North Atlantic right whale	LE	FE	C
Peromyscus polionotus niveiventris	southeastern beach mouse	LT	FT	C
Sciurus niger shermani	Sherman's fox squirrel	N	SSC	P
Trichechus manatus (Trichechus manatus latirostris)	West Indian manatee (Florida manatee)	E, PT	FE	C

** See Rank and Status Explanations and Definitions, Special Animal Listings - Federal and State Status

County Occurrence Status

Vertebrates and Invertebrates:

C = (Confirmed) Occurrence status derived from a documented record in the FNAI data base.

P = (Potential) Occurrence status derived from a reported occurrence for the county or the occurrence lies within the published range of the taxon.

N = (Nesting) For sea turtles only; occurrence status derived from documented nesting occurrences.

LTG Engineering & Planning

Via email: (amorgan@cocoafl.gov)

Ref: 5799.16

November 16, 2023

Abigail Morgan, PE
Assistant City Engineer /Streets Division Manager
City of Cocoa Public Works Department
65 Stone Street
Cocoa, FL 32922

Re: Silvestri Property, Traffic Calming Study – Response to Comments
Cocoa, FL

Dear Ms. Abigail Morgan:

LTG, Inc. is in receipt of City comments dated November 02, 2023, regarding the TCS Traffic Calming Study prepared on behalf of the proposed Silvestri Property development. City comments are presented below in plain text with our responses in **bold** text.

Comments Received from Myra A. Monreal, P.E., AICP (on behalf of the City), dated 11/02/2023:

City Comment: Comment 26: Clarification comment. Provide Brevard County approval of traffic improvements, locations, and planned schedule.

Response: **The TIA has been approved by Brevard County and the traffic calming is in it's final review.**

City Comment: Comment 10: Repeat comment. The multi-modal connectivity of James Road and Friday Road to the development should be addressed.

Response: **321Transit has been contacted to see if there are any plans for bus routes, there are none at this time.**

City Comment: Comment 12: Clarification comment. Provide Brevard County approval of traffic improvements, locations, and planned schedule.

Response: **The TIA has been approved by Brevard County and the traffic calming is in it's final review.**

City Comment: Comment 13: Traffic calming study should be updated to utilize target speeds per the roadway's context classification, in cooperation with Brevard County.

Response: **The Traffic Calming study is in its final review, any modification at this point would be in conflict with our agreed upon methodology. No changes have been made.**

City Comment: Comment 14: Clarification comment. Provide Brevard County approval of traffic improvements, locations, and planned schedule.

Response: **The TIA has been approved by Brevard County and the traffic calming is in it's final review.**

City Comment: Comment 15: Clarification comment. Provide Brevard County approval of redesign of James Road.

Response: **There are no plans to redesign James Road. This is a Brevard County facility and we do not have the authority to redesign their roads. We have been working extensively with staff and nearing approval of the proposed traffic calming measures. Those traffic calming measures are consistent with the stipulated settlement agreement.**

City Comment: Comment 16: Clarification comment. Provide Brevard County approval of redesign of Friday Road.

Response: **There are no plans to redesign Friday Road. This is a Brevard County facility and we do not have the authority to redesign their roads. We have been working extensively with staff and nearing approval of the proposed traffic calming measures. Those traffic calming measures are consistent with the stipulated settlement agreement.**

If you have any questions or concerns related to the responses, you may reach me at (321) 473-6810.

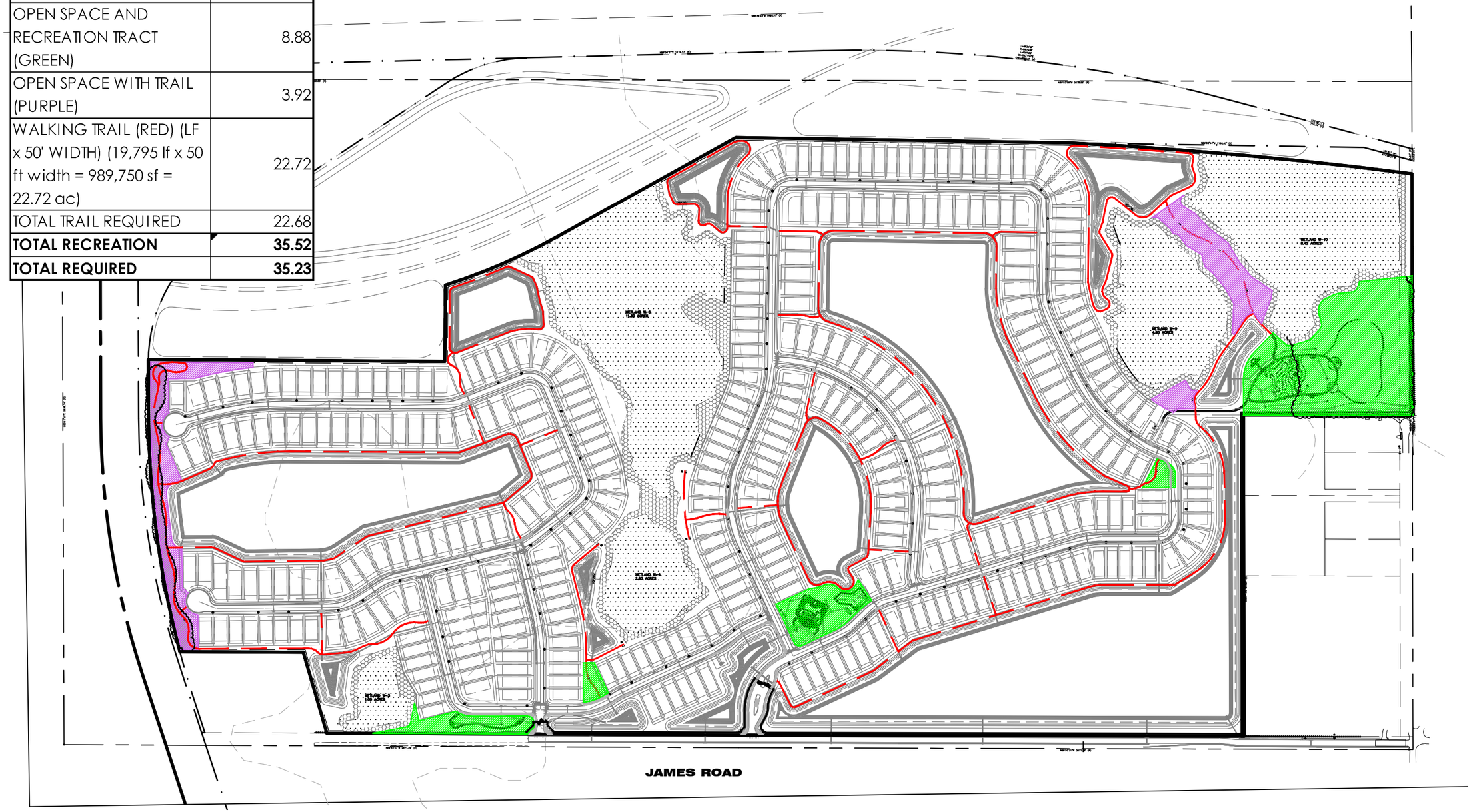
Sincerely,

LTG, INC.

Josh Black
Project Coordinator

WINDWARD PRESERVE

RECREATION AREA CALCULATIONS	
TRACT	ACRE
OPEN SPACE AND RECREATION TRACT (GREEN)	8.88
OPEN SPACE WITH TRAIL (PURPLE)	3.92
WALKING TRAIL (RED) (LF x 50' WIDTH) (19,795 lf x 50 ft width = 989,750 sf = 22.72 ac)	22.72
TOTAL TRAIL REQUIRED	22.68
TOTAL RECREATION	**35.52**
TOTAL REQUIRED	**35.23**



2022.163 November 20, 2023

BONNETT design group, llc
landscape architecture . community planning
FL LC 26000341
400 South Orlando Ave. Suite 201 . Maitland, FL 32751
407.622.1588 voice . 407.358.5363 fax
www.BonnettDesignGroup.com

COCOA, FLORIDA
PREPARED FOR:
TAYLOR MORRISON

SCALE: 1"=400'-0"
0' 100' 200' 400'

Silvestri Property
Cocoa, Florida

Traffic Impact Study

Prepared for: Taylor Morrison
By: LTG, Inc.
April 2023

LTG Engineering & Planning

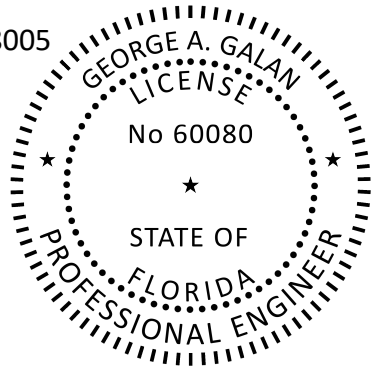
PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, F030424608005, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Silvestri Property – Traffic Impact Study
LOCATION: Cocoa, Florida
CLIENT: Taylor Morrison
JOB #: 5799.03

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Prepared by:
LTG, Inc.
1049 Eber Blvd, Suite 104
Melbourne, FL 32904
Vendor No. F030424608005
386/257-2571



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

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1

INTRODUCTION

LTG Inc. has been retained by Taylor Morrison to prepare a Traffic Impact Study (TIS) for the proposed Silvestri Property residential development located on the northwest quadrant of James Road and Friday Road in the City of Cocoa, Florida. The proposed development consists of 385 single-family detached dwelling units. The number of dwelling units has been reduced from 418 dwelling units to 385 dwelling units since the methodology letter was submitted. Figure 1 shows the location of the project relative to the surrounding road network. The anticipated build-out year for the proposed development is 2026. Access to the site will be provided via two full access driveways along the James Road Extension. A conceptual site plan for the development is included as Appendix A.

Study Area

The study area includes the following intersections and roadway segments as approved in the submitted methodology. The approved methodology is included as Appendix B.

Intersections:

Unsignalized Intersections

- Friday Road at James Road
- James Road Extension at Project Driveway 1 (future conditions)
- James Road Extension at Project Driveway 2 (future conditions)

Signalized Intersections

- SR 524 at I-95 SB Ramps
- SR 524 at I-95 NB Ramps
- SR 524 at Friday Road
- SR 524 at Cox Road

Roadway Segments:

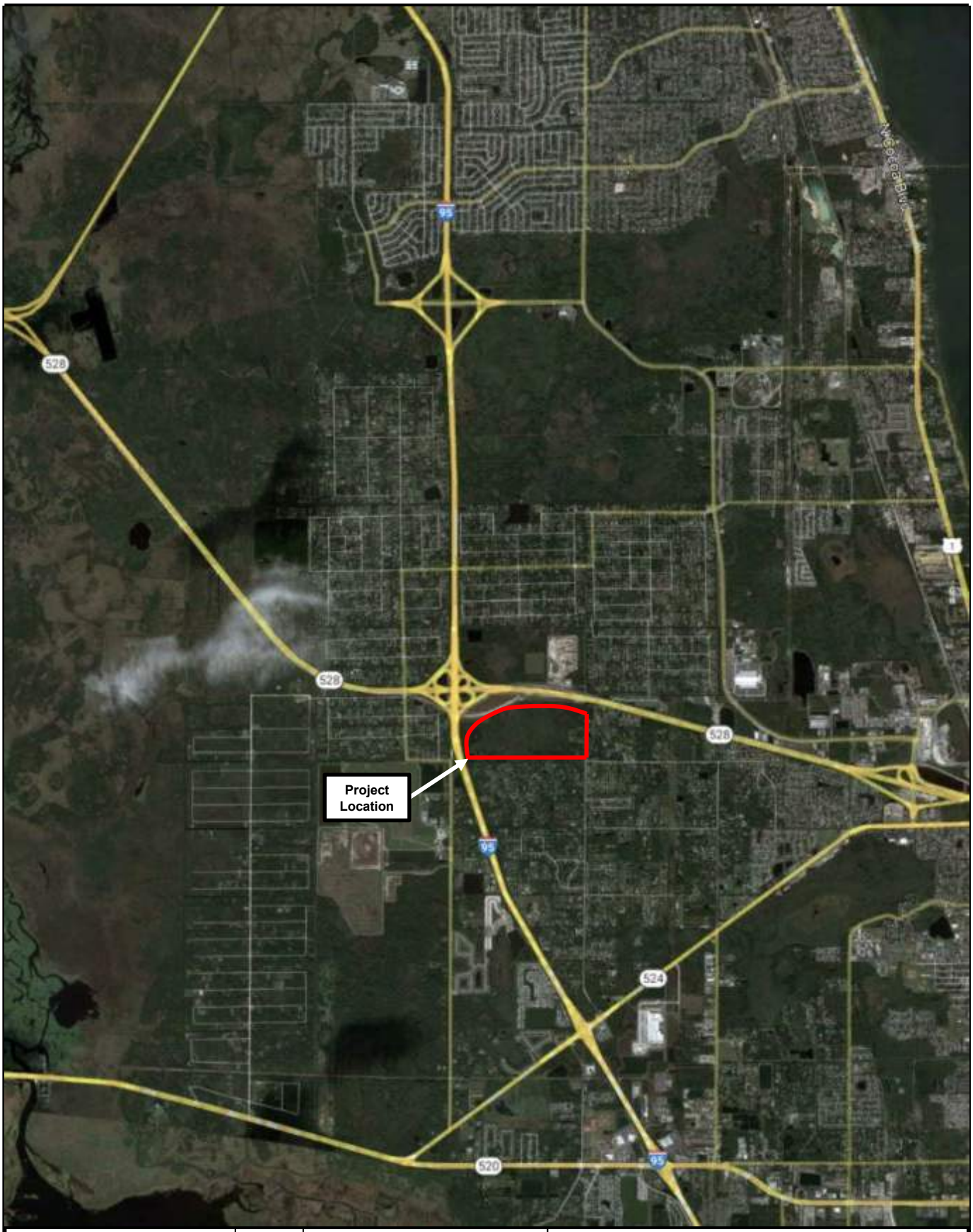
- SR 524 from I-95 to Industry Road
- Friday Road from SR 524 to James Road
- James Road from Friday Road to Cox Road
- Cox Road from SR 524 to James Road
- Westminster Drive from SR 524 to James Road

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of this project. Reference data was obtained from the Florida Department of Transportation (FDOT), the Space Coast Transportation Planning Organization (SCTPO), the City of Cocoa, and the Brevard County Planning Department.

Planned Roadway Improvements

FDOT's Five Year Work Program, SCTPO Transportation Improvement Program, and the Brevard County Capital Improvement Plan were reviewed to ascertain if there were any programmed or planned roadway improvements funded for construction within the next five (5) years within the area of interest. According to the Brevard County Capital Improvement Plan, the southbound approach at the intersection of SR 524 and Friday Road is currently funded to be reconfigured to an exclusive southbound right-turn lane and a shared left-through lane. This improvement will be included in the build-out analysis.



Silvestri Property	N NTS	**Project Location**		LTG Engineering & Planning
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2

EXISTING ROADWAY ANALYSIS

Turning movement counts for the AM and PM peak hours were conducted at the study area intersections on October 20th, 2022. FDOT's Seasonal Factor (SF) for Brevard County was applied to the raw data. Figures 2a-2c graphically depict the existing AM and PM peak hour traffic volumes at the study area intersections. The raw turning movement counts and the FDOT SF are included as Appendix C.

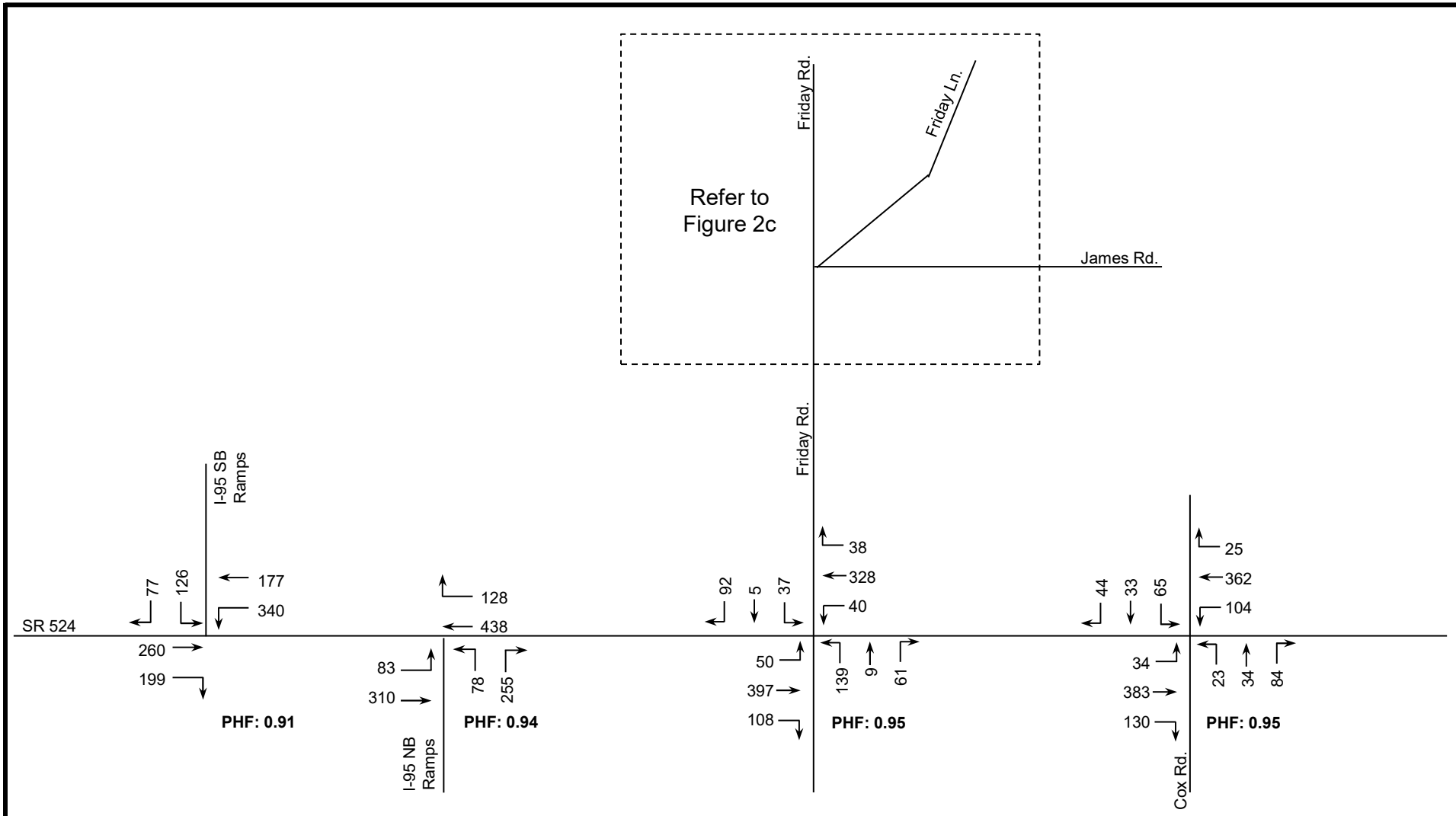
Signalized Intersection Analysis

The Level of Service (LOS) at a signalized intersection is based on the average control delay per vehicle for the various movements within the intersection. The operating conditions at the signalized intersections were evaluated using the agencies' signal timings, and *Synchro 11 (Synchro) software.* This software utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual, 6th Edition*, titled "Signalized Intersections." Table 1 shows the existing AM and PM peak hour level of service (LOS) at the signalized intersections. The Synchro summary sheets are included as Appendix D. The signal timings are included as Appendix E.

Table 1
Existing AM and PM Peak Hour LOS – Signalized Intersections
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour			PM Peak Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 524 at I-95 SB Ramps	D	18.9	B	No	11.7	B	No
SR 524 at I-95 NB Ramps	D	23.0	C	No	75.2	E	Yes
SR 524 at Friday Road	D	21.5	C	No	28.0	C	No
SR 524 at Cox Road	D	18.4	B	No	26.5	C	No

As indicated in the table, all signalized intersections currently operate within the adopted LOS and with v/c ratios less than 1.0 except for SR 524 at I-95 NB Ramps is anticipated to operate outside the adopted LOS with a v/c ratio greater than 1.0 during PM peak hour.



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Existing AM
Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 2a

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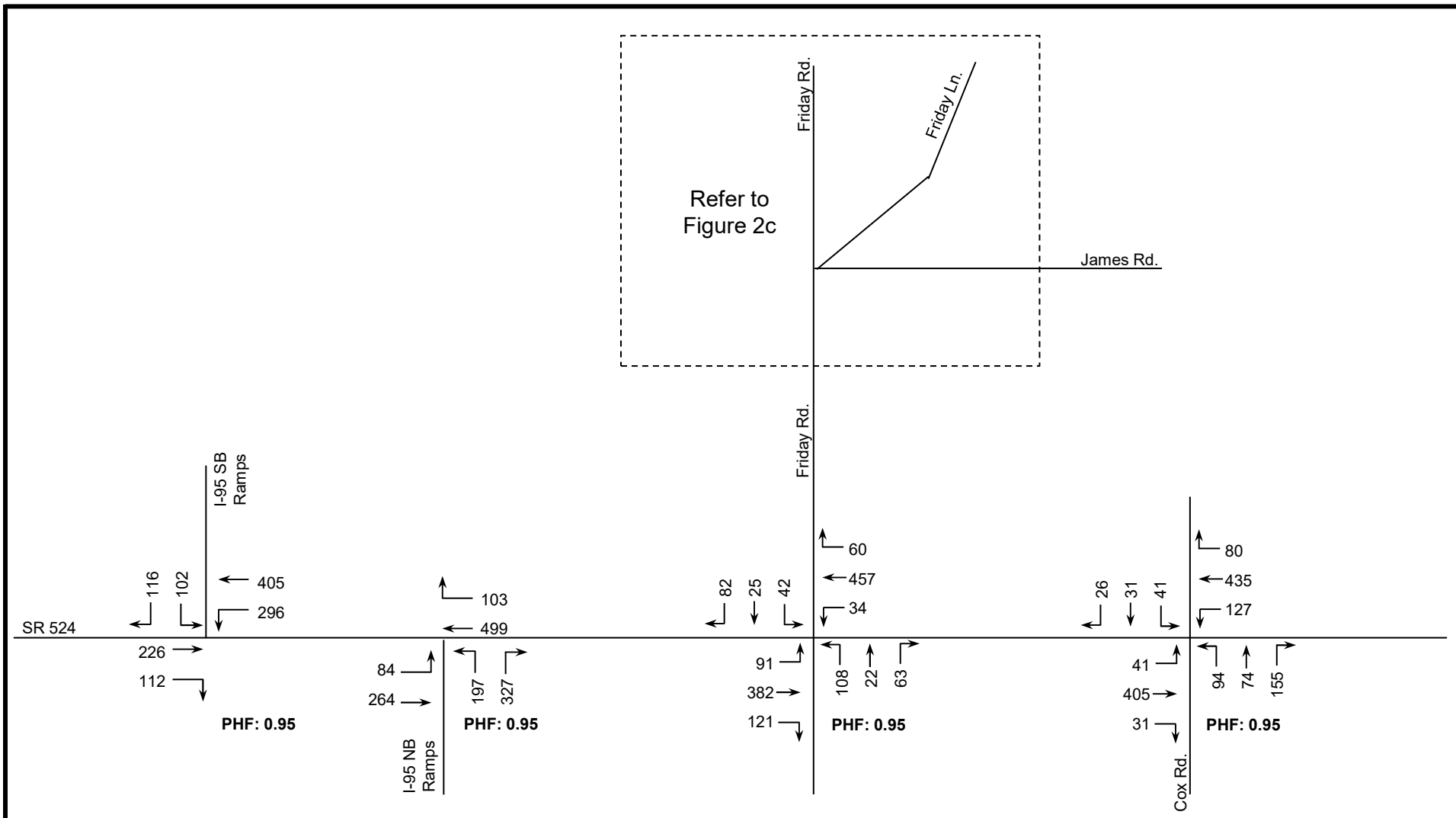
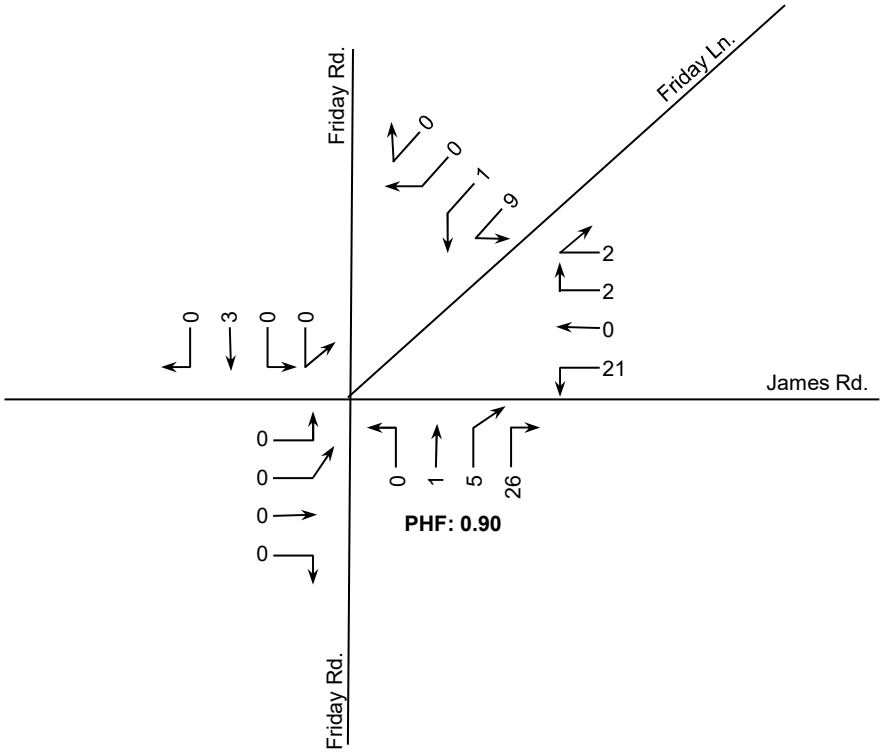
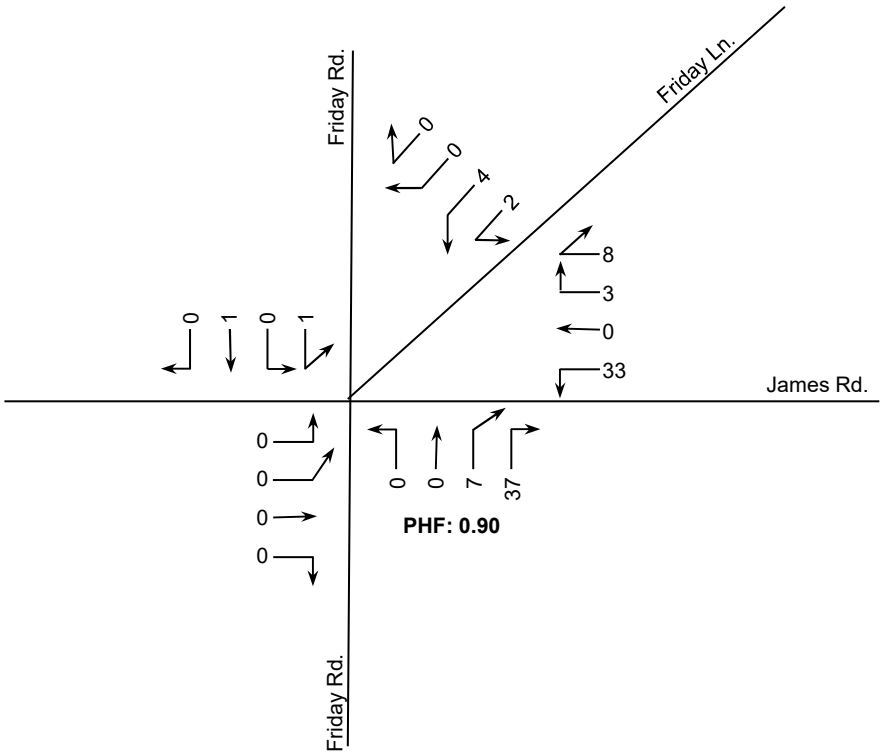


Silvestri Property	N NTS	**Existing PM Peak Hour Traffic Volumes**	LTG Engineering & Planning
		Project No.: 5799.03 — Figure: 2b	1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 386.257.6996



AM Peak Hour



PM Peak Hour

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Existing AM & PM Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 2c

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Unsignalized Intersection Analysis

The unsignalized intersection was analyzed using *Synchro 11* (Synchro) software. This software utilizes the procedures outlined in Chapter 21 of the *Highway Capacity Manual, 6th Edition*, titled "All-Way Stop-Controlled Intersections". Table 2 shows the existing AM and PM peak hour LOS at the unsignalized intersection. The Synchro summary sheets are included as Appendix F.

Table 2
Existing AM and PM Peak Hour LOS – Unsignalized Intersection
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour				PM Peak Hour			
		Critical Approach	Delay (sec.)	LOS	V/C Ratio	Critical Approach	Delay (sec.)	LOS	V/C Ratio
Friday Road at James Road	E	N/A[1]	N/A[1]	A	N/A[1]	N/A[1]	N/A[1]	A	N/A[1]

[1]The HCM 6th methodology is not compatible with intersections with more than 4 legs. Therefore, critical approach, delay, and v/c ratio are not reported.

As indicated in the table, the unsignalized intersection currently operates within the adopted LOS.

Roadway Segment Analysis

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety, and vehicle operating costs. Six levels of service have been established as standards by which to gauge roadway performance, designated by the letters A through F. The level of service categories are defined as follows**:**

Level of Service A: Free flow, individual users virtually unaffected by the presence of others
Level of Service B: Stable flow with a high degree of freedom to select operating conditions
Level of Service C: Flow remains stable, but with significant interactions with others
Level of Service D: High-density stable flow in which the freedom to maneuver is severely restricted
Level of Service E: This condition represents the capacity level of the road
Level of Service F: Forced flow in which the traffic exceeds the amount that can be served

The 2021 Annual Average Daily Traffic (AADT) for the roadway segments was obtained from the SCTPO Historical Counts from 2012-2021. The 2021 Annual Average Daily Traffic (AADT) for the roadway segment of Westminster Drive from SR 524 to James Road obtained from Brevard County Traffic Engineering and the summary report is included the Appendix G. The existing PM peak hour two-way LOS for the roadway segments is shown in Table 3. As indicated in the table, all roadway segments currently operate within the peak hour two-way capacities.

Table 3
Existing PM Peak Hour Two-Way LOS – Roadway Segments
Silvestri Property

Roadway	Segment		Location ID	Jurisdiction	Classification	No. of Lanes	Speed Limit (MPH)	Adopted LOS	Current MAV[1]	Peak Hour Two-Way Capacity at Adopted LOS[2]	2021 AADT	Existing PM Peak Hour Two-Way Volume[3]	Existing V/C Ratio	Existing Volume Exceeds Peak Capacity?
SR 524	I-95	Cox Road	73	FDOT	Urban Minor Arterial	2	55	D	18,590	1,680	13,300	1,090	0.65	No
	Cox Road	Industry Road	76			2	55	D	19,470	1,760	14,630	1,234	0.70	No
Friday Road	SR 524	James Road	64	Brevard County	Urban Local	2	45	E	17,700	1,600	3,150	304	0.19	No
James Road	Friday Road	Cox Road	N/A	Brevard County	Urban Local	2	35	E	15,600[6]	1,410	927[4/5]	83[4]	0.06	No
Cox Road	SR 524	James Road	69	Brevard County	Urban Major Collector	2	45	E	17,700	1,600	2,580	252	0.16	No
Westminster Drive	SR 524	James Road	N/A	Brevard County	Urban Local	2	25	E	15,600[6]	1,410	1,511[7]	145[7]	0.10	No

[1]Obtained from SCTPO Historical Counts from 2012-2021.
[2]Obtained from Table 4 in the FDOT QLOS Handbook.
[3]Determined by taking the average of two days of counts provided by the SCTPO Transportation Data Management System.
[4]Determined using collected TMC data.
[5]2022 AADT.
[6]Based upon comparable roadway segment of Rosetine Street (Link ID 74) reported in SCTPO Historical Counts from 2012-2021.
[7]Obtained from the highest AADT count provided by Brevard County traffic engineering multiplied by seasonal factor of 1.01.

3

FUTURE ROADWAY CONDITIONS

The following documents the procedures used to determine the future traffic conditions for 2026.

Background Traffic Growth Rates

Historical growth rates were used to determine the background traffic. FDOT *Traffic Trends* software was used to calculate historical growth rates using the past five (5) years of data obtained from the SCTPO (included as Appendix H). When existing growth rates fall below the two percent (2%) threshold, a minimum growth rate of 2% was applied to the existing traffic volumes. The historical and applied growth rates used in the analysis are provided in Table 4.

Table 4
Historical Growth Rates
Silvestri Property

Roadway	Segment		Average Annual Growth Rate	Applied Growth Rate
SR 524	I-95	Cox Road	4.09%	4.09%
	Cox Road	Industry Road	1.53%	2.00%
Friday Road	SR 524	James Road	0.00%	2.00%
James Road	Friday Road	Cox Road	-	2.00%
Cox Road	SR 524	James Road	0.00%	2.00%
Westminster Drive	SR 524	James Road	-	2.00%

Vested Traffic

Vested trips from approved developments in the study area were provided by the City of Cocoa to be included in background growth. The following approved developments were included in the analysis: Arbours at Cocoa, Cirrus Apartments, Dollar General, Integra Preserve, and Retreat at Cocoa Commons. Where applicable, vested trips were applied to the study area intersections and roadway segments. The applied vested trips are included as Appendix I.

4

BUILD-OUT ROADWAY ANALYSIS

Trip Generation

The development will consist of 385 single-family detached dwelling units. The daily, AM peak hour, and PM peak hour trip generation for the development was determined using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the development is summarized in Table 5.

Table 5
Trip Generation
Silvestri Property

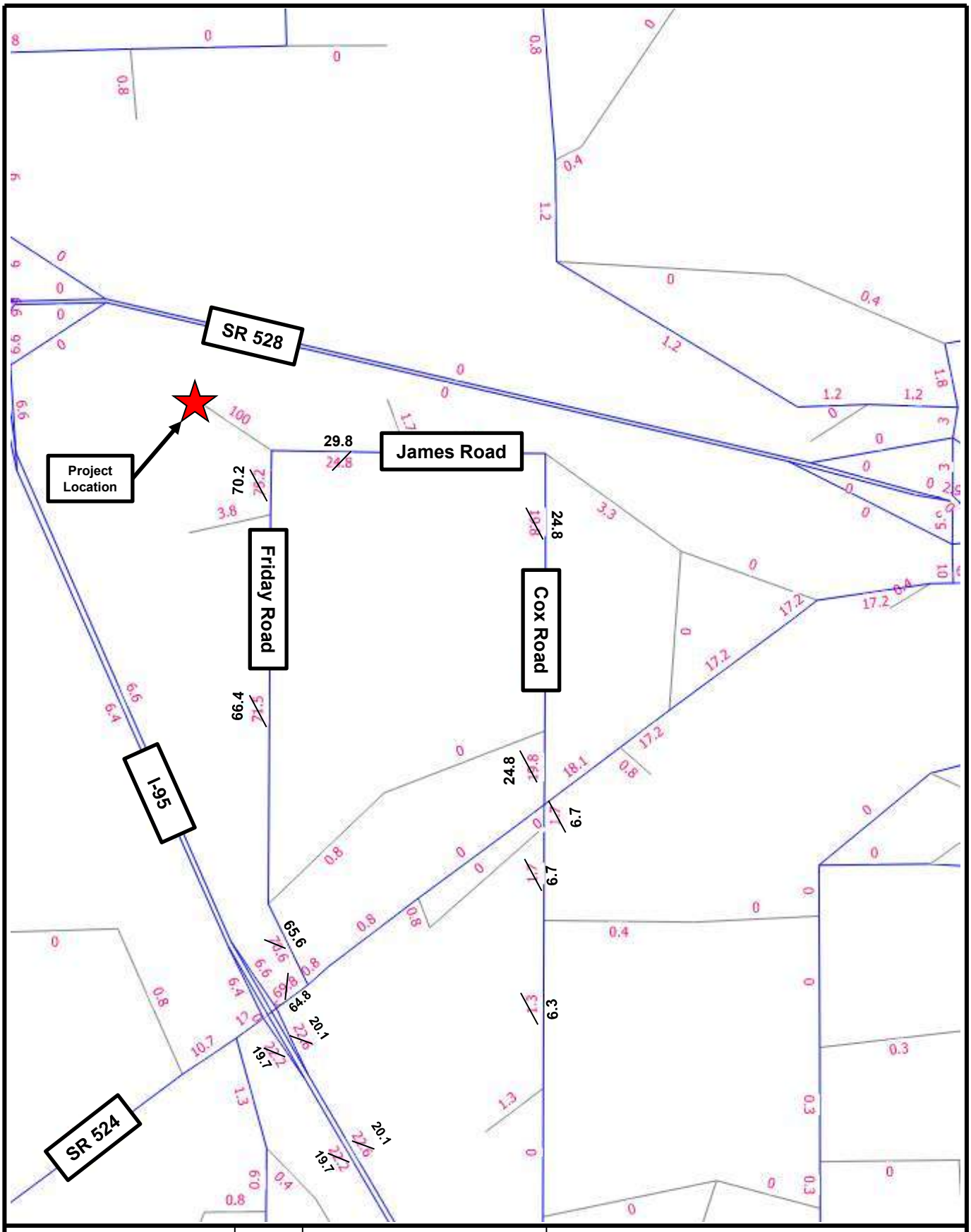
Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	Ln(T) = 0.92 Ln(X) + 2.68	385	DU	50%	50%	1,744	1,744	3,488
AM Peak Hour			Ln(T) = 0.91 Ln(X) + 0.12			26%	74%	66	188	254
PM Peak Hour			Ln(T) = 0.94 Ln(X) + 0.27			63%	37%	222	131	353

Trip Distribution

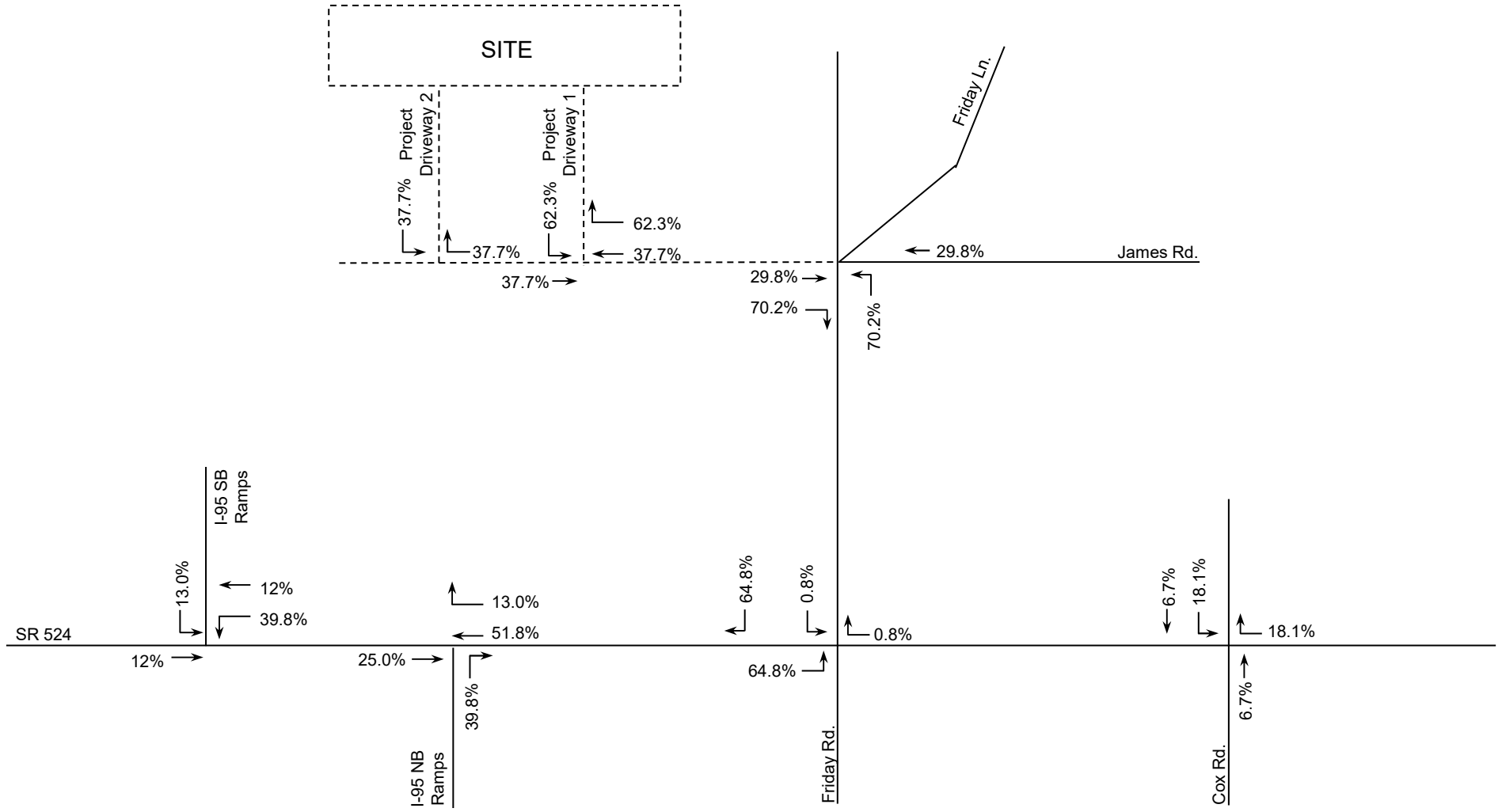
The process of determining the directional flow of traffic associated with a new development is called trip distribution. The Central Florida Regional Planning Model (CFRPM) version 6.1 was used to obtain project trip distribution. Manual modifications were made to the model distribution in the vicinity of the site based on Brevard County request. These modifications are illustrated in Figures 3a-3b.

Trip Assignment

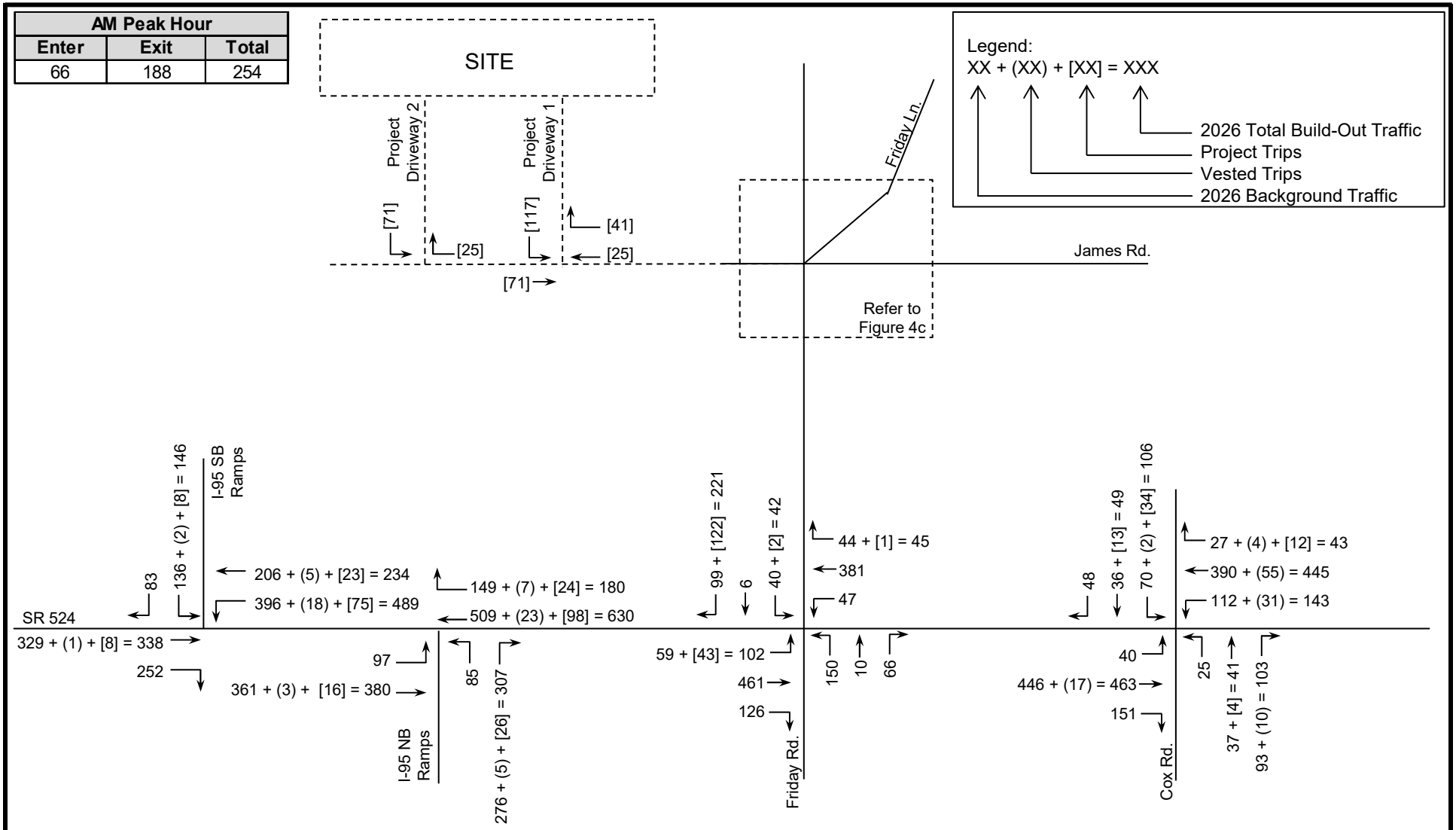
The final step in the analysis was to assign the project traffic to the roadway network. Figures 4a-4c graphically depict the build-out AM and PM peak hour traffic volumes at the study area intersections.



Silvestri Property	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5799.03	Figure: 3a	1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 386.257.6996



Silvestri Property	N NTS	**Project Distribution – Intersections**		LTG Engineering & Planning
		Project No.: 5799.03	Figure: 3b	1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 386.257.6996



Silvestri Property

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2026 Build-Out AM Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 4a

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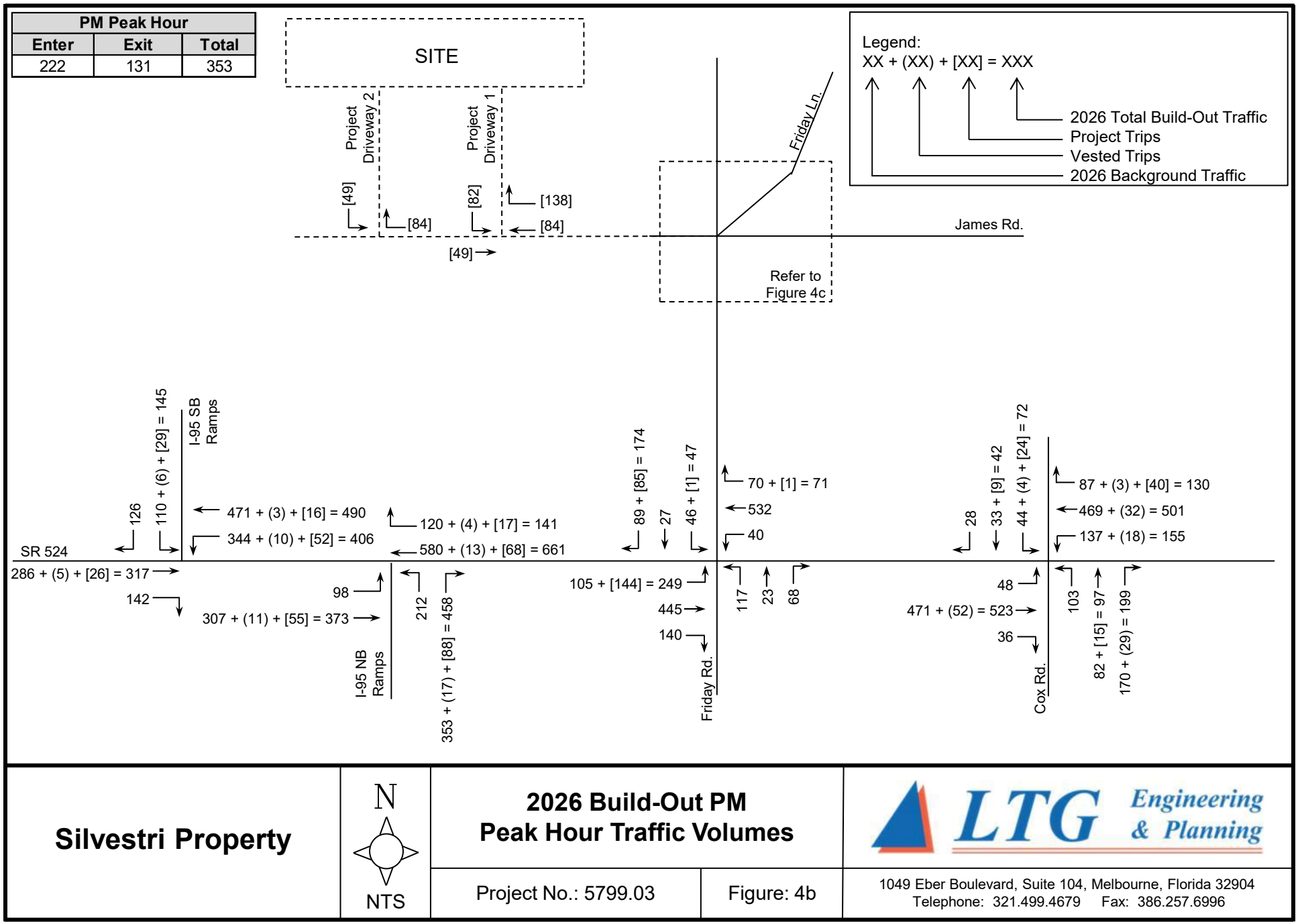

Silvestri Property

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2026 Build-Out PM Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 4b

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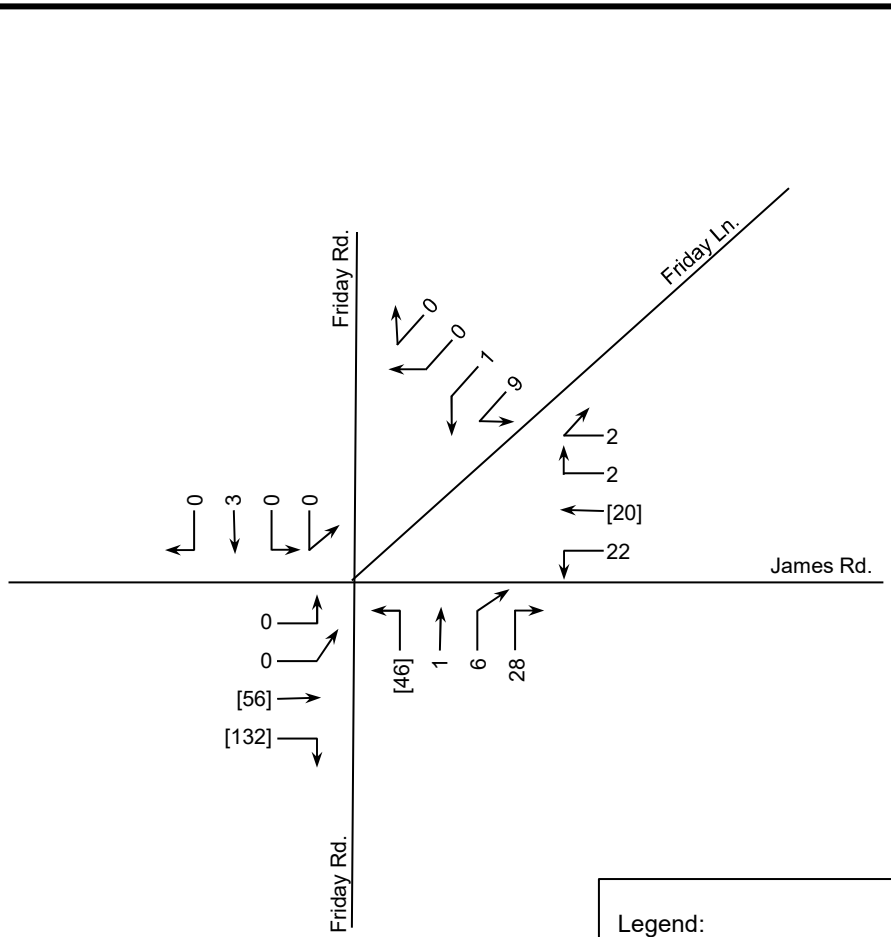

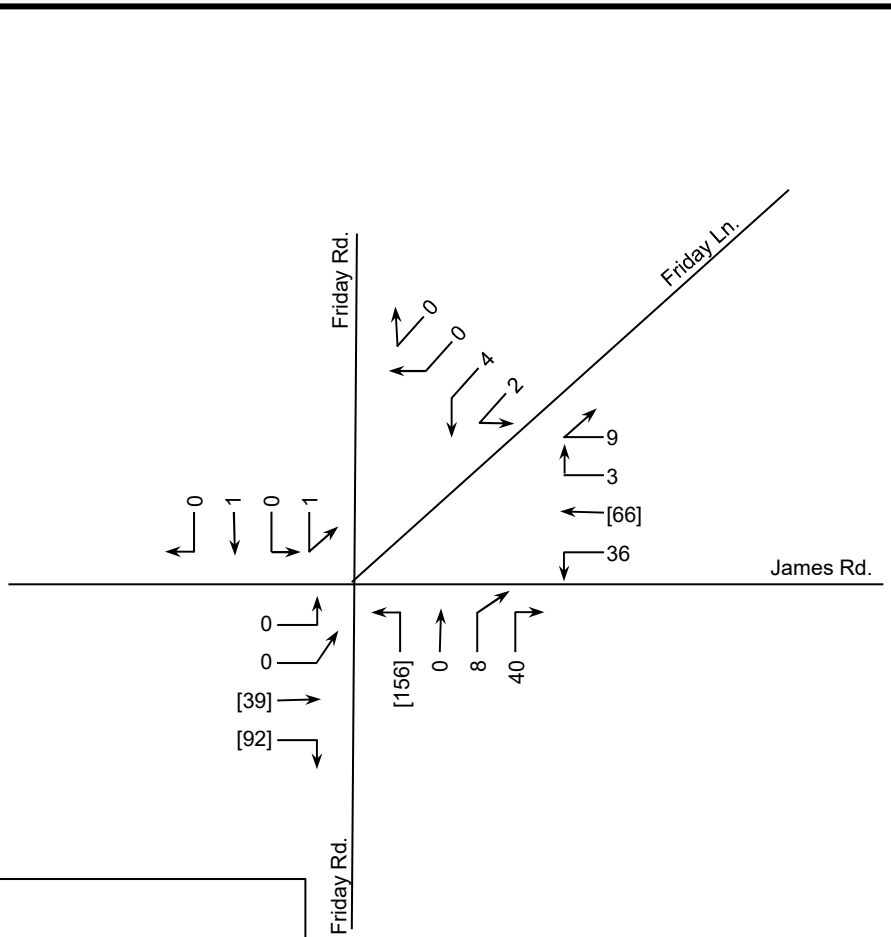

Legend:
XX + (XX) + [XX] = XXX

- 2026 Total Build-Out Traffic
- Project Trips
- Vested Trips
- 2026 Background Traffic

AM Peak Hour		
Enter	Exit	Total
66	188	254

PM Peak Hour		
Enter	Exit	Total
222	131	353

Silvestri Property

N

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2026 Build-Out AM & PM Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 4c

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Signalized Intersection Analysis

The signalized intersections were analyzed to determine the operational LOS at the time of build-out. Table 6 shows the projected LOS for the signalized intersections under build-out conditions. The HCS and Synchro summary sheets are included as Appendix J.

Table 6
Build-Out AM and PM Peak Hour LOS – Signalized Intersections
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour			PM Peak Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 524 at I-95 SB Ramps	D	22.6	C	No	14.1	B	No
SR 524 at I-95 NB Ramps	D	29.4	C	Yes	139.3	F	Yes
SR 524 at Friday Road	D	63.4	E	Yes	67.3	E	Yes
SR 524 at Cox Road	D	22.0	C	No	31.8	C	No

As indicated in the table, SR 524 at I-95 NB Ramps and SR 524 at Friday Road are anticipated to operate with a v/c ratio greater than 1.0 and/or outside adopted level of services (LOS). The following improvement are recommended to allow the intersections to operate with v/c ratios less than 1.0 and within their adopted LOS:

SR 524 at I-95 NB Ramps:

- Add free-flow yield for northbound right-turn approach.

SR 524 at Friday Road:

- Add second eastbound through lane with receiving lane.
- Optimize splits.

Table 7 shows the AM and PM peak hour LOS under build-out conditions with the proposed intersection improvements. The Synchro summary sheets are included as Appendix K.

Table 7
Build-Out AM and PM Peak Hour LOS – Signalized Intersections Improved
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour			PM Peak Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 524 at I-95 NB Ramps	D	9.3	A	No	21.4	C	No
SR 524 at Friday Road	D	25.4	C	No	22.0	C	No

Unsignalized Intersection Analysis

The unsignalized intersections were analyzed to determine the operational LOS at the time of build-out. While Synchro was used to analyze the intersection of Friday Road at James Road, HCS was used to analyze the project driveways. Table 8 shows the projected LOS for the unsignalized intersections under build-out conditions. The Synchro and HCS summary sheets are included as Appendix L.

Table 8
Build-Out AM and PM Peak Hour LOS – Unsignalized Intersections
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour				PM Peak Hour			
		Critical Approach	Delay (sec.)	LOS	V/C Ratio	Critical Approach	Delay (sec.)	LOS	V/C Ratio
Friday Road at James Road	E	N/A	N/A	A	N/A	N/A	N/A	A	N/A
James Road at Project Driveway 1	E	SB	9.9	A	0.15	SB	10.3	B	0.12
James Road at Project Driveway 2	E	SB	8.9	A	0.08	SB	9.0	A	0.06

As indicated in the table, the unsignalized intersections are anticipated to operate within the adopted LOS and with v/c ratios less than 1.0.

Roadway Segment Analysis

The traffic analysis for the roadway segments involves the comparison of the future peak hour two-way volumes to available capacity. Table 9 presents the results of the PM peak hour roadway segment analysis for the study area roadway segments under 2026 build-out conditions. As indicated in the table, SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity. The following improvement is recommended to allow the roadway segment to operate within the peak hour two-way capacity:

SR 524 from Cox Road to Industry Road:

- Widen from 2 to 4 lanes.

The analysis with the proposed roadway segment improvement is also included in Table 9. The peak hour two-way capacity will be exceeded due to background conditions without the addition of project trips. Therefore, in accordance with Florida Statute 163.3180, the project is not responsible for mitigating the deficiencies caused by background conditions.

Queue Length Analysis

At the request of Brevard County staff, a queue length analysis was performed to analyze the queue lengths for the eastbound left turn lane at the intersection of SR 524 and Friday Road. The existing and build-out Synchro results were used to obtain the 95th percentile queue lengths expected during the AM and PM peak hours. The turn lane length was then evaluated using the 2022 FDOT Design Manual Exhibit 212-1. The results are provided in Table 10.

As indicated in the table, the eastbound left turn lane at the intersection of SR 524 and Friday Road experiences a queue that exceeds the storage capacity of the turn lane under PM peak hour build-out conditions. The eastbound left turn lane is expected to be deficient by 25 feet requiring an eastbound left turn lane length of 390 feet.

Access Review

Access to the development will be provided via two full access driveways along James Road. The need for turn lanes was evaluated according to the *National Cooperative Highway Research Program (NCHRP), Report 457,* and the 2022 FDOT Design Manual Exhibit 212-1. The NCHRP reports have been included as Appendix M. Based on the results of the NCHRP Report 457, a westbound right turn lane is not warranted at either project driveway.

Table 9
Build-Out PM Peak Hour Two-Way LOS – Roadway Segments
Silvestri Property

Roadway	Segment		Location ID	Jurisdiction	Classification	No. of Lanes	Speed Limit (MPH)	Adopted LOS	Current MAV	Peak-Hour Two-Way Capacity at Adopted LOS	Existing PM Peak-Hour Two-Way Volume	2026 Background Traffic	Project Distribution	Project Trips	2026 Build-Out Traffic	Build-Out V/C Ratio	Build-Out Volume Exceeds Peak Capacity?
SR 524	I-95	Cox Road	73	FDOT	Urban Minor Arterial	2	55	D	18,590	1,680	1,090	1,361	64.8%	229	1,590	0.95	No
	Cox Road	Industry Road	76			2	55	D	19,470	1,760	1,234	1,901	18.1%	64	1,965	1.12	Yes
Friday Road	SR 524	James Road	64	Brevard County	Urban Local	2	45	E	17,700	1,600	304	339	70.2%	248	587	0.37	No
James Road	Friday Road	Cox Road	N/A	Brevard County	Urban Local	2	35	E	15,600	1,410	83	90	29.8%	105	195	0.14	No
Cox Road	SR 524	James Road	69	Brevard County	Urban Major Collector	2	45	E	17,700	1,600	252	282	24.8%	88	370	0.23	No
Westminster Drive	SR 524	James Road	N/A	Brevard County	Urban Local	2	25	E	15,600	1,410	145	162	3.3%	12	174	0.12	No

Build-Out PM Peak Hour Two-Way LOS – Roadway Segment Improved

Roadway	Segment		Location ID	Jurisdiction	Classification	No. of Lanes	Speed Limit (MPH)	Adopted LOS	Improved MAV	Peak-Hour Two-Way Capacity at Adopted LOS	Existing PM Peak-Hour Two-Way Volume	2026 Background Traffic	Project Distribution	Project Trips	2026 Build-Out Traffic	Build-Out V/C Ratio	Build-Out Volume Exceeds Peak Capacity?
SR 524	Cox Road	Industry Road	76	FDOT	Urban Minor Arterial	4	55	D	43,780	3,938	1,234	1,901	18.1%	64	1,965	0.50	No

Table 10
Queue Length Analysis
Silvestri Property

Intersection	Movement	Existing Turn Lane Length (ft.)	Req. Decel. (ft.)[2]	Existing Conditions						Build-Out Conditions					
				95th Percentile Queue				Total Required Turn Lane Length (ft.)	Lane Length Deficiency (ft.)	95th Percentile Queue				Total Required Turn Lane Length (ft.)	Lane Length Deficiency (ft.)
				AM Peak Hour		PM Peak Hour				AM Peak Hour		PM Peak Hour			
				veh/ln	ft.[1]	veh/ln	ft.[1]			veh/ln	ft.[1]	veh/ln	ft.[1]		
SR 524 at Friday Rd	EBL	365	240	1.2	50	2.2	75	315	0	2.8	75	5.6	150	390	25

[1]Assuming 25 feet per standard vehicle and using the maximum queue length.
[2]Based on the 2022 FDOT Design Manual Exhibit 212-1.

6

CONCLUSION AND RECOMMENDATIONS

This study was conducted to evaluate the impact of the proposed Silvestri Property residential development in the City of Cocoa, Florida. The results of the study are summarized below:

Existing Conditions

- The study area signalized intersections are currently operating within the adopted LOS and with v/c ratios less than 1.0 except for SR 524 at I-95 NB Ramps.
- The study area unsignalized intersection is currently operating within the adopted LOS.
- The study area roadway segments currently operate within the peak hour two-way capacities.

Build-Out Conditions

- The study area signalized intersections are anticipated to operate within the adopted LOS and with v/c ratios less than 1.0 except for SR 524 at I-95 NB Ramps and SR 524 at Friday Road. The following improvements are recommended to achieve v/c ratios less than 1.0 and to operate within the adopted LOS:

  SR 524 at I-95 NB Ramps:
  - Add free-flow yield for northbound right-turn approach.

  SR 524 at Friday Road:
  - Add second eastbound through lane with receiving lane.
  - Optimize splits.

- The study area unsignalized intersections are anticipated to operate within the adopted LOS and with v/c ratios less than 1.0.
- The study area roadway segments are anticipated to operate within the peak hour two-way capacities with the exception of SR 524 from Cox Road to Industry Road. It is recommended to widen this segment from 2 to 4 lanes.

Queue Length Analysis

At the request of Brevard County staff, a queue length analysis was performed to analyze the queue lengths for the eastbound left turn lane at the intersection of SR 524 and Friday Road. The eastbound left turn lane experiences a queue that exceeds the storage capacity of the turn lane under PM peak hour build-out conditions. The eastbound left turn lane is expected to be deficient by 25 feet requiring an eastbound left turn lane length of 390 feet.

Access

Access to the development will be provided via two full access driveways along James Road. The need for turn lanes was evaluated according to the NCHRP, Report 457, and the 2022 FDOT Design Manual Exhibit 212-1. Based on the results of the NCHRP Report 457, a westbound right turn lane is not warranted at either project driveway.

Based on the results of this study and the recommendations provided, it is recommended that a proportionate share determination be performed to calculate the cost of mitigating the identified deficiencies.

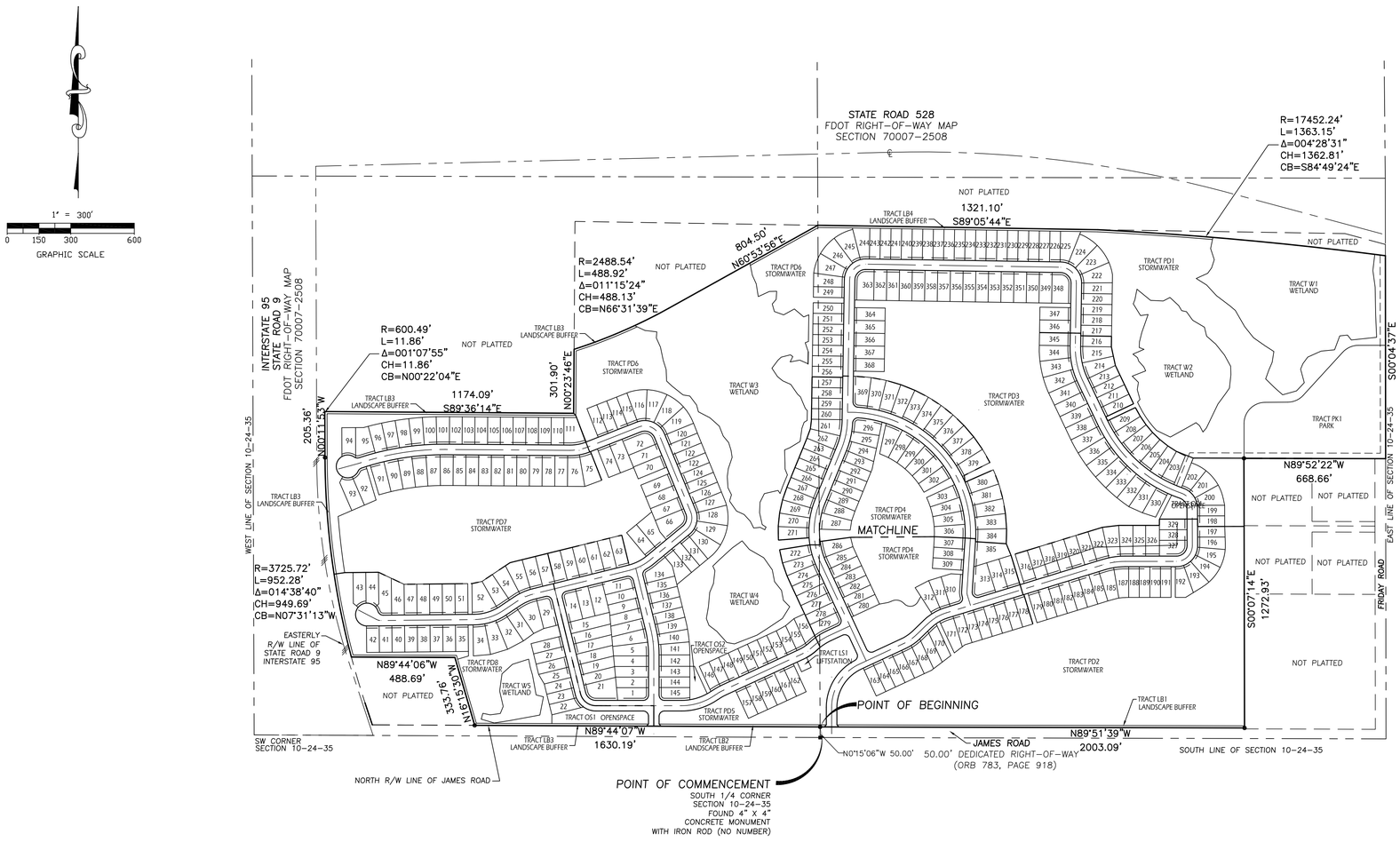
APPENDICES

APPENDIX A
CONCEPTUAL SITE PLAN

PLAT BOOK____ PAGE_____

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



LEGEND

■	SET 4"X4" CONCRETE MONUMENT, AS NOTED
⦿	SET 5/8" IRC LB #8052
IRC	IRON ROD AND CAP
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
NAD 83	NORTH AMERICAN DATUM 1983
℄	CENTERLINE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CB	CHORD BEARING
CH	CHORD

(C)	CALCULATED
(D)	DESCRIBED
(M)	MEASURED
LB	LICENSED BUSINESS
NTC	NON-TANGENT CURVE
PC	POINT OF CURVATURE
NTS	NOT TO SCALE
FEMA	FEDERAL EMEREGENCY MANAGEMENT AGENCY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
———	6' CHAIN LINK FENCE
—//—	LIMITED ACCESS RIGHT-OF-WAY

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
801 International Parkway, Ste. 500
Lake Mary, FL 32746
407-926-0333

SHEET INDEX

Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

APPENDIX B
APPROVED METHODOLOGY

LTG Engineering & Planning

Via Email: (sleone@cocoafl.org)

Ref: 5408.01

September 2, 2021

Sandra Leone
City of Cocoa
Planning and Zoning
65 Stone Street
Cocoa, FL 32922

RE: Silvestri Property - Traffic Impact Study (TIS) - Methodology
Cocoa, Florida

Dear Ms. Leone:

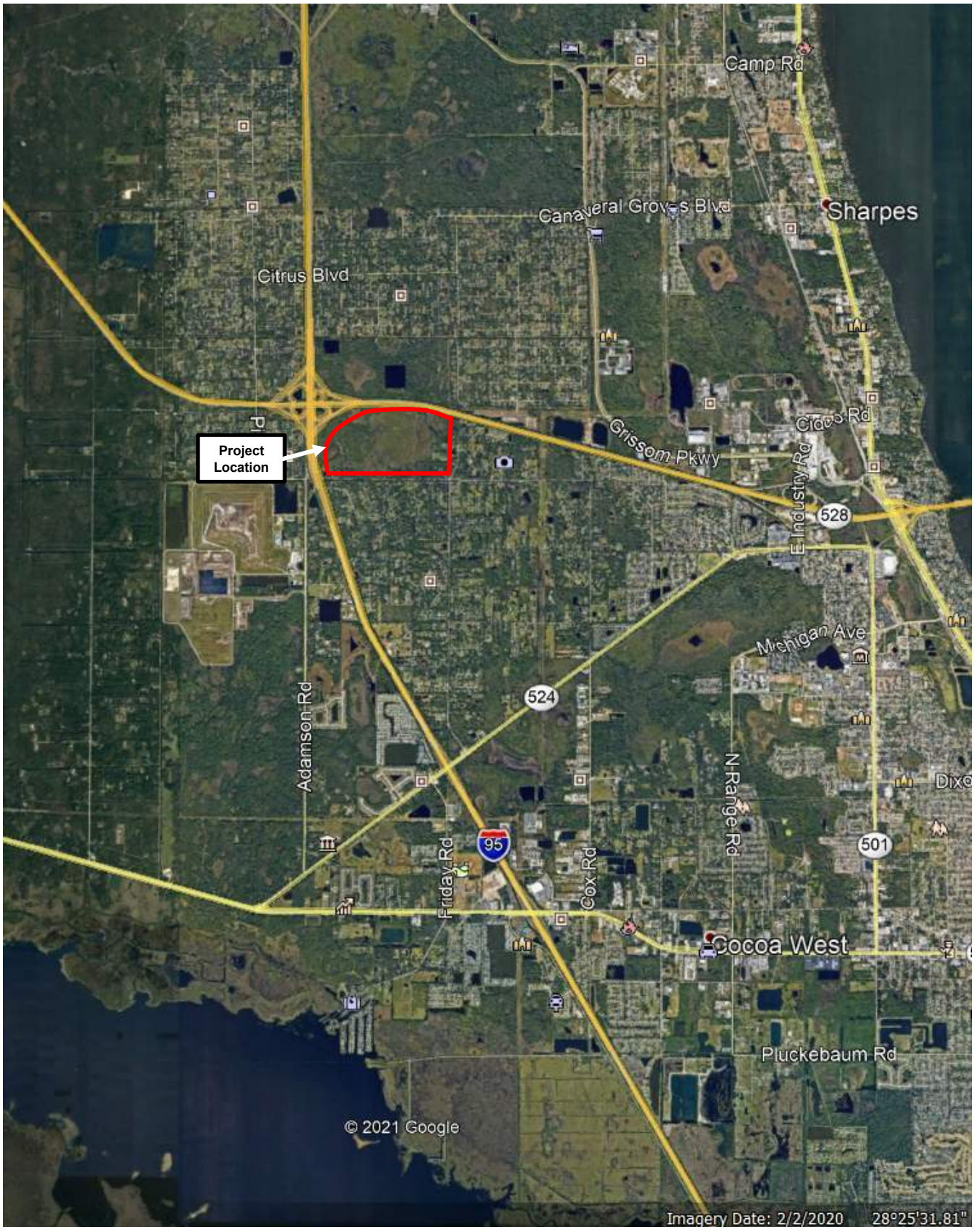
LTG, Inc. (LTG) has been retained by Beachline Partners to prepare a Traffic Impact Study for the proposed Silvestri Property residential development. The development will consist of 418 single-family dwelling units located on the southeast quadrant of Interstate 95 and SR-528 in Cocoa, Florida. Access to the development is proposed via two Project Driveways along James Road. The project build-out year is 2025. Figure 1 shows the location and influence area of the project relative to the surrounding road network. A preliminary site plan showing the layout of the site is attached as Appendix A.

Trip Generation

The a.m. and p.m. peak-hour trip generation for the build-out of the development was determined using the Institute of Transportation Engineers (ITE) 10th edition of the *Trip Generation Manual*. The trip generation for the development is summarized in Table 1.

Table 1
Trip Generation
Silvestri Property

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	Ln(T) = 0.92Ln(X) + 2.71	418.0	DU	50%	50%	1,938	1,939	3,877
Totals:								**1,938**	**1,939**	**3,877**
AM Peak-Hour	Single-Family Detached Housing	210	T = 0.71(X) + 4.80	418	DU	25%	75%	75	227	302
Totals:								**75**	**227**	**302**
PM Peak-Hour	Single-Family Detached Housing	210	Ln(T) = 0.96Ln(X) + 0.20	418	DU	63%	37%	253	148	401
Totals:								**253**	**148**	**401**



Silvestri Property	N NTS	**Project Location**		LTG Engineering & Planning
		Project No.: 5313.01	Figure: 1	1970 Dairy Road, West Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 321.499.4680

Trip Distribution

The Central Florida Regional Planning Model version 6.1 will be used to obtain trip distribution. Figure 2 shows the proposed distribution of traffic along the surrounding road network. The following network changes were made to the model:

- The existing Traffic Analysis Zone (TAZ) was connected to the corner of James Road and Friday Road. The existing TAZ was moved to connect to Friday Road and an additional TAZ was added to connect to James Road. The socioeconomic data was split between the two TAZs to reflect existing conditions.

Trip Assignment

Traffic will be assigned to the study area roadways using the a.m. and p.m. peak-hour trip generation and the project trip distribution identified by the model.

Study Area

The Brevard County Traffic Impact Analysis Guidelines were used to determine the project study area. Based on the trip generation criteria, the study area for the project was determined to be a 2-mile radius from the project.

The study area selected consists of the following intersections and roadway segments:

Intersections:

- SR 524 at I-95 SB Off Ramp
- SR 524 at I-95 NB Off Ramp
- SR 524 at Friday Road
- SR 524 at Cox Road
- Friday Road at James Road
- James Road at Project Driveway 1
- James Road at Project Driveway 2

Roadway Segments:

- SR 524 from I-95 to Clearlake Road
- Friday Road from SR 524 to James Road
- James Road from Friday Road to Cox Road
- Cox Road f rom SR 524 to James Road

Analysis Period

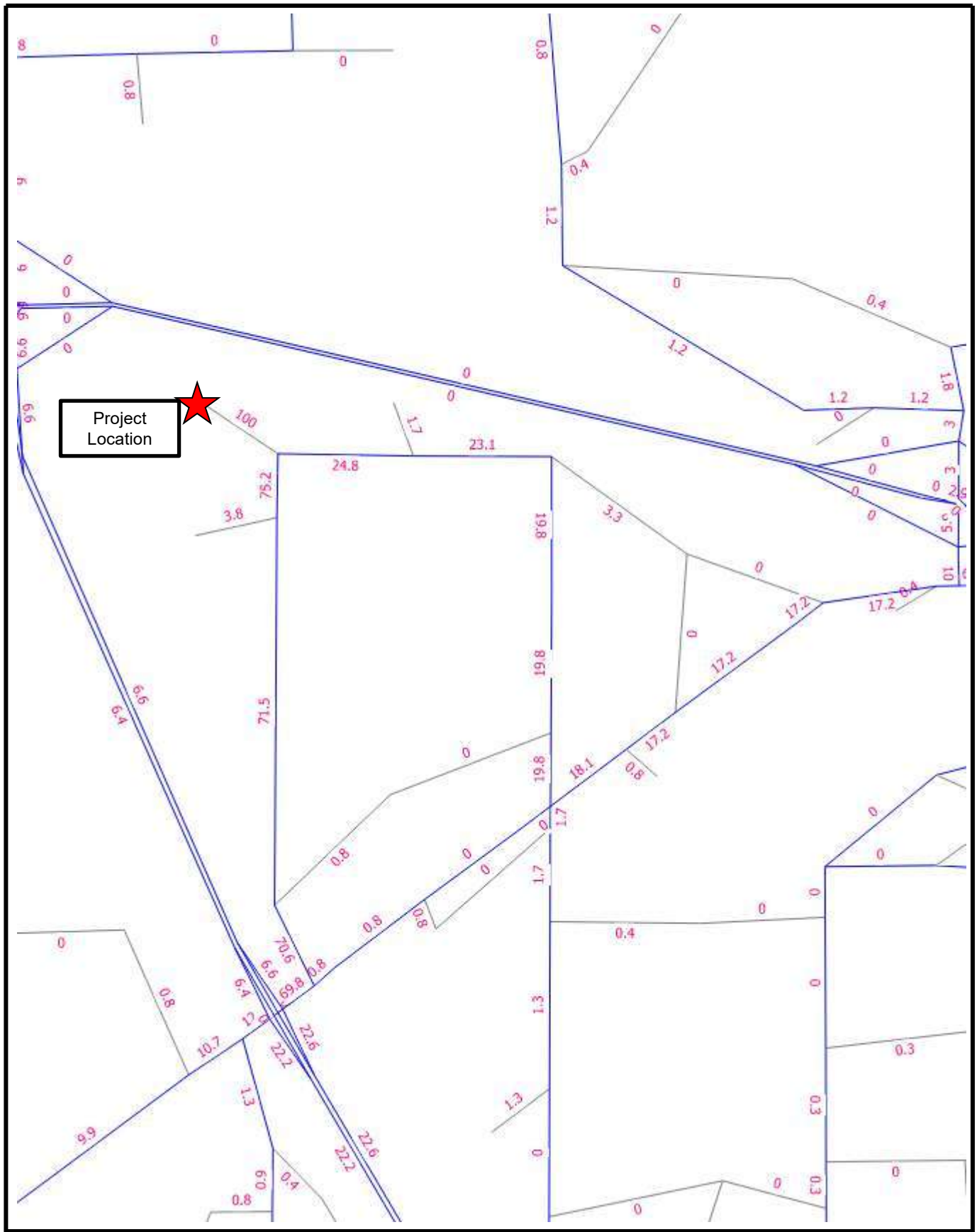
Roadway segments will be analyzed based on p.m. peak-hour traffic and intersections will be analyzed based on a.m. and p.m. peak-hour traffic. The analysis will be conducted under 2021 existing conditions and 2025 build-out conditions.

Traffic Concurrency Spreadsheet

The analysis will be based on the latest concurrency information as obtained from the Florida Department of Transportation (FDOT), the Space Coast Transportation Planning Organization (SCTPO), and City of Cocoa.

Traffic Count Procedures

Manual turning movement counts will be conducted on a Tuesday, Wednesday or Thursday during the a.m. and p.m. peak hour at each study intersection. Turning movement counts will not be older than one year.



Silvestri Property	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5313.01	Figure: 2	1970 Dairy Road, West Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 321.499.4680

Build-Out Traffic

The build-out traffic will be developed by the sum of the background traffic derived from growth rates plus the estimated project traffic. Growth rates for each study area roadway segment will be determined by historic growth trends calculated based upon five years of historic count data. A minimum annual growth rate of two percent shall be used unless otherwise documented. In no case shall a negative growth rate be used. All improvements funded for construction within the first three years of the five-year work program will be considered in the analysis.

Segment Analysis – Existing and Build-Out Conditions

If the future projected volume is expected to exceed the maximum service volume of a roadway segment, an additional transportation analysis may be conducted (requires client authorization) to determine the service volume specific to that segment. The procedures documented in the latest version of the FDOT *Quality/Level of Service Handbook* will be used to determine specific capacity, if default capacities are exceeded and if detailed, site-specific capacity analysis has the potential to yield a higher capacity calculation.

Intersection Analysis – A.M. and P.M. Peak-Hour (Existing and Build-Out Conditions)

The operating conditions for both the existing and future conditions at the unsignalized intersections will be analyzed using the *Highway Capacity Software* (HCS). HCS utilizes the procedures outlined in Chapter 20 of the HCM 6th Edition, titled "Two-Way Stop Control Intersections".

The operating conditions for both the existing and future conditions at the signalized intersections will be evaluated using the *Highway Capacity Software (*HCS). This software utilizes the methodology outlined in Chapter 19 of the HCM 6th Edition, titled "Signalized Intersections".

Improvements

If warranted, appropriate roadway and intersection improvements will be identified. Conditions for each analysis phase will be analyzed for improvements that are required for mitigation. Site access needs will be addressed. The need for auxiliary lanes will be assessed using the methodology provided by NCHRP Report 457, HCS, and the latest version of the FDOT Design Standards. The driveways will be analyzed under ultimate build-out conditions in order to determine the proper intersection geometry.

Please review and advise if the City of Cocoa is in agreement with this proposed methodology or provide comments relating to preferred revisions. If you have any questions, please contact me at 321.499.4679.

Sincerely,

LTG, Inc.



George A. Galan, P.E.
Senior Project Manager

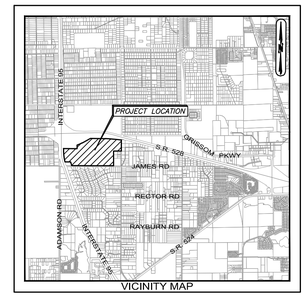
cc: Corrina Gumm, P.E., Brevard County (corrina.gumm@brevardfl.gov)
Devin Swanson, Brevard County (devin.swanson@brevardfl.gov
Veronica Figueroa-Chanza, E.I., Brevard County (veronica.figueroa-chanza@brevardfl.gov)
Bob Luthra, (bobluthra@pibland.com)
Andy Kirbach, P.E., (akirbach@morgan-engsurv.com)

Appendix A
Site Layout





GRAPHIC SCALE
SCALE: 1" = 200'
HALF SIZE: 1" = 400'



VICINITY MAP

SITE DATA

GENERAL STATEMENT
THE PROPOSED WORK CONSISTS OF NEW 418 LOT SUBDIVISION ON A 212.10 ACRE SITE.

ENGINEER & SURVEYOR
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 NORTH HARBOR CITY BLVD
MELBOURNE, FL 32935
PHONE: (321) 751-6088

DEVELOPER
BEACHLINE PARTNERS LLC
402A HIGHPOINT DRIVE
COCOA,FL 32926

PROPERTY DETAILS
PARCEL ID: 24-35-10-00-502
FLOOD ZONE: X AND A (FIRM MAP 12009C0325G DATED MARCH 17, 2014 & FIRM MAP 12009C0320H DATED JANUARY 29, 2021)
GEOGRAPHIC AREA: SEC 10, TWP 24 SOUTH, RNG 35E
ZONING: PUD WITH STIPULATED SETTLEMENT AGREEMENT PER ORDINANCE NO. 31-2004 RECORDED IN OFFICIAL RECORDS BOOK 5355, PAGE 2621; STIPULATED SETTLEMENT AGREEMENT ESTABLISHING GROSS DENSITY AND OTHER MATTERS, RECORDED JANUARY 9, 2008 IN OFFICIAL RECORDS BOOK 5837, PAGE 2226.
FUTURE LAND USE: RESIDENTIAL
COUNTY: BREVARD
ADDRESS: TO BE DETERMINED
COCOA, FL

PROPOSED NUMBER OF LOTS
418

PROPOSED DENSITY
2 UNITS PER ACRE

MINIMUM LOT DIMENSIONS
WIDTH: 50 FT
DEPTH: 120 FT (STANDARD 125 FT)
AREA: 5,750 SQ FT

MINIMUM LIVING AREA
MINIMUM LIVING AREA UNDER AIR SHALL BE 1,500 SF
AVERAGE LIVING AREA UNDER AIR SHALL BE 1,800 SF
FOOT PRINT = 40' x 60' = 2,400 SF (MINIMUM)

MAXIMUM BUILDING HEIGHT
35 FT

BUILDING SETBACKS	REQUIRED
FRONT	25 FT
SIDE (CORNER)	15 FT
SIDE (INTERIOR)	5 FT
REAR	15 FT

ZONING
NORTH: RU-1-7 CITY OF COCOA
SOUTH: RR-1 BREVARD COUNTY
EAST: RR-1 BREVARD COUNTY
WEST: GU, AU, RR-1 BREVARD COUNTY

SITE AREA	SQUARE FEET	ACREAGE	%
SUBDIVISION LOTS/ROADS:	3,501,147 SF	80.38 AC	37.9%
STORMWATER AREA:	1,238,250 SF	28.43 AC	13.4%
OPEN SPACE:			
COMMUNITY REC AREA:	49,647 SF	1.14 AC	0.5%
PARK AREA:	254,379 SF	5.84 AC	2.8%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	21.4%
COMMON/BUFFER SPACE:	2,213,417 SF	50.81 AC	24.0%
TOTAL OPEN SPACE:	4,121,958 SF	94.63 AC	48.7%
TOTAL SITE AREA:	9,239,078 SF	212.10 AC	100%

WETLAND AREA	SQUARE FEET	ACREAGE	%
IMPACTED / MITIGATED WETLANDS:	377,723 SF	8.67 AC	16%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	84%
TOTAL WETLANDS AREA:	2,359,961 SF	54.18 AC	100%

WATER STATEMENT
PER THE STIPULATED SETTLEMENT AGREEMENT, WATER TO THE SITE IS TO BE PROVIDED BY THE CITY OF COCOA.

SEWER STATEMENT
SANITARY SEWER TO THE PROPOSED LOTS WILL BE PROVIDED BY A GRAVITY SANITARY SEWER SYSTEM. A LIFT STATION AND FORCE MAIN WILL BE REQUIRED FOR CONNECTION TO THE CITY OF COCOA SYSTEM. PER THE STIPULATED SETTLEMENT AGREEMENT, SANITARY SEWER TO THE SITE IS TO BE PROVIDED BY THE CITY OF COCOA.

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST,BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THEEND OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Revision	Date:	Designed:	AK
	08/03/2021	Drawn:	DD
	08/03/2021	Checked:	AK
	08/03/2021		

BEACHLINE PARTNERS

PRELIMINARY SITE PLAN

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7940
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: COCOA I95
Drawing #: CIVIL

Scale:
Horiz. 1" = 200'
Vert. N/A

Sheet #:
C-1
Sheet 1 of 1

Steven J. Morgan P.E. FL Reg. #50632
Andreas H. Kirbach P.E. FL Reg. #49431

Date:

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APPENDIX C
RAW TURNING MOVEMENT COUNTS
&
FDOT SEASONAL FACTOR

DE TRAFFIC

detraffic.com
(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	I-95 SB Ramp Southbound				SR 524 Westbound				N/A Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	17	0	11	28	50	31	0	81	0	0	0	0	0	38	41	79	188
07:15 AM	20	0	17	37	77	44	0	121	0	0	0	0	0	63	53	116	274
07:30 AM	35	0	20	55	98	49	0	147	0	0	0	0	0	58	43	101	303
07:45 AM	38	0	18	56	94	40	0	134	0	0	0	0	0	70	54	124	314
Total	110	0	66	176	319	164	0	483	0	0	0	0	0	229	191	420	1079
08:00 AM	29	0	20	49	61	39	0	100	0	0	0	0	0	61	43	104	253
08:15 AM	26	0	24	50	50	47	0	97	0	0	0	0	0	68	42	110	257
08:30 AM	29	0	22	51	53	40	0	93	0	0	0	0	0	77	38	115	259
08:45 AM	27	0	20	47	52	39	0	91	0	0	0	0	0	55	34	89	227
Total	111	0	86	197	216	165	0	381	0	0	0	0	0	261	157	418	996
04:00 PM	22	0	24	46	69	79	0	148	0	0	0	0	0	55	25	80	274
04:15 PM	33	0	36	69	63	89	0	152	0	0	0	0	0	58	29	87	308
04:30 PM	26	0	26	52	65	98	0	163	0	0	0	0	0	48	23	71	286
04:45 PM	21	0	28	49	64	104	0	168	0	0	0	0	0	64	27	91	308
Total	102	0	114	216	261	370	0	631	0	0	0	0	0	225	104	329	1176
05:00 PM	26	0	29	55	75	100	0	175	0	0	0	0	0	56	28	84	314
05:15 PM	26	0	30	56	78	103	0	181	0	0	0	0	0	45	27	72	309
05:30 PM	26	0	26	52	70	86	0	156	0	0	0	0	0	54	27	81	289
05:45 PM	27	0	20	47	59	78	0	137	0	0	0	0	0	51	28	79	263
Total	105	0	105	210	282	367	0	649	0	0	0	0	0	206	110	316	1175
Grand Total	428	0	371	799	1078	1066	0	2144	0	0	0	0	0	921	562	1483	4426
Apprch %	53.6	0	46.4		50.3	49.7	0		0	0	0		0	62.1	37.9		
Total %	9.7	0	8.4	18.1	24.4	24.1	0	48.4	0	0	0	0	0	20.8	12.7	33.5	
Automobiles	341	0	348	689	892	972	0	1864	0	0	0	0	0	869	519	1388	3941
% Automobiles	79.7	0	93.8	86.2	82.7	91.2	0	86.9	0	0	0	0	0	94.4	92.3	93.6	89
Commercial	87	0	23	110	186	94	0	280	0	0	0	0	0	52	43	95	485
% Commercial	20.3	0	6.2	13.8	17.3	8.8	0	13.1	0	0	0	0	0	5.6	7.7	6.4	11

DE TRAFFIC

detraffic.com
(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 2

	I-95 SB Ramp Southbound				SR 524 Westbound				N/A Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	20	0	17	37	77	44	0	121	0	0	0	0	0	63	53	116	274
07:30 AM	35	0	20	55	98	49	0	147	0	0	0	0	0	58	43	101	303
07:45 AM	38	0	18	56	94	40	0	134	0	0	0	0	0	70	54	124	314
08:00 AM	29	0	20	49	61	39	0	100	0	0	0	0	0	61	43	104	253
Total Volume	122	0	75	197	330	172	0	502	0	0	0	0	0	252	193	445	1144
% App. Total	61.9	0	38.1		65.7	34.3	0		0	0	0		0	56.6	43.4		
PHF	.803	.000	.938	.879	.842	.878	.000	.854	.000	.000	.000	.000	.000	.900	.894	.897	.911
Automobiles	93	0	69	162	260	138	0	398	0	0	0	0	0	235	189	424	984
% Automobiles	76.2	0	92.0	82.2	78.8	80.2	0	79.3	0	0	0	0	0	93.3	97.9	95.3	86.0
Commercial	29	0	6	35	70	34	0	104	0	0	0	0	0	17	4	21	160
% Commercial	23.8	0	8.0	17.8	21.2	19.8	0	20.7	0	0	0	0	0	6.7	2.1	4.7	14.0

DE TRAFFIC

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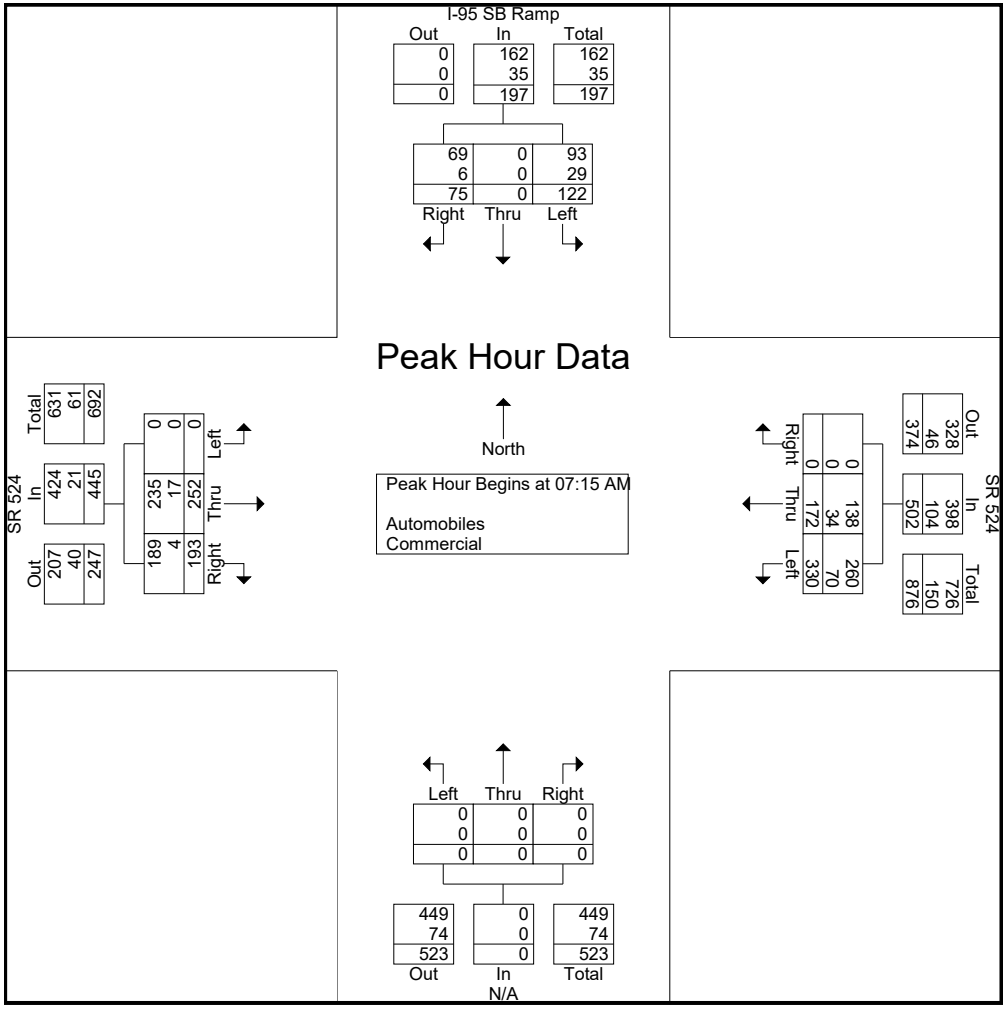
(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 3



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(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 4

	I-95 SB Ramp Southbound				SR 524 Westbound				N/A Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	21	0	28	49	64	104	0	168	0	0	0	0	0	64	27	91	308
05:00 PM	26	0	29	55	75	100	0	175	0	0	0	0	0	56	28	84	314
05:15 PM	26	0	30	56	78	103	0	181	0	0	0	0	0	45	27	72	309
05:30 PM	26	0	26	52	70	86	0	156	0	0	0	0	0	54	27	81	289
Total Volume	99	0	113	212	287	393	0	680	0	0	0	0	0	219	109	328	1220
% App. Total	46.7	0	53.3		42.2	57.8	0		0	0	0		0	66.8	33.2		
PHF	.952	.000	.942	.946	.920	.945	.000	.939	.000	.000	.000	.000	.000	.855	.973	.901	.971
Automobiles	84	0	108	192	255	385	0	640	0	0	0	0	0	209	94	303	1135
% Automobiles	84.8	0	95.6	90.6	88.9	98.0	0	94.1	0	0	0	0	0	95.4	86.2	92.4	93.0
Commercial	15	0	5	20	32	8	0	40	0	0	0	0	0	10	15	25	85
% Commercial	15.2	0	4.4	9.4	11.1	2.0	0	5.9	0	0	0	0	0	4.6	13.8	7.6	7.0

DE TRAFFIC

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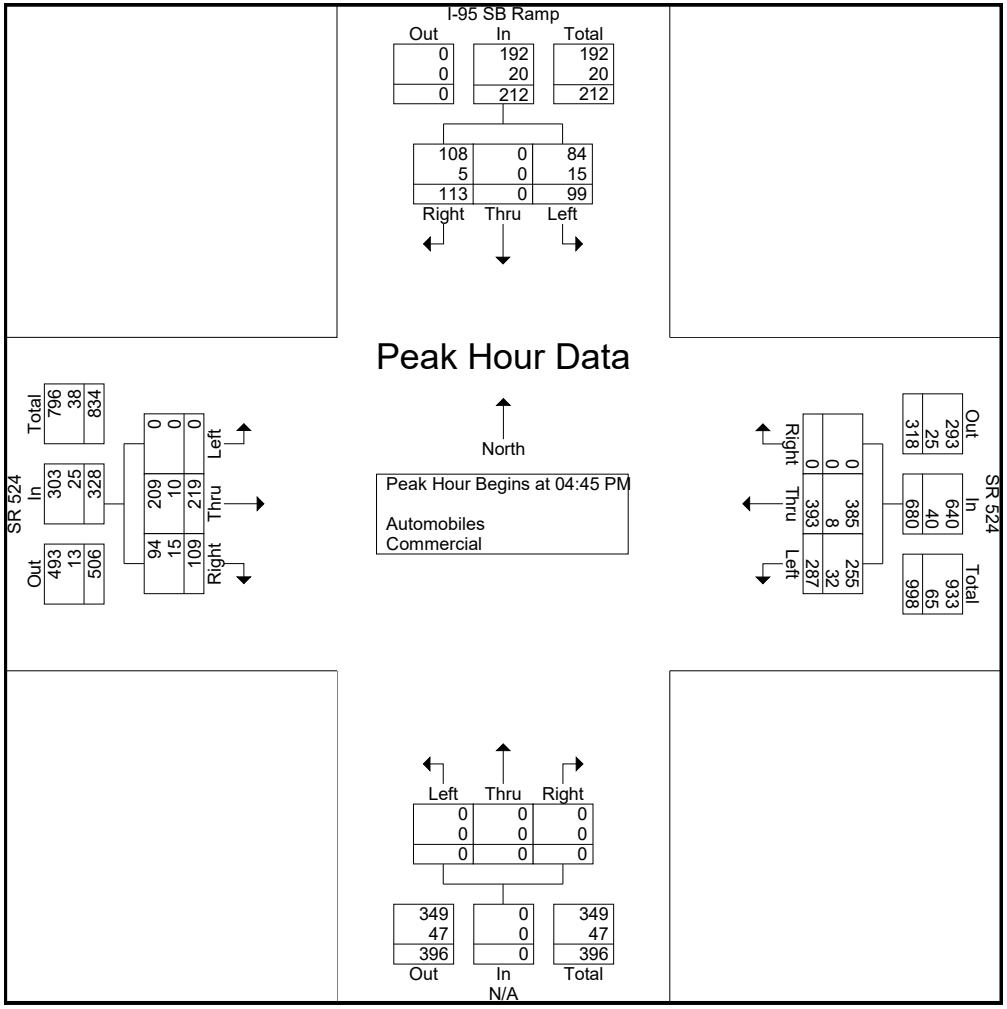
(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 5



DE TRAFFIC

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(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 6

Groups Printed- Peds

	I-95 SB Ramp Southbound					SR 524 Westbound					N/A Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

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(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	N/A Southbound				SR 524 Westbound				I-95 NB Ramp Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	74	25	99	13	0	43	56	11	57	0	68	223
07:15 AM	0	0	0	0	0	113	28	141	20	0	61	81	20	60	0	80	302
07:30 AM	0	0	0	0	0	117	23	140	16	0	51	67	25	81	0	106	313
07:45 AM	0	0	0	0	0	101	32	133	19	0	65	84	18	72	0	90	307
Total	0	0	0	0	0	405	108	513	68	0	220	288	74	270	0	344	1145
08:00 AM	0	0	0	0	0	94	41	135	21	0	71	92	18	88	0	106	333
08:15 AM	0	0	0	0	0	86	37	123	14	0	51	65	19	85	0	104	292
08:30 AM	0	0	0	0	0	97	29	126	12	0	50	62	18	69	0	87	275
08:45 AM	0	0	0	0	0	81	32	113	11	0	53	64	14	50	0	64	241
Total	0	0	0	0	0	358	139	497	58	0	225	283	69	292	0	361	1141
04:00 PM	0	0	0	0	0	112	29	141	26	0	60	86	18	65	0	83	310
04:15 PM	0	0	0	0	0	113	39	152	39	0	69	108	18	71	0	89	349
04:30 PM	0	0	0	0	0	128	45	173	35	0	50	85	19	62	0	81	339
04:45 PM	0	0	0	0	0	130	29	159	47	0	75	122	19	57	0	76	357
Total	0	0	0	0	0	483	142	625	147	0	254	401	74	255	0	329	1355
05:00 PM	0	0	0	0	0	121	19	140	55	0	75	130	22	61	0	83	353
05:15 PM	0	0	0	0	0	114	30	144	51	0	88	139	18	75	0	93	376
05:30 PM	0	0	0	0	0	119	22	141	38	0	79	117	23	63	0	86	344
05:45 PM	0	0	0	0	0	108	27	135	38	0	63	101	18	56	0	74	310
Total	0	0	0	0	0	462	98	560	182	0	305	487	81	255	0	336	1383
Grand Total	0	0	0	0	0	1708	487	2195	455	0	1004	1459	298	1072	0	1370	5024
Apprch %	0	0	0		0	77.8	22.2		31.2	0	68.8		21.8	78.2	0		
Total %	0	0	0	0	0	34	9.7	43.7	9.1	0	20	29	5.9	21.3	0	27.3	
Automobiles	0	0	0	0	0	1498	390	1888	411	0	856	1267	282	915	0	1197	4352
% Automobiles	0	0	0	0	0	87.7	80.1	86	90.3	0	85.3	86.8	94.6	85.4	0	87.4	86.6
Commercial	0	0	0	0	0	210	97	307	44	0	148	192	16	157	0	173	672
% Commercial	0	0	0	0	0	12.3	19.9	14	9.7	0	14.7	13.2	5.4	14.6	0	12.6	13.4

DE TRAFFIC

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(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

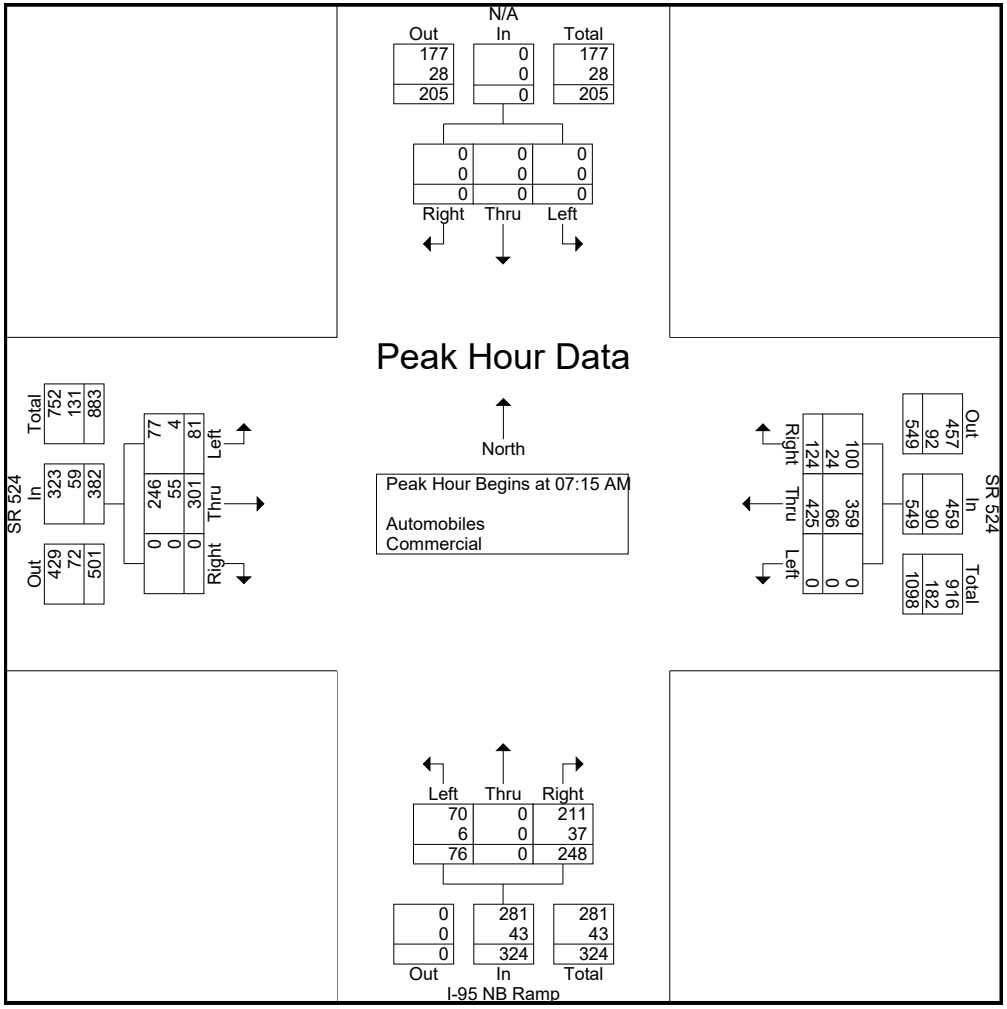
File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 2

	N/A Southbound				SR 524 Westbound				I-95 NB Ramp Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	0	113	28	141	20	0	61	81	20	60	0	80	302
07:30 AM	0	0	0	0	0	117	23	140	16	0	51	67	25	81	0	106	313
07:45 AM	0	0	0	0	0	101	32	133	19	0	65	84	18	72	0	90	307
08:00 AM	0	0	0	0	0	94	41	135	21	0	71	92	18	88	0	106	333
Total Volume	0	0	0	0	0	425	124	549	76	0	248	324	81	301	0	382	1255
% App. Total	0	0	0		0	77.4	22.6		23.5	0	76.5		21.2	78.8	0		
PHF	.000	.000	.000	.000	.000	.908	.756	.973	.905	.000	.873	.880	.810	.855	.000	.901	.942
Automobiles	0	0	0	0	0	359	100	459	70	0	211	281	77	246	0	323	1063
% Automobiles	0	0	0	0	0	84.5	80.6	83.6	92.1	0	85.1	86.7	95.1	81.7	0	84.6	84.7
Commercial	0	0	0	0	0	66	24	90	6	0	37	43	4	55	0	59	192
% Commercial	0	0	0	0	0	15.5	19.4	16.4	7.9	0	14.9	13.3	4.9	18.3	0	15.4	15.3

DE TRAFFIC

detraffic.com
(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 3



DE TRAFFIC

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(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 4

	N/A Southbound				SR 524 Westbound				I-95 NB Ramp Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	0	130	29	159	47	0	75	122	19	57	0	76	357
05:00 PM	0	0	0	0	0	121	19	140	55	0	75	130	22	61	0	83	353
05:15 PM	0	0	0	0	0	114	30	144	51	0	88	139	18	75	0	93	376
05:30 PM	0	0	0	0	0	119	22	141	38	0	79	117	23	63	0	86	344
Total Volume	0	0	0	0	0	484	100	584	191	0	317	508	82	256	0	338	1430
% App. Total	0	0	0		0	82.9	17.1		37.6	0	62.4		24.3	75.7	0		
PHF	.000	.000	.000	.000	.000	.931	.833	.918	.868	.000	.901	.914	.891	.853	.000	.909	.951
Automobiles	0	0	0	0	0	451	81	532	175	0	278	453	79	226	0	305	1290
% Automobiles	0	0	0	0	0	93.2	81.0	91.1	91.6	0	87.7	89.2	96.3	88.3	0	90.2	90.2
Commercial	0	0	0	0	0	33	19	52	16	0	39	55	3	30	0	33	140
% Commercial	0	0	0	0	0	6.8	19.0	8.9	8.4	0	12.3	10.8	3.7	11.7	0	9.8	9.8

DE TRAFFIC

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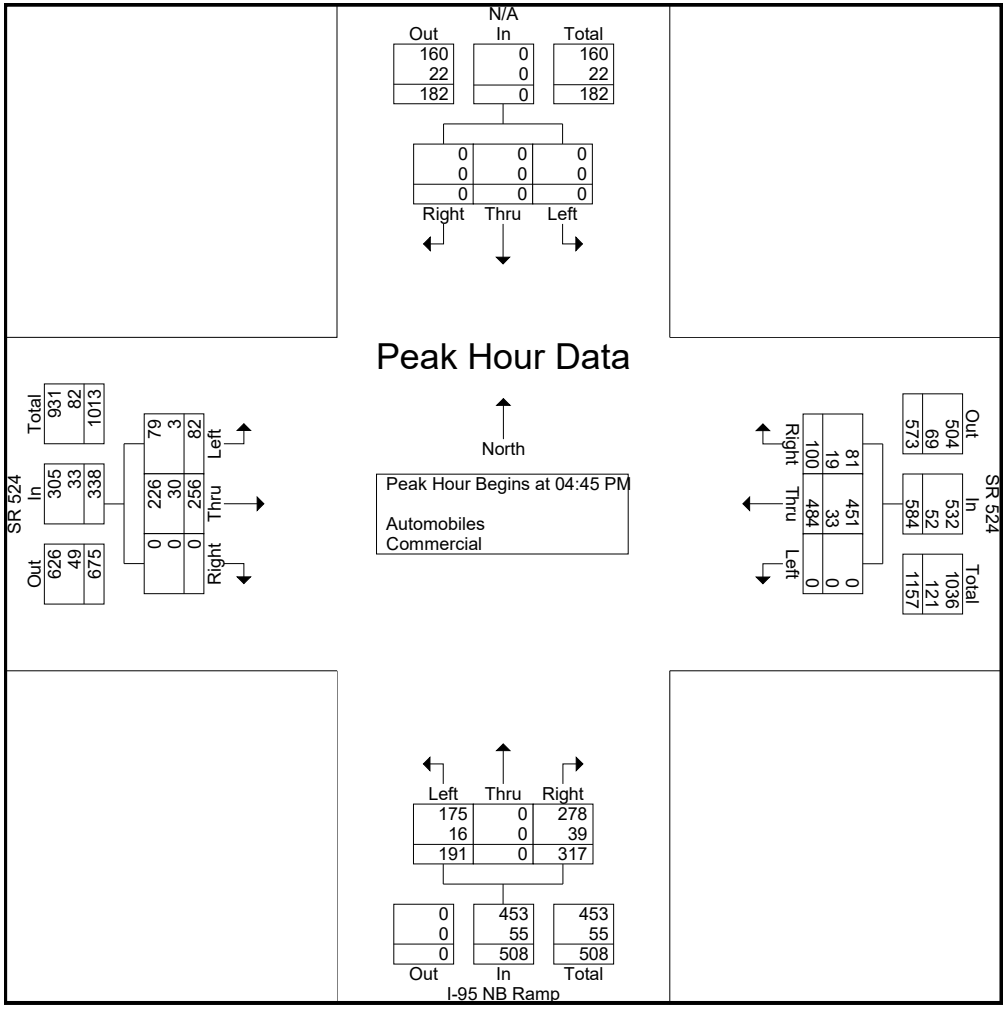
(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 5



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(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 6

Groups Printed- Peds

	N/A Southbound					SR 524 Westbound					I-95 NB Ramp Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

detraffic.com
(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Friday Rd Southbound				SR 524 Westbound				Gas Station Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	6	1	26	33	12	58	8	78	17	2	15	34	11	69	16	96	241
07:15 AM	4	2	28	34	8	73	5	86	30	3	15	48	16	73	25	114	282
07:30 AM	8	0	19	27	10	81	10	101	36	3	21	60	11	86	25	122	310
07:45 AM	9	2	26	37	8	74	9	91	35	3	14	52	9	94	26	129	309
Total	27	5	99	131	38	286	32	356	118	11	65	194	47	322	92	461	1142
08:00 AM	10	1	20	31	12	83	8	103	35	0	13	48	13	107	28	148	330
08:15 AM	9	2	24	35	9	80	10	99	29	3	11	43	16	98	26	140	317
08:30 AM	14	2	19	35	9	68	10	87	35	1	13	49	14	79	24	117	288
08:45 AM	9	2	16	27	10	74	10	94	28	5	18	51	14	71	24	109	281
Total	42	7	79	128	40	305	38	383	127	9	55	191	57	355	102	514	1216
04:00 PM	6	6	11	23	7	105	12	124	22	4	11	37	19	89	22	130	314
04:15 PM	8	5	19	32	5	109	17	131	26	6	17	49	22	107	32	161	373
04:30 PM	11	5	18	34	10	129	16	155	24	5	14	43	21	78	32	131	363
04:45 PM	9	8	22	39	5	108	15	128	28	6	17	51	24	91	27	142	360
Total	34	24	70	128	27	451	60	538	100	21	59	180	86	365	113	564	1410
05:00 PM	9	6	19	34	9	102	12	123	28	5	15	48	19	96	24	139	344
05:15 PM	12	5	21	38	9	105	15	129	25	5	15	45	24	106	34	164	376
05:30 PM	9	7	16	32	10	104	10	124	30	5	17	52	19	97	26	142	350
05:45 PM	8	4	11	23	9	99	11	119	24	6	16	46	23	81	19	123	311
Total	38	22	67	127	37	410	48	495	107	21	63	191	85	380	103	568	1381
Grand Total	141	58	315	514	142	1452	178	1772	452	62	242	756	275	1422	410	2107	5149
Apprch %	27.4	11.3	61.3		8	81.9	10		59.8	8.2	32		13.1	67.5	19.5		
Total %	2.7	1.1	6.1	10	2.8	28.2	3.5	34.4	8.8	1.2	4.7	14.7	5.3	27.6	8	40.9	
Automobiles	132	54	302	488	92	1326	162	1580	271	53	154	478	265	1273	271	1809	4355
% Automobiles	93.6	93.1	95.9	94.9	64.8	91.3	91	89.2	60	85.5	63.6	63.2	96.4	89.5	66.1	85.9	84.6
Commercial	9	4	13	26	50	126	16	192	181	9	88	278	10	149	139	298	794
% Commercial	6.4	6.9	4.1	5.1	35.2	8.7	9	10.8	40	14.5	36.4	36.8	3.6	10.5	33.9	14.1	15.4

DE TRAFFIC

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(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 2

	Friday Rd Southbound				SR 524 Westbound				Gas Station Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	8	0	19	27	10	81	10	101	36	3	21	60	11	86	25	122	310
07:45 AM	9	2	26	37	8	74	9	91	35	3	14	52	9	94	26	129	309
08:00 AM	10	1	20	31	12	83	8	103	35	0	13	48	13	107	28	148	330
08:15 AM	9	2	24	35	9	80	10	99	29	3	11	43	16	98	26	140	317
Total Volume	36	5	89	130	39	318	37	394	135	9	59	203	49	385	105	539	1266
% App. Total	27.7	3.8	68.5		9.9	80.7	9.4		66.5	4.4	29.1		9.1	71.4	19.5		
PHF	.900	.625	.856	.878	.813	.958	.925	.956	.938	.750	.702	.846	.766	.900	.938	.910	.959
Automobiles	32	5	84	121	20	278	35	333	74	6	41	121	46	353	78	477	1052
% Automobiles	88.9	100	94.4	93.1	51.3	87.4	94.6	84.5	54.8	66.7	69.5	59.6	93.9	91.7	74.3	88.5	83.1
Commercial	4	0	5	9	19	40	2	61	61	3	18	82	3	32	27	62	214
% Commercial	11.1	0	5.6	6.9	48.7	12.6	5.4	15.5	45.2	33.3	30.5	40.4	6.1	8.3	25.7	11.5	16.9

DE TRAFFIC

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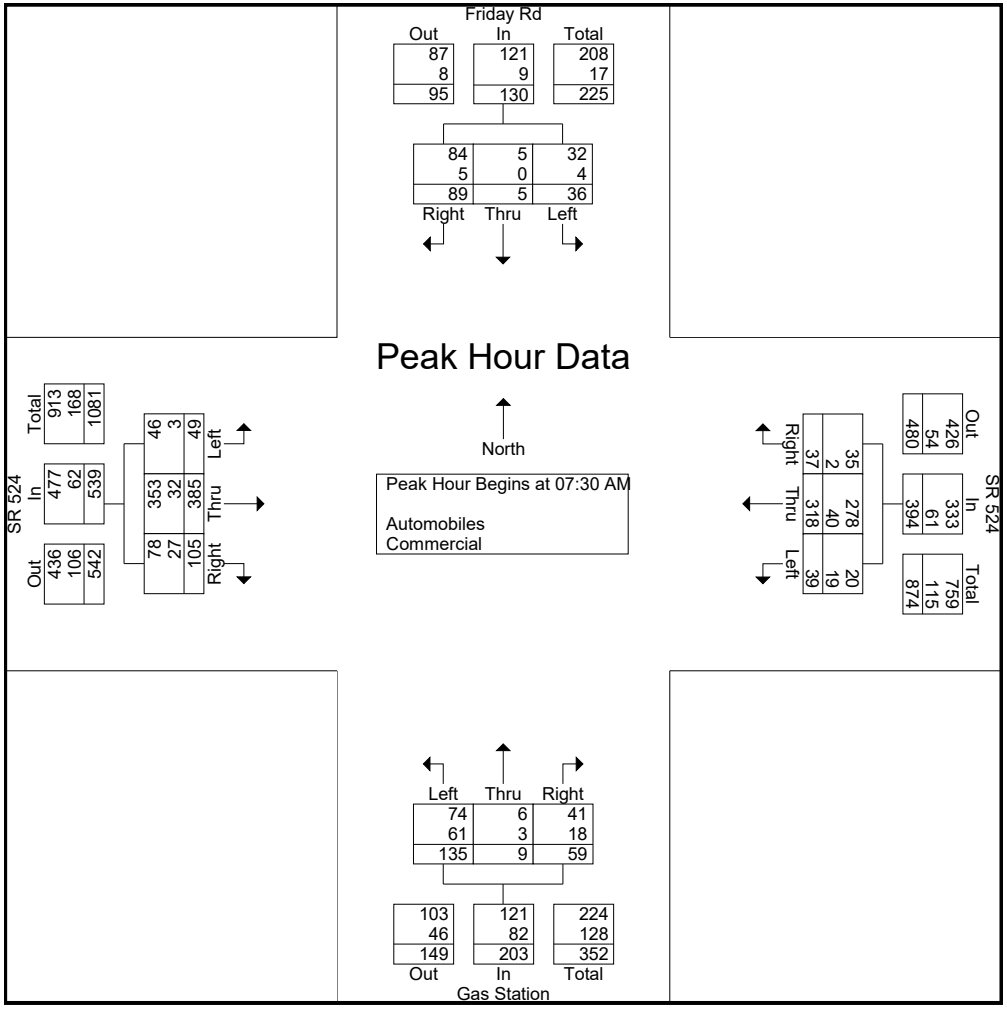
(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 3



DE TRAFFIC

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(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

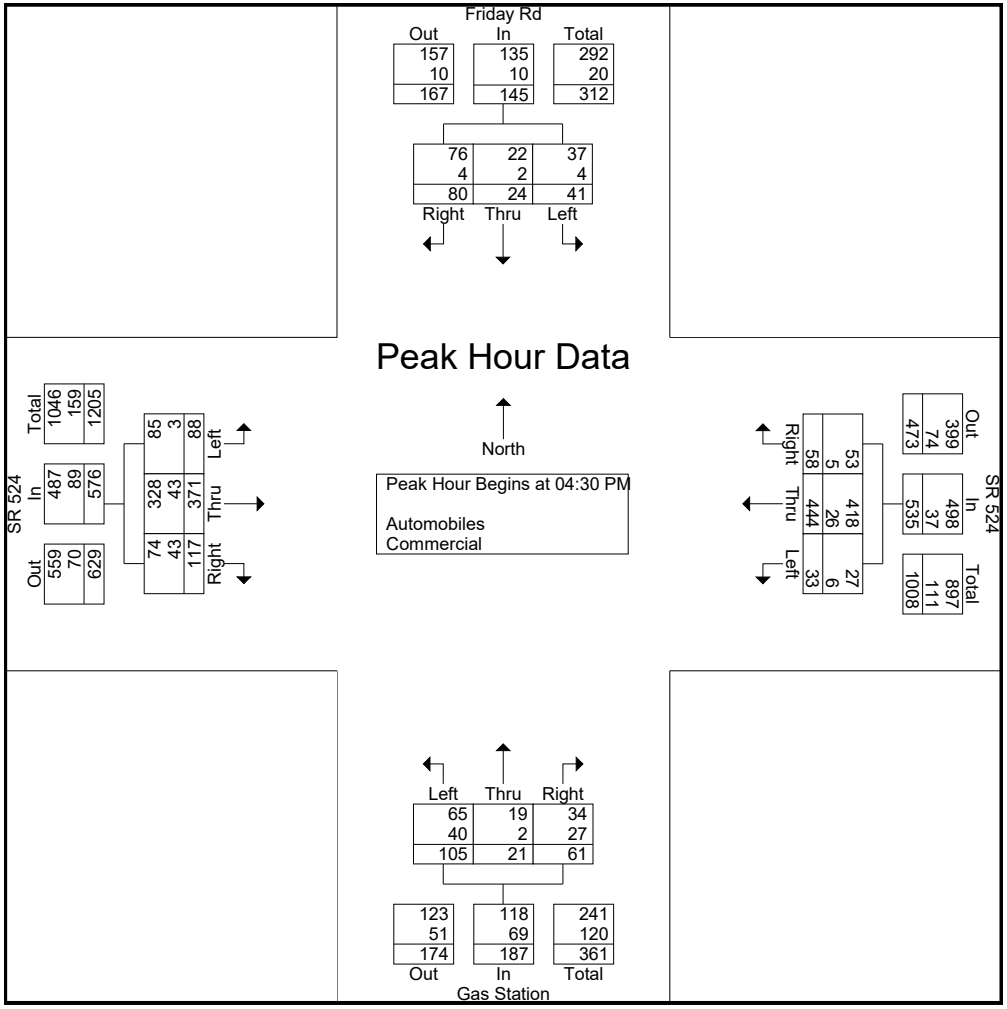
File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 4

	Friday Rd Southbound				SR 524 Westbound				Gas Station Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	11	5	18	34	10	129	16	155	24	5	14	43	21	78	32	131	363
04:45 PM	9	8	22	39	5	108	15	128	28	6	17	51	24	91	27	142	360
05:00 PM	9	6	19	34	9	102	12	123	28	5	15	48	19	96	24	139	344
05:15 PM	12	5	21	38	9	105	15	129	25	5	15	45	24	106	34	164	376
Total Volume	41	24	80	145	33	444	58	535	105	21	61	187	88	371	117	576	1443
% App. Total	28.3	16.6	55.2		6.2	83	10.8		56.1	11.2	32.6		15.3	64.4	20.3		
PHF	.854	.750	.909	.929	.825	.860	.906	.863	.938	.875	.897	.917	.917	.875	.860	.878	.959
Automobiles	37	22	76	135	27	418	53	498	65	19	34	118	85	328	74	487	1238
% Automobiles	90.2	91.7	95.0	93.1	81.8	94.1	91.4	93.1	61.9	90.5	55.7	63.1	96.6	88.4	63.2	84.5	85.8
Commercial	4	2	4	10	6	26	5	37	40	2	27	69	3	43	43	89	205
% Commercial	9.8	8.3	5.0	6.9	18.2	5.9	8.6	6.9	38.1	9.5	44.3	36.9	3.4	11.6	36.8	15.5	14.2

DE TRAFFIC

detraffic.com
(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 5



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detraffic.com
(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 6

Groups Printed- Peds

	Friday Rd Southbound					SR 524 Westbound					Gas Station Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

detraffic.com
(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Cox Rd Southbound				SR 524 Westbound				Cox Rd Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	9	7	7	23	19	67	6	92	5	7	8	20	7	84	9	100	235
07:15 AM	11	4	8	23	26	75	5	106	7	4	18	29	5	90	16	111	269
07:30 AM	15	10	13	38	34	89	5	128	4	5	19	28	7	94	16	117	311
07:45 AM	17	7	13	37	25	86	6	117	8	6	21	35	9	97	34	140	329
Total	52	28	41	121	104	317	22	443	24	22	66	112	28	365	75	468	1144
08:00 AM	14	5	8	27	21	93	9	123	5	12	23	40	9	86	41	136	326
08:15 AM	17	10	9	36	21	83	4	108	5	10	19	34	8	95	35	138	316
08:30 AM	16	7	9	32	19	70	9	98	4	7	24	35	8	67	26	101	266
08:45 AM	14	6	11	31	16	52	7	75	7	8	17	32	9	70	21	100	238
Total	61	28	37	126	77	298	29	404	21	37	83	141	34	318	123	475	1146
04:00 PM	6	6	6	18	19	101	16	136	19	12	28	59	9	92	4	105	318
04:15 PM	10	4	5	19	26	104	24	154	18	16	52	86	7	80	8	95	354
04:30 PM	8	8	8	24	34	118	18	170	24	17	44	85	10	86	5	101	380
04:45 PM	11	7	6	24	28	100	21	149	27	16	43	86	11	81	5	97	356
Total	35	25	25	85	107	423	79	609	88	61	167	316	37	339	22	398	1408
05:00 PM	8	8	5	21	36	103	18	157	21	21	36	78	8	105	10	123	379
05:15 PM	13	7	6	26	25	101	21	147	19	18	27	64	11	121	10	142	379
05:30 PM	11	8	5	24	21	91	18	130	22	17	32	71	9	105	9	123	348
05:45 PM	9	7	5	21	23	87	16	126	16	11	29	56	7	88	7	102	305
Total	41	30	21	92	105	382	73	560	78	67	124	269	35	419	36	490	1411
Grand Total	189	111	124	424	393	1420	203	2016	211	187	440	838	134	1441	256	1831	5109
Apprch %	44.6	26.2	29.2		19.5	70.4	10.1		25.2	22.3	52.5		7.3	78.7	14		
Total %	3.7	2.2	2.4	8.3	7.7	27.8	4	39.5	4.1	3.7	8.6	16.4	2.6	28.2	5	35.8	
Automobiles	183	103	115	401	378	1354	198	1930	200	180	421	801	119	1330	249	1698	4830
% Automobiles	96.8	92.8	92.7	94.6	96.2	95.4	97.5	95.7	94.8	96.3	95.7	95.6	88.8	92.3	97.3	92.7	94.5
Commercial	6	8	9	23	15	66	5	86	11	7	19	37	15	111	7	133	279
% Commercial	3.2	7.2	7.3	5.4	3.8	4.6	2.5	4.3	5.2	3.7	4.3	4.4	11.2	7.7	2.7	7.3	5.5

DE TRAFFIC

detraffic.com
(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

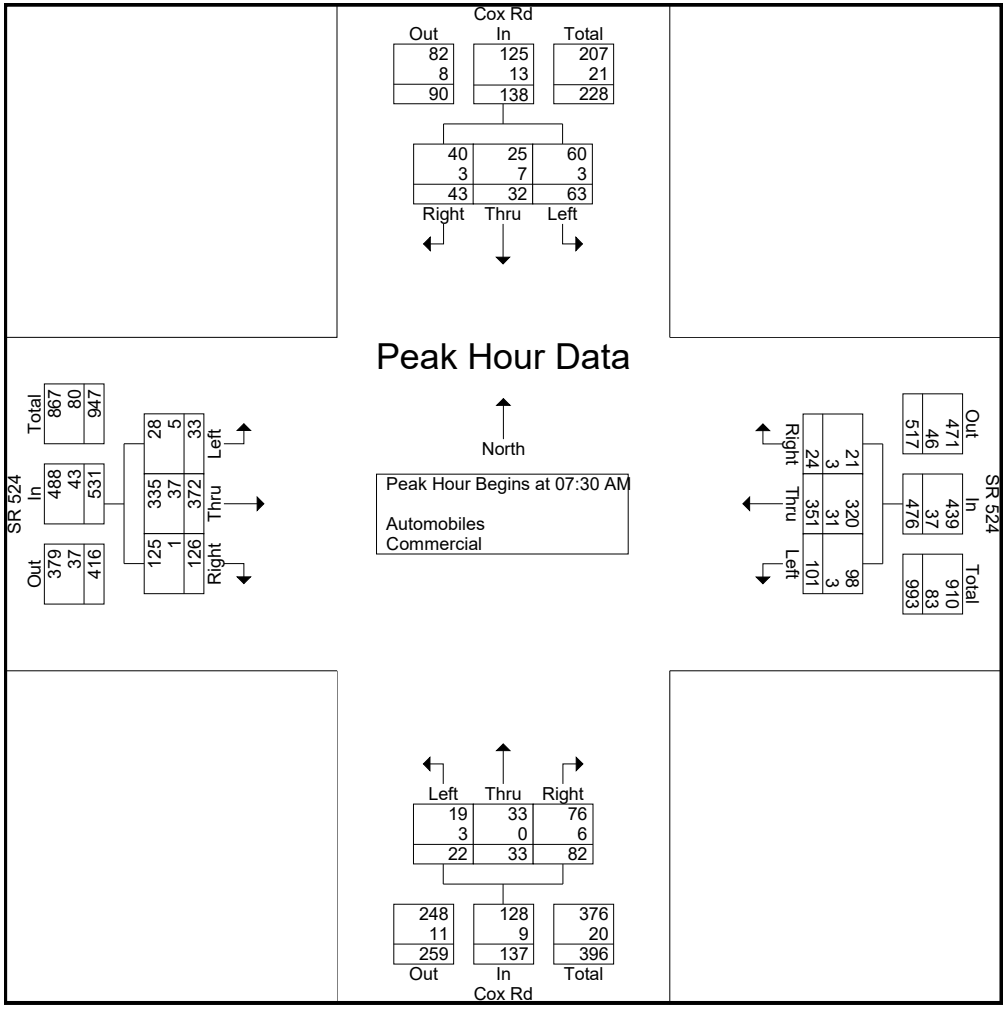
File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 2

	Cox Rd Southbound				SR 524 Westbound				Cox Rd Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	15	10	13	38	34	89	5	128	4	5	19	28	7	94	16	117	311
07:45 AM	17	7	13	37	25	86	6	117	8	6	21	35	9	97	34	140	329
08:00 AM	14	5	8	27	21	93	9	123	5	12	23	40	9	86	41	136	326
08:15 AM	17	10	9	36	21	83	4	108	5	10	19	34	8	95	35	138	316
Total Volume	63	32	43	138	101	351	24	476	22	33	82	137	33	372	126	531	1282
% App. Total	45.7	23.2	31.2		21.2	73.7	5		16.1	24.1	59.9		6.2	70.1	23.7		
PHF	.926	.800	.827	.908	.743	.944	.667	.930	.688	.688	.891	.856	.917	.959	.768	.948	.974
Automobiles	60	25	40	125	98	320	21	439	19	33	76	128	28	335	125	488	1180
% Automobiles	95.2	78.1	93.0	90.6	97.0	91.2	87.5	92.2	86.4	100	92.7	93.4	84.8	90.1	99.2	91.9	92.0
Commercial	3	7	3	13	3	31	3	37	3	0	6	9	5	37	1	43	102
% Commercial	4.8	21.9	7.0	9.4	3.0	8.8	12.5	7.8	13.6	0	7.3	6.6	15.2	9.9	0.8	8.1	8.0

DE TRAFFIC

detraffic.com
(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

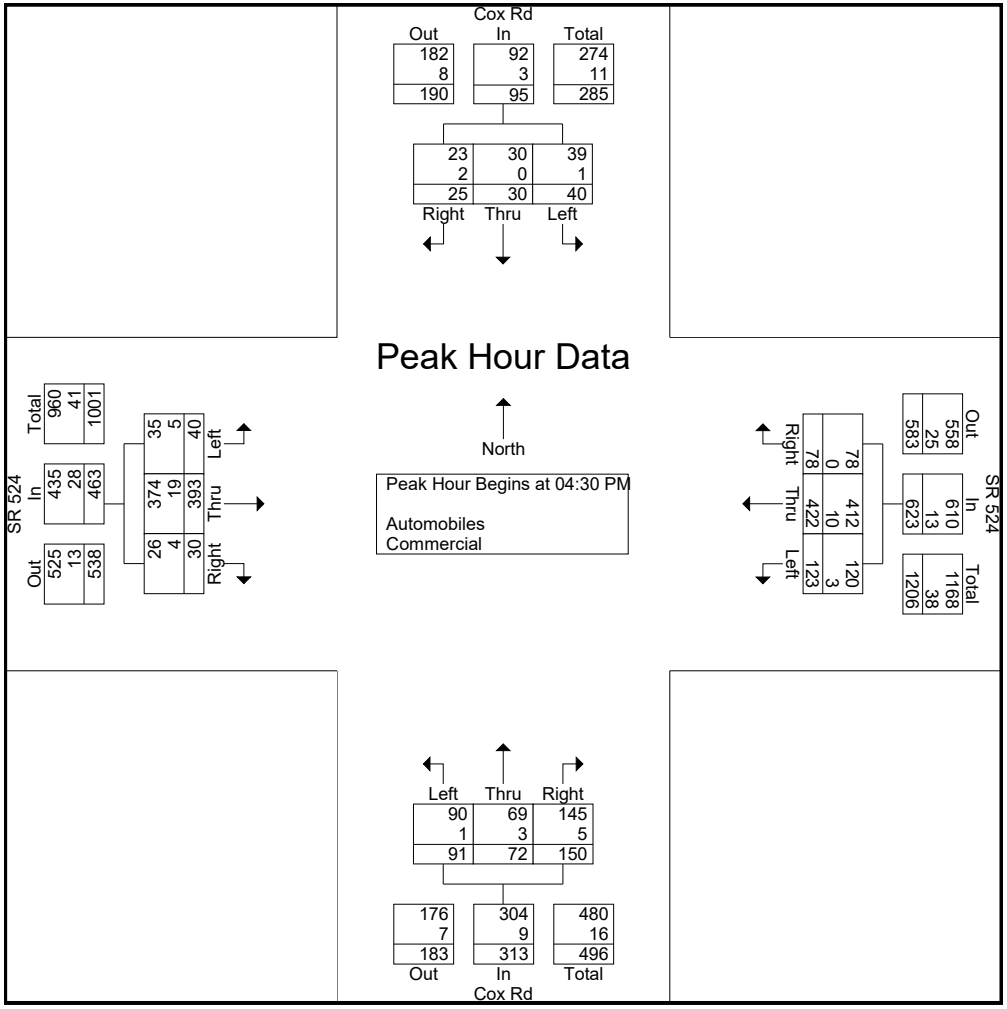
File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 4

	Cox Rd Southbound				SR 524 Westbound				Cox Rd Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	8	8	8	24	34	118	18	170	24	17	44	85	10	86	5	101	380
04:45 PM	11	7	6	24	28	100	21	149	27	16	43	86	11	81	5	97	356
05:00 PM	8	8	5	21	36	103	18	157	21	21	36	78	8	105	10	123	379
05:15 PM	13	7	6	26	25	101	21	147	19	18	27	64	11	121	10	142	379
Total Volume	40	30	25	95	123	422	78	623	91	72	150	313	40	393	30	463	1494
% App. Total	42.1	31.6	26.3		19.7	67.7	12.5		29.1	23	47.9		8.6	84.9	6.5		
PHF	.769	.938	.781	.913	.854	.894	.929	.916	.843	.857	.852	.910	.909	.812	.750	.815	.983
Automobiles	39	30	23	92	120	412	78	610	90	69	145	304	35	374	26	435	1441
% Automobiles	97.5	100	92.0	96.8	97.6	97.6	100	97.9	98.9	95.8	96.7	97.1	87.5	95.2	86.7	94.0	96.5
Commercial	1	0	2	3	3	10	0	13	1	3	5	9	5	19	4	28	53
% Commercial	2.5	0	8.0	3.2	2.4	2.4	0	2.1	1.1	4.2	3.3	2.9	12.5	4.8	13.3	6.0	3.5

DE TRAFFIC

detraffic.com
(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 5



DE TRAFFIC

detraffic.com
(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 6

Groups Printed- Peds

	Cox Rd Southbound					SR 524 Westbound					Cox Rd Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

detraffic.com
(386) 341-4186
Friday Rd/Friday Ln at James Rd
Brevard County, Fl

File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Friday Rd Southbound						SW Bound From Northeast						James Rd Westbound						Friday Rd Northbound						James Rd Eastbound						
Start Time	Hard Left	Left	Thru	Right	Peds	App. Total	Hard Left	Bear Left	Bear Right	Hard Right	Peds	App. Total	Left	Thru	Right	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Right	Peds	App. Total	Left	Bear Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	0	2	2	0	0	0	0	2	3	0	0	0	0	3	0	0	0	2	0	2	0	0	0	0	0	0	9
07:15 AM	0	0	0	0	0	0	1	0	0	0	0	1	4	0	0	1	0	5	0	1	1	3	0	5	0	0	0	0	0	0	11
07:30 AM	0	0	2	0	0	2	2	0	0	0	0	2	6	0	1	0	0	7	0	0	2	6	0	8	0	0	0	0	0	0	19
07:45 AM	0	0	0	0	0	0	2	0	0	0	0	2	4	0	0	1	0	5	0	0	2	5	0	7	0	0	0	0	0	0	14
Total	0	0	4	0	0	4	7	0	0	0	0	7	17	0	1	2	0	20	0	1	5	16	0	22	0	0	0	0	0	0	53
08:00 AM	0	0	1	0	0	1	4	0	0	0	0	4	5	0	1	1	0	7	0	0	0	5	0	5	0	0	0	0	0	0	17
08:15 AM	0	0	0	0	0	0	1	1	0	0	0	2	5	0	0	0	0	5	0	1	1	9	0	11	0	0	0	0	0	0	18
08:30 AM	0	0	1	0	0	1	2	1	0	0	0	3	4	0	0	2	0	6	0	0	1	4	0	5	0	0	0	0	0	0	15
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	1	0	6	0	0	0	8	0	8	0	0	0	0	0	0	14
Total	0	0	2	0	0	2	7	2	0	0	0	9	19	0	1	4	0	24	0	1	2	26	0	29	0	0	0	0	0	0	64
04:00 PM	0	0	0	0	0	0	1	1	0	0	0	2	4	0	1	1	0	6	0	0	3	8	0	11	0	0	0	0	0	0	19
04:15 PM	0	0	1	0	0	1	1	0	0	0	0	1	6	0	2	2	0	10	0	0	1	7	0	8	0	0	0	0	0	0	20
04:30 PM	0	0	0	0	0	0	0	1	0	0	0	1	4	0	2	0	0	6	0	1	2	11	0	14	0	0	0	0	0	0	21
04:45 PM	1	0	0	0	0	1	2	0	0	0	0	2	8	0	1	2	0	11	0	0	1	11	0	12	0	0	0	0	0	0	26
Total	1	0	1	0	0	2	4	2	0	0	0	6	22	0	6	5	0	33	0	1	7	37	0	45	0	0	0	0	0	0	86
05:00 PM	0	0	0	0	0	0	0	2	0	0	0	2	6	0	0	1	0	7	0	0	3	8	0	11	0	0	0	0	0	0	20
05:15 PM	0	0	0	0	0	0	0	1	0	0	0	1	10	0	2	3	0	15	0	0	1	9	0	10	0	0	0	0	0	0	26
05:30 PM	0	0	1	0	0	1	0	1	0	0	0	1	8	0	0	2	0	10	0	0	2	8	0	10	0	0	0	0	0	0	22
05:45 PM	0	0	0	0	0	0	1	2	0	0	0	3	6	0	0	1	0	7	0	1	1	4	0	6	0	0	0	0	0	0	16
Total	0	0	1	0	0	1	1	6	0	0	0	7	30	0	2	7	0	39	0	1	7	29	0	37	0	0	0	0	0	0	84
Grand Total	1	0	8	0	0	9	19	10	0	0	0	29	88	0	10	18	0	116	0	4	21	108	0	133	0	0	0	0	0	0	287
Apprch %	11.1	0	88.9	0	0		65.5	34.5	0	0	0		75.9	0	8.6	15.5	0		0	3	15.8	81.2	0		0	0	0	0	0		
Total %	0.3	0	2.8	0	0	3.1	6.6	3.5	0	0	0	10.1	30.7	0	3.5	6.3	0	40.4	0	1.4	7.3	37.6	0	46.3	0	0	0	0	0	0	
Automobiles	1	0	8	0	0	9	19	10	0	0	0	29	88	0	10	18	0	116	0	4	21	103	0	128	0	0	0	0	0	0	282
% Automobiles	100	0	100	0	0	100	100	100	0	0	0	100	100	0	100	100	0	100	0	100	100	95.4	0	96.2	0	0	0	0	0	0	98.3
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	0	0	0	0	0	5
% Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4.6	0	3.8	0	0	0	0	0	0	1.7

DE TRAFFIC

detraffic.com
(386) 341-4186
Friday Rd/Friday Ln at James Rd
Brevard County, Fl

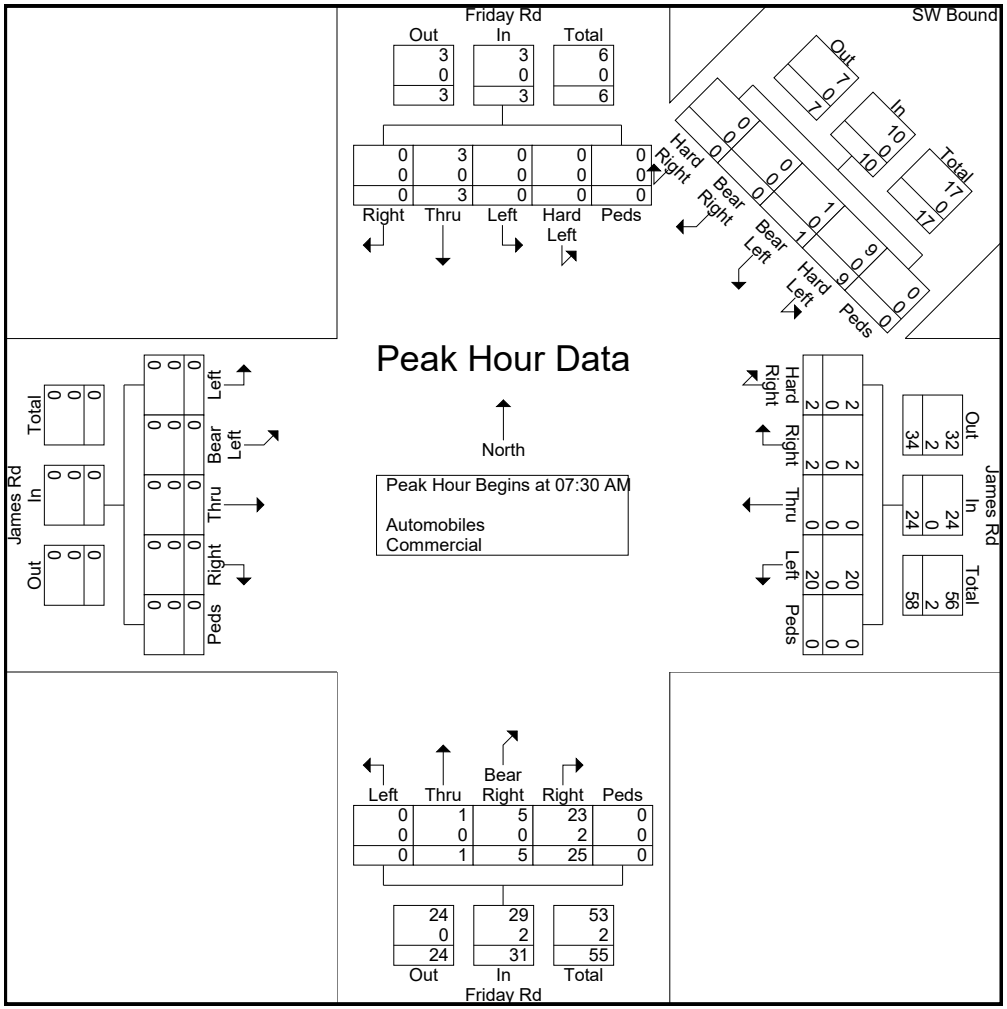
File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 2

	Friday Rd Southbound						SW Bound From Northeast						James Rd Westbound						Friday Rd Northbound						James Rd Eastbound						
Start Time	Hard Left	Left	Thru	Right	Peds	App. Total	Hard Left	Bear Left	Bear Right	Hard Right	Peds	App. Total	Left	Thru	Right	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Right	Peds	App. Total	Left	Bear Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 07:30 AM																															
07:30 AM	0	0	2	0	0	2	2	0	0	0	0	2	6	0	1	0	0	7	0	0	2	6	0	8	0	0	0	0	0	0	19
07:45 AM	0	0	0	0	0	0	2	0	0	0	0	2	4	0	0	1	0	5	0	0	2	5	0	7	0	0	0	0	0	0	14
08:00 AM	0	0	1	0	0	1	4	0	0	0	0	4	5	0	1	1	0	7	0	0	0	5	0	5	0	0	0	0	0	0	17
08:15 AM	0	0	0	0	0	0	1	1	0	0	0	2	5	0	0	0	0	5	0	1	1	9	0	11	0	0	0	0	0	0	18
Total Volume	0	0	3	0	0	3	9	1	0	0	0	10	20	0	2	2	0	24	0	1	5	25	0	31	0	0	0	0	0	0	68
% App. Total	0	0	100	0	0		90	10	0	0	0		83.3	0	8.3	8.3	0		0	3.2	16.1	80.6	0		0	0	0	0	0		
PHF	.000	.000	.375	.000	.000	.375	.563	.250	.000	.000	.000	.625	.833	.000	.500	.500	.000	.857	.000	.250	.625	.694	.000	.705	.000	.000	.000	.000	.000	.000	.895
Automobiles	0	0	3	0	0	3	9	1	0	0	0	10	20	0	2	2	0	24	0	1	5	23	0	29	0	0	0	0	0	0	66
% Automobiles	0	0	100	0	0	100	100	100	0	0	0	100	100	0	100	100	0	100	0	100	100	92.0	0	93.5	0	0	0	0	0	0	97.1
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	2
% Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8.0	0	6.5	0	0	0	0	0	0	2.9

DE TRAFFIC

detraffic.com
(386) 341-4186
Friday Rd/Friday Ln at James Rd
Brevard County, Fl

File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 3



DE TRAFFIC

detraffic.com
(386) 341-4186
Friday Rd/Friday Ln at James Rd
Brevard County, Fl

File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 4

	Friday Rd Southbound						SW Bound From Northeast						James Rd Westbound						Friday Rd Northbound						James Rd Eastbound						
Start Time	Hard Left	Left	Thru	Right	Peds	App. Total	Hard Left	Bear Left	Bear Right	Hard Right	Peds	App. Total	Left	Thru	Right	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Right	Peds	App. Total	Left	Bear Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 04:45 PM																															
04:45 PM	1	0	0	0	0	1	2	0	0	0	0	2	8	0	1	2	0	11	0	0	1	11	0	12	0	0	0	0	0	0	26
05:00 PM	0	0	0	0	0	0	0	2	0	0	0	2	6	0	0	1	0	7	0	0	3	8	0	11	0	0	0	0	0	0	20
05:15 PM	0	0	0	0	0	0	0	1	0	0	0	1	10	0	2	3	0	15	0	0	1	9	0	10	0	0	0	0	0	0	26
05:30 PM	0	0	1	0	0	1	0	1	0	0	0	1	8	0	0	2	0	10	0	0	2	8	0	10	0	0	0	0	0	0	22
Total Volume	1	0	1	0	0	2	2	4	0	0	0	6	32	0	3	8	0	43	0	0	7	36	0	43	0	0	0	0	0	0	94
% App. Total	50	0	50	0	0		33.3	66.7	0	0	0		74.4	0	7	18.6	0		0	0	16.3	83.7	0		0	0	0	0	0		
PHF	.250	.000	.250	.000	.000	.500	.250	.500	.000	.000	.000	.750	.800	.000	.375	.667	.000	.717	.000	.000	.583	.818	.000	.896	.000	.000	.000	.000	.000	.000	.904
Automobiles	1	0	1	0	0	2	2	4	0	0	0	6	32	0	3	8	0	43	0	0	7	33	0	40	0	0	0	0	0	0	91
% Automobiles	100	0	100	0	0	100	100	100	0	0	0	100	100	0	100	100	0	100	0	0	100	91.7	0	93.0	0	0	0	0	0	0	96.8
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0	3
% Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8.3	0	7.0	0	0	0	0	0	0	3.2

DE TRAFFIC

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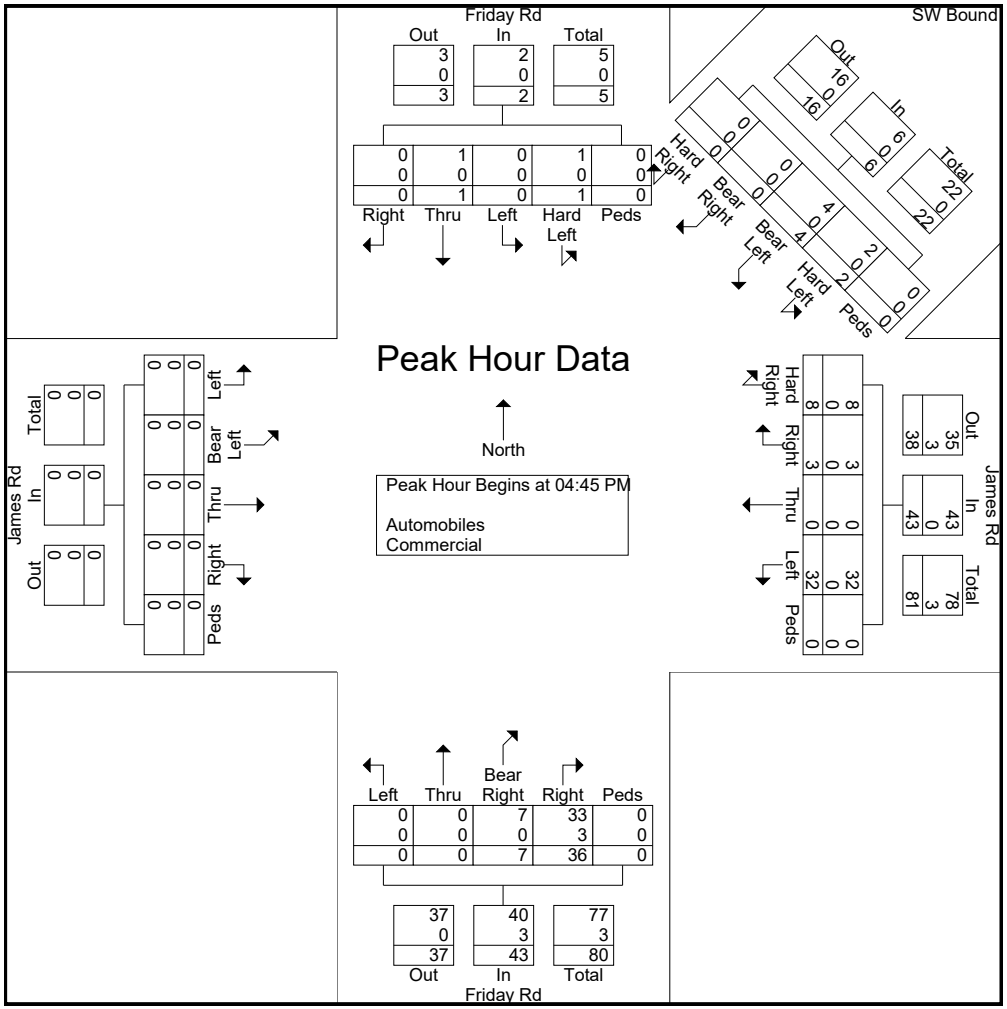
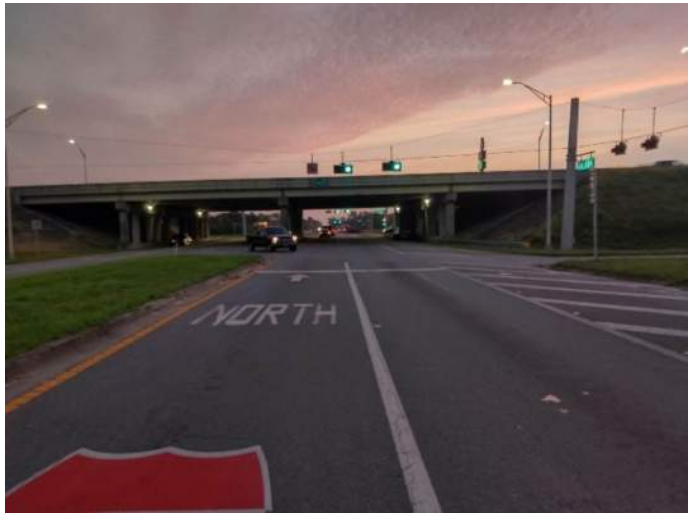
(386) 341-4186
Friday Rd/Friday Ln at James Rd
Brevard County, Fl

File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 5





SB Approach



EB Approach



WB Approach

de traffic	I-95 SB Ramp at SR 524	Brevard County
	www.de-traffic.com	Project Number: L22-89 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



EB Approach



WB Approach

de traffic	I-95 NB Ramp at SR 524	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720		



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Friday Rd at SR 524	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720		



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Cox Rd at SR 524	Brevard County
	www.de-traffic.com	Project Number: L22-89 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



Eastside-SB Approach



EB Approach



WB Approach

de traffic	Friday Rd at James Rd	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 5
	299 McGregor Rd. DeLand Fl. 32720		



Westside-SB
Approach

de traffic	Friday Rd at James Rd	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 6
	299 McGregor Rd. DeLand Fl. 32720		

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7000 BREVARD COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.02	1.07
2	01/03/2021 - 01/09/2021	1.02	1.07
3	01/10/2021 - 01/16/2021	1.03	1.08
4	01/17/2021 - 01/23/2021	1.02	1.07
5	01/24/2021 - 01/30/2021	1.00	1.05
6	01/31/2021 - 02/06/2021	0.99	1.04
7	02/07/2021 - 02/13/2021	0.98	1.03
* 8	02/14/2021 - 02/20/2021	0.97	1.02
* 9	02/21/2021 - 02/27/2021	0.95	1.00
*10	02/28/2021 - 03/06/2021	0.94	0.99
*11	03/07/2021 - 03/13/2021	0.93	0.98
*12	03/14/2021 - 03/20/2021	0.91	0.96
*13	03/21/2021 - 03/27/2021	0.92	0.97
*14	03/28/2021 - 04/03/2021	0.94	0.99
*15	04/04/2021 - 04/10/2021	0.95	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.01
*17	04/18/2021 - 04/24/2021	0.96	1.01
*18	04/25/2021 - 05/01/2021	0.97	1.02
*19	05/02/2021 - 05/08/2021	0.98	1.03
*20	05/09/2021 - 05/15/2021	0.98	1.03
21	05/16/2021 - 05/22/2021	0.99	1.04
22	05/23/2021 - 05/29/2021	1.00	1.05
23	05/30/2021 - 06/05/2021	1.00	1.05
24	06/06/2021 - 06/12/2021	1.01	1.06
25	06/13/2021 - 06/19/2021	1.01	1.06
26	06/20/2021 - 06/26/2021	1.02	1.07
27	06/27/2021 - 07/03/2021	1.03	1.08
28	07/04/2021 - 07/10/2021	1.04	1.09
29	07/11/2021 - 07/17/2021	1.04	1.09
30	07/18/2021 - 07/24/2021	1.05	1.11
31	07/25/2021 - 07/31/2021	1.06	1.12
32	08/01/2021 - 08/07/2021	1.06	1.12
33	08/08/2021 - 08/14/2021	1.07	1.13
34	08/15/2021 - 08/21/2021	1.07	1.13
35	08/22/2021 - 08/28/2021	1.07	1.13
36	08/29/2021 - 09/04/2021	1.06	1.12
37	09/05/2021 - 09/11/2021	1.05	1.11
38	09/12/2021 - 09/18/2021	1.04	1.09
39	09/19/2021 - 09/25/2021	1.04	1.09
40	09/26/2021 - 10/02/2021	1.03	1.08
41	10/03/2021 - 10/09/2021	1.03	1.08
42	10/10/2021 - 10/16/2021	1.02	1.07
43	10/17/2021 - 10/23/2021	1.03	1.08
44	10/24/2021 - 10/30/2021	1.03	1.08
45	10/31/2021 - 11/06/2021	1.03	1.08
46	11/07/2021 - 11/13/2021	1.03	1.08
47	11/14/2021 - 11/20/2021	1.03	1.08
48	11/21/2021 - 11/27/2021	1.03	1.08
49	11/28/2021 - 12/04/2021	1.03	1.08
50	12/05/2021 - 12/11/2021	1.02	1.07
51	12/12/2021 - 12/18/2021	1.02	1.07
52	12/19/2021 - 12/25/2021	1.02	1.07
53	12/26/2021 - 12/31/2021	1.03	1.08

* PEAK SEASON

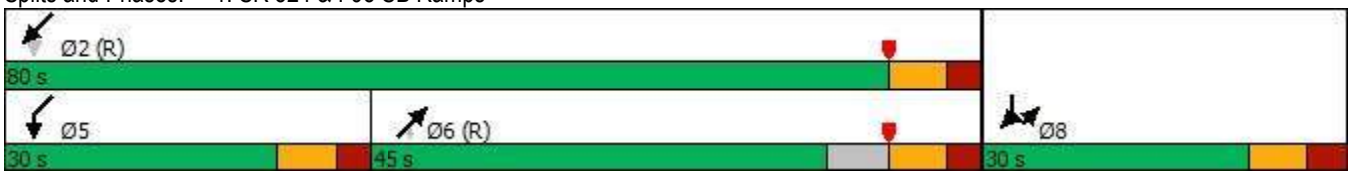
APPENDIX D
SIGNALIZED INTERSECTIONS
SYNCHRO SUMMARY SHEETS
EXISTING CONDITIONS

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	126	77	260	199	340	177
Future Volume (vph)	126	77	260	199	340	177
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	21.2	21.2	25.7	25.7	18.7	25.7
Total Split (s)	30.0	30.0	45.0	45.0	30.0	80.0
Total Split (%)	27.3%	27.3%	40.9%	40.9%	27.3%	72.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 109.1 (99%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	126	0	77	0	260	199	340	177	0
Future Volume (veh/h)	0	0	0	126	0	77	0	260	199	340	177	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1544	0	1781	0	1796	1870	1589	1604	0
Adj Flow Rate, veh/h				138	0	0	0	286	0	374	195	0
Peak Hour Factor				0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %				24	0	8	0	7	2	21	20	0
Cap, veh/h				166	0		0	1897		720	1191	0
Arrive On Green				0.11	0.00	0.00	0.00	0.56	0.00	0.04	0.25	0.00
Sat Flow, veh/h				1471	0	1510	0	3503	1585	1513	1604	0
Grp Volume(v), veh/h				138	0	0	0	286	0	374	195	0
Grp Sat Flow(s),veh/h/ln				1471	0	1510	0	1706	1585	1513	1604	0
Q Serve(g_s), s				10.1	0.0	0.0	0.0	4.5	0.0	10.0	10.5	0.0
Cycle Q Clear(g_c), s				10.1	0.0	0.0	0.0	4.5	0.0	10.0	10.5	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				166	0		0	1897		720	1191	0
V/C Ratio(X)				0.83	0.00		0.00	0.15		0.52	0.16	0.00
Avail Cap(c_a), veh/h				291	0		0	1897		851	1191	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.97	0.97	0.00
Uniform Delay (d), s/veh				47.8	0.0	0.0	0.0	11.8	0.0	7.8	14.7	0.0
Incr Delay (d2), s/veh				19.5	0.0	0.0	0.0	0.2	0.0	0.6	0.3	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				8.1	0.0	0.0	0.0	2.9	0.0	6.1	7.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				67.3	0.0	0.0	0.0	12.0	0.0	8.3	15.0	0.0
LnGrp LOS				E	A		A	B		A	B	A
Approach Vol, veh/h					138			286			569	
Approach Delay, s/veh					67.3			12.0			10.6	
Approach LOS					E			B			B	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	89.4		20.5	68.8		20.6						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 72		* 22	* 37		21.8						
Max Q Clear Time (g_c+I1), s	12.5		12.0	6.5		12.1						
Green Ext Time (p_c), s	1.1		0.9	1.7		0.5						

Intersection Summary	
HCM 6th Ctrl Delay	18.9
HCM 6th LOS	B

Notes

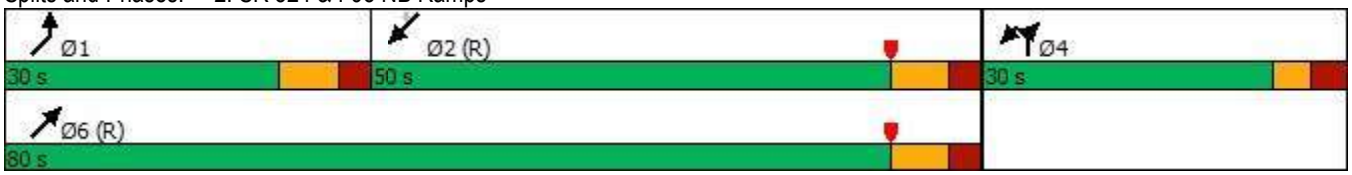
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	78	255	83	310	438	128
Future Volume (vph)	78	255	83	310	438	128
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	30.0	80.0	50.0	50.0
Total Split (%)	27.3%	27.3%	27.3%	72.7%	45.5%	45.5%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 110
Actuated Cycle Length: 110
Offset: 80 (73%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	78	0	255	0	0	0	83	310	0	0	438	128
Future Volume (veh/h)	78	0	255	0	0	0	83	310	0	0	438	128
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1678				1826	1633	0	0	1663	1618
Adj Flow Rate, veh/h	83	0	271				88	330	0	0	466	0
Peak Hour Factor	0.94	0.94	0.94				0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	8	0	15				5	18	0	0	16	19
Cap, veh/h	350	0	294				118	1091	0	0	1681	
Arrive On Green	0.21	0.00	0.21				0.14	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1422				1739	1633	0	0	3243	1372
Grp Volume(v), veh/h	83	0	271				88	330	0	0	466	0
Grp Sat Flow(s),veh/h/ln	1697	0	1422				1739	1633	0	0	1580	1372
Q Serve(g_s), s	4.5	0.0	20.6				5.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	4.5	0.0	20.6				5.4	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	350	0	294				118	1091	0	0	1681	
V/C Ratio(X)	0.24	0.00	0.92				0.75	0.30	0.00	0.00	0.28	
Avail Cap(c_a), veh/h	366	0	306				356	1091	0	0	1681	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.96	0.96	0.00	0.00	0.86	0.00
Uniform Delay (d), s/veh	36.4	0.0	42.8				46.6	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	31.5				8.7	0.7	0.0	0.0	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.4	0.0	14.7				4.4	0.4	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.8	0.0	74.3				55.3	0.7	0.0	0.0	0.4	0.0
LnGrp LOS	D	A	E				E	A	A	A	A	
Approach Vol, veh/h		354						418			466	
Approach Delay, s/veh		65.5						12.2			0.4	
Approach LOS		E						B			A	

Timer - Assigned Phs	1	2	4	6
Phs Duration (G+Y+Rc), s	15.0	66.0	29.0	81.0
Change Period (Y+Rc), s	* 7.5	* 7.5	* 6.3	* 7.5
Max Green Setting (Gmax), s	* 23	* 43	* 24	* 73
Max Q Clear Time (g_c+I1), s	7.4	2.0	22.6	2.0
Green Ext Time (p_c), s	0.1	3.1	0.2	2.0

Intersection Summary	
HCM 6th Ctrl Delay	23.0
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

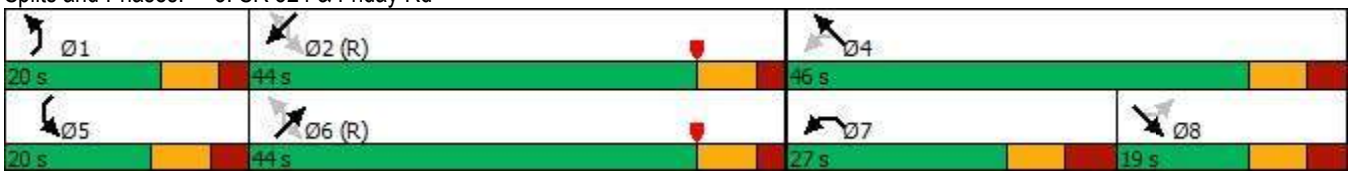
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	37	5	139	9	50	397	108	40	328	38
Future Volume (vph)	37	5	139	9	50	397	108	40	328	38
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	19.0	19.0	27.0	46.0	20.0	44.0	44.0	20.0	44.0	44.0
Total Split (%)	17.3%	17.3%	24.5%	41.8%	18.2%	40.0%	40.0%	18.2%	40.0%	40.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 82 (75%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	37	5	92	139	9	61	50	397	108	40	328	38
Future Volume (veh/h)	37	5	92	139	9	61	50	397	108	40	328	38
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1737	1870	1811	1233	1411	1441	1811	1781	1515	1174	1707	1826
Adj Flow Rate, veh/h	39	5	97	146	9	64	53	418	114	42	345	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	11	2	6	45	33	31	6	8	26	49	13	5
Cap, veh/h	75	14	104	277	46	328	439	796	573	345	767	696
Arrive On Green	0.10	0.10	0.10	0.13	0.31	0.31	0.07	0.89	0.89	0.03	0.45	0.45
Sat Flow, veh/h	336	146	1061	1174	150	1068	1725	1781	1284	1118	1707	1547
Grp Volume(v), veh/h	141	0	0	146	0	73	53	418	114	42	345	40
Grp Sat Flow(s),veh/h/ln	1542	0	0	1174	0	1219	1725	1781	1284	1118	1707	1547
Q Serve(g_s), s	7.8	0.0	0.0	11.8	0.0	4.9	1.8	5.2	1.3	2.2	15.3	1.6
Cycle Q Clear(g_c), s	10.0	0.0	0.0	11.8	0.0	4.9	1.8	5.2	1.3	2.2	15.3	1.6
Prop In Lane	0.28		0.69	1.00		0.88	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	193	0	0	277	0	374	439	796	573	345	767	696
V/C Ratio(X)	0.73	0.00	0.00	0.53	0.00	0.20	0.12	0.53	0.20	0.12	0.45	0.06
Avail Cap(c_a), veh/h	193	0	0	320	0	419	576	796	573	430	767	696
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.89	0.89	0.89	0.96	0.96	0.96
Uniform Delay (d), s/veh	49.1	0.0	0.0	36.0	0.0	28.1	15.6	3.5	3.3	15.6	20.9	17.1
Incr Delay (d2), s/veh	13.1	0.0	0.0	3.3	0.0	0.5	0.1	2.2	0.7	0.1	1.8	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.9	0.0	0.0	6.4	0.0	2.6	1.2	2.9	0.7	1.0	10.1	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	62.2	0.0	0.0	39.3	0.0	28.7	15.7	5.7	4.0	15.8	22.7	17.3
LnGrp LOS	E	A	A	D	A	C	B	A	A	B	C	B
Approach Vol, veh/h		141			219			585			427	
Approach Delay, s/veh		62.2			35.7			6.3			21.5	
Approach LOS		E			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.3	56.7		41.9	11.6	56.4	22.9	19.0				
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2				
Max Green Setting (Gmax), s	12.7	36.7		* 38	* 12	36.7	18.0	* 11				
Max Q Clear Time (g_c+I1), s	3.8	17.3		6.9	4.2	7.2	13.8	12.0				
Green Ext Time (p_c), s	0.0	1.9		0.7	0.0	2.8	0.3	0.0				

Intersection Summary		
HCM 6th Ctrl Delay		21.5
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

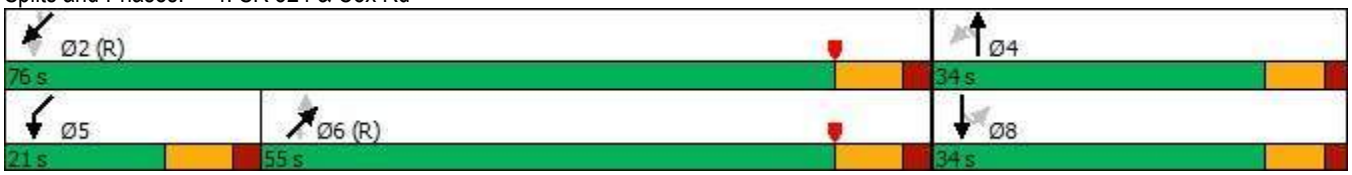
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	23	34	65	33	34	383	130	104	362	25
Future Volume (vph)	23	34	65	33	34	383	130	104	362	25
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	34.0	34.0	34.0	34.0	55.0	55.0	55.0	21.0	76.0	76.0
Total Split (%)	30.9%	30.9%	30.9%	30.9%	50.0%	50.0%	50.0%	19.1%	69.1%	69.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	23	34	84	65	33	44	34	383	130	104	362	25
Future Volume (veh/h)	23	34	84	65	33	44	34	383	130	104	362	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1693	1870	1796	1826	1574	1796	1678	1752	1870	1856	1767	1707
Adj Flow Rate, veh/h	24	36	88	68	35	46	36	403	0	109	381	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	14	2	7	5	22	7	15	10	2	3	9	13
Cap, veh/h	63	72	142	115	54	54	612	1065		621	1278	
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.61	0.61	0.00	0.04	0.72	0.00
Sat Flow, veh/h	173	510	1002	475	377	380	899	1752	1585	1767	1767	1447
Grp Volume(v), veh/h	148	0	0	149	0	0	36	403	0	109	381	0
Grp Sat Flow(s),veh/h/ln	1686	0	0	1232	0	0	899	1752	1585	1767	1767	1447
Q Serve(g_s), s	0.0	0.0	0.0	4.0	0.0	0.0	1.8	12.9	0.0	2.4	8.4	0.0
Cycle Q Clear(g_c), s	9.0	0.0	0.0	13.0	0.0	0.0	1.8	12.9	0.0	2.4	8.4	0.0
Prop In Lane	0.16		0.59	0.46		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	277	0	0	223	0	0	612	1065		621	1278	
V/C Ratio(X)	0.53	0.00	0.00	0.67	0.00	0.00	0.06	0.38		0.18	0.30	
Avail Cap(c_a), veh/h	445	0	0	353	0	0	612	1065		754	1278	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.83	0.83	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	44.4	0.0	0.0	45.9	0.0	0.0	8.8	11.0	0.0	7.5	5.4	0.0
Incr Delay (d2), s/veh	1.9	0.0	0.0	4.1	0.0	0.0	0.2	0.9	0.0	0.2	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.9	0.0	0.0	7.4	0.0	0.0	0.6	7.6	0.0	1.3	4.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.3	0.0	0.0	50.1	0.0	0.0	9.0	11.8	0.0	7.7	6.0	0.0
LnGrp LOS	D	A	A	D	A	A	A	B		A	A	
Approach Vol, veh/h		148			149			439			490	
Approach Delay, s/veh		46.3			50.1			11.6			6.3	
Approach LOS		D			D			B			A	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		87.6		22.4	12.7	74.9		22.4				
Change Period (Y+Rc), s		8.0		6.8	7.9	8.0		6.8				
Max Green Setting (Gmax), s		68.0		27.2	13.1	47.0		27.2				
Max Q Clear Time (g_c+I1), s		10.4		11.0	4.4	14.9		15.0				
Green Ext Time (p_c), s		2.6		0.8	0.2	3.0		0.6				

Intersection Summary		
HCM 6th Ctrl Delay	18.4	
HCM 6th LOS	B	

Notes

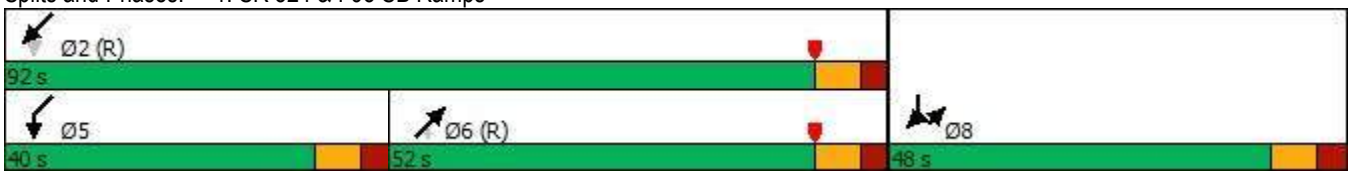
Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	102	116	226	112	296	405
Future Volume (vph)	102	116	226	112	296	405
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	26.2	26.2	24.8	24.8	12.7	24.8
Total Split (s)	48.0	48.0	52.0	52.0	40.0	92.0
Total Split (%)	34.3%	34.3%	37.1%	37.1%	28.6%	65.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 105 (75%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	102	0	116	0	226	112	296	405	0
Future Volume (veh/h)	0	0	0	102	0	116	0	226	112	296	405	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1678	0	1841	0	1826	1693	1737	1870	0
Adj Flow Rate, veh/h				107	0	0	0	238	0	312	426	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				15	0	4	0	5	14	11	2	0
Cap, veh/h				133	0		0	2322		866	1502	0
Arrive On Green				0.08	0.00	0.00	0.00	0.67	0.00	0.10	1.00	0.00
Sat Flow, veh/h				1598	0	1560	0	3561	1434	1654	1870	0
Grp Volume(v), veh/h				107	0	0	0	238	0	312	426	0
Grp Sat Flow(s),veh/h/ln				1598	0	1560	0	1735	1434	1654	1870	0
Q Serve(g_s), s				9.2	0.0	0.0	0.0	3.4	0.0	8.1	0.0	0.0
Cycle Q Clear(g_c), s				9.2	0.0	0.0	0.0	3.4	0.0	8.1	0.0	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				133	0		0	2322		866	1502	0
V/C Ratio(X)				0.80	0.00		0.00	0.10		0.36	0.28	0.00
Avail Cap(c_a), veh/h				454	0		0	2322		1117	1502	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.92	0.92	0.00
Uniform Delay (d), s/veh				63.0	0.0	0.0	0.0	8.2	0.0	4.9	0.0	0.0
Incr Delay (d2), s/veh				20.5	0.0	0.0	0.0	0.1	0.0	0.2	0.4	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				8.0	0.0	0.0	0.0	2.2	0.0	3.9	0.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				83.5	0.0	0.0	0.0	8.3	0.0	5.2	0.4	0.0
LnGrp LOS				F	A		A	A		A	A	A
Approach Vol, veh/h					107			238			738	
Approach Delay, s/veh					83.5			8.3			2.4	
Approach LOS					F			A			A	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	120.1		18.7	101.4		19.9						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 84		* 32	* 44		39.8						
Max Q Clear Time (g_c+I1), s	2.0		10.1	5.4		11.2						
Green Ext Time (p_c), s	2.6		0.9	1.4		0.7						

Intersection Summary		
HCM 6th Ctrl Delay	11.7	
HCM 6th LOS	B	

Notes

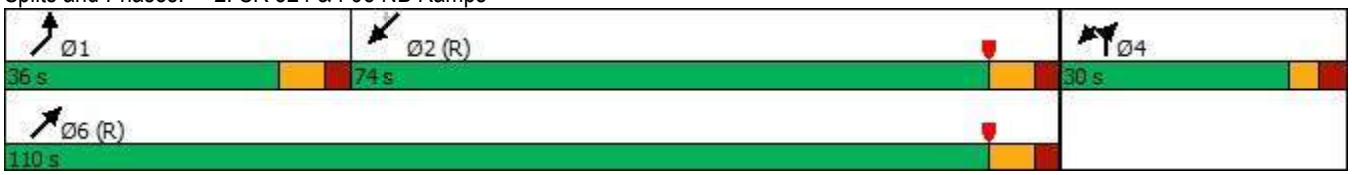
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	197	327	84	264	499	103
Future Volume (vph)	197	327	84	264	499	103
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	36.0	110.0	74.0	74.0
Total Split (%)	21.4%	21.4%	25.7%	78.6%	52.9%	52.9%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 121 (86%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	197	0	327	0	0	0	84	264	0	0	499	103
Future Volume (veh/h)	197	0	327	0	0	0	84	264	0	0	499	103
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1722				1841	1722	0	0	1796	1618
Adj Flow Rate, veh/h	207	0	344				88	278	0	0	525	0
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	0	12				4	12	0	0	7	19
Cap, veh/h	287	0	247				109	1261	0	0	2103	
Arrive On Green	0.17	0.00	0.17				0.12	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1459				1753	1722	0	0	3503	1372
Grp Volume(v), veh/h	207	0	344				88	278	0	0	525	0
Grp Sat Flow(s),veh/h/ln	1697	0	1459				1753	1722	0	0	1706	1372
Q Serve(g_s), s	16.2	0.0	23.7				6.8	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	16.2	0.0	23.7				6.8	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	287	0	247				109	1261	0	0	2103	
V/C Ratio(X)	0.72	0.00	1.39				0.81	0.22	0.00	0.00	0.25	
Avail Cap(c_a), veh/h	287	0	247				357	1261	0	0	2103	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.98	0.98	0.00	0.00	0.79	0.00
Uniform Delay (d), s/veh	55.0	0.0	58.2				60.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	8.5	0.0	199.4				12.7	0.4	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.1	0.0	34.7				5.8	0.2	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	63.5	0.0	257.6				73.1	0.4	0.0	0.0	0.2	0.0
LnGrp LOS	E	A	F				E	A	A	A	A	
Approach Vol, veh/h		551						366			525	
Approach Delay, s/veh		184.7						17.9			0.2	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	16.2	93.8		30.0		110.0
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 29	* 67		* 24		* 1E2
Max Q Clear Time (g_c+I1), s	8.8	2.0		25.7		2.0
Green Ext Time (p_c), s	0.2	3.6		0.0		1.6

Intersection Summary	
HCM 6th Ctrl Delay	75.2
HCM 6th LOS	E

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

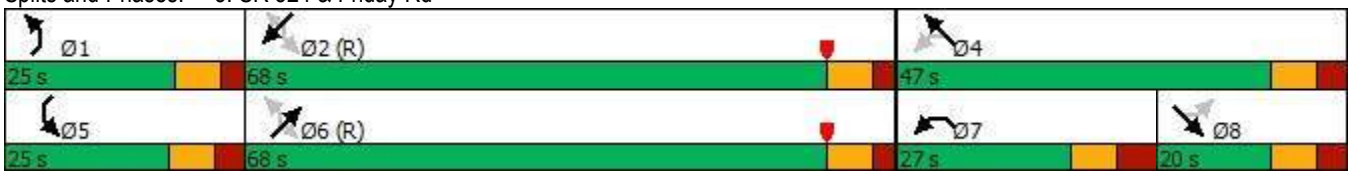
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	42	25	108	22	91	382	121	34	457	60
Future Volume (vph)	42	25	108	22	91	382	121	34	457	60
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	20.0	20.0	27.0	47.0	25.0	68.0	68.0	25.0	68.0	68.0
Total Split (%)	14.3%	14.3%	19.3%	33.6%	17.9%	48.6%	48.6%	17.9%	48.6%	48.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 94 (67%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	42	25	82	108	22	63	91	382	121	34	457	60
Future Volume (veh/h)	42	25	82	108	22	63	91	382	121	34	457	60
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1781	1826	1337	1752	1248	1856	1722	1352	1633	1811	1767
Adj Flow Rate, veh/h	44	26	86	114	23	66	96	402	127	36	481	63
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	8	5	38	10	44	3	12	37	18	6	9
Cap, veh/h	63	26	69	223	97	278	457	969	644	518	1007	833
Arrive On Green	0.08	0.08	0.08	0.09	0.24	0.24	0.08	1.00	1.00	0.03	0.56	0.56
Sat Flow, veh/h	358	306	816	1273	399	1146	1767	1722	1145	1555	1811	1497
Grp Volume(v), veh/h	156	0	0	114	0	89	96	402	127	36	481	63
Grp Sat Flow(s),veh/h/ln	1481	0	0	1273	0	1546	1767	1722	1145	1555	1811	1497
Q Serve(g_s), s	10.3	0.0	0.0	11.1	0.0	6.5	3.3	0.0	0.0	1.4	22.5	2.7
Cycle Q Clear(g_c), s	11.8	0.0	0.0	11.1	0.0	6.5	3.3	0.0	0.0	1.4	22.5	2.7
Prop In Lane	0.28		0.55	1.00		0.74	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	158	0	0	223	0	375	457	969	644	518	1007	833
V/C Ratio(X)	0.99	0.00	0.00	0.51	0.00	0.24	0.21	0.41	0.20	0.07	0.48	0.08
Avail Cap(c_a), veh/h	158	0	0	267	0	428	613	969	644	665	1007	833
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.88	0.88	0.88	0.93	0.93	0.93
Uniform Delay (d), s/veh	65.2	0.0	0.0	50.1	0.0	42.6	13.6	0.0	0.0	12.5	18.8	14.4
Incr Delay (d2), s/veh	68.2	0.0	0.0	3.8	0.0	0.7	0.2	1.2	0.6	0.1	1.5	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.3	0.0	0.0	6.8	0.0	4.6	2.2	0.6	0.2	0.9	14.2	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	133.4	0.0	0.0	53.9	0.0	43.3	13.8	1.2	0.6	12.5	20.3	14.6
LnGrp LOS	F	A	A	D	A	D	B	A	A	B	C	B
Approach Vol, veh/h		156			203			625			580	
Approach Delay, s/veh		133.4			49.3			3.0			19.2	
Approach LOS		F			D			A			B	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.6	85.2		42.2	11.8	86.0	22.2	20.0				
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2				
Max Green Setting (Gmax), s	17.7	60.7		* 39	* 17	60.7	18.0	* 12				
Max Q Clear Time (g_c+I1), s	5.3	24.5		8.5	3.4	2.0	13.1	13.8				
Green Ext Time (p_c), s	0.1	3.2		0.9	0.0	2.9	0.2	0.0				

Intersection Summary		
HCM 6th Ctrl Delay		28.0
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

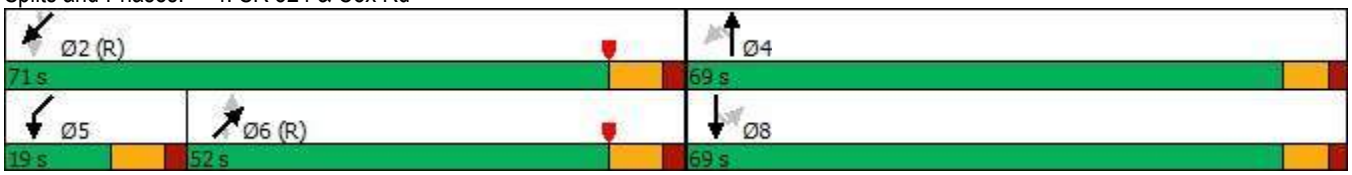
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	94	74	41	31	41	405	31	127	435	80
Future Volume (vph)	94	74	41	31	41	405	31	127	435	80
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	69.0	69.0	69.0	69.0	52.0	52.0	52.0	19.0	71.0	71.0
Total Split (%)	49.3%	49.3%	49.3%	49.3%	37.1%	37.1%	37.1%	13.6%	50.7%	50.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 47 (34%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	94	74	155	41	31	26	41	405	31	127	435	80
Future Volume (veh/h)	94	74	155	41	31	26	41	405	31	127	435	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1856	1856	1870	1781	1707	1826	1707	1870	1870	1870
Adj Flow Rate, veh/h	99	78	163	43	33	27	43	426	0	134	458	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	4	3	3	2	8	13	5	13	2	2	2
Cap, veh/h	134	95	180	133	100	70	511	1003		531	1220	
Arrive On Green	0.24	0.24	0.24	0.24	0.24	0.24	0.55	0.55	0.00	0.05	0.65	0.00
Sat Flow, veh/h	415	393	744	398	414	289	852	1826	1447	1781	1870	1585
Grp Volume(v), veh/h	340	0	0	103	0	0	43	426	0	134	458	0
Grp Sat Flow(s),veh/h/ln	1552	0	0	1101	0	0	852	1826	1447	1781	1870	1585
Q Serve(g_s), s	19.8	0.0	0.0	0.0	0.0	0.0	3.4	19.2	0.0	4.4	15.8	0.0
Cycle Q Clear(g_c), s	29.7	0.0	0.0	9.9	0.0	0.0	4.8	19.2	0.0	4.4	15.8	0.0
Prop In Lane	0.29		0.48	0.42		0.26	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	409	0	0	303	0	0	511	1003		531	1220	
V/C Ratio(X)	0.83	0.00	0.00	0.34	0.00	0.00	0.08	0.42		0.25	0.38	
Avail Cap(c_a), veh/h	719	0	0	591	0	0	511	1003		589	1220	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.85	0.85	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	51.3	0.0	0.0	43.4	0.0	0.0	15.6	18.5	0.0	13.4	11.2	0.0
Incr Delay (d2), s/veh	4.5	0.0	0.0	0.7	0.0	0.0	0.3	1.1	0.0	0.2	0.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	17.5	0.0	0.0	5.3	0.0	0.0	1.2	12.0	0.0	3.0	10.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.8	0.0	0.0	44.1	0.0	0.0	15.9	19.6	0.0	13.6	12.1	0.0
LnGrp LOS	E	A	A	D	A	A	B	B		B	B	
Approach Vol, veh/h		340			103			469			592	
Approach Delay, s/veh		55.8			44.1			19.3			12.4	
Approach LOS		E			D			B			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		99.3		40.7	14.4	84.9		40.7				
Change Period (Y+Rc), s		8.0		6.8	7.9	8.0		6.8				
Max Green Setting (Gmax), s		63.0		62.2	11.1	44.0		62.2				
Max Q Clear Time (g_c+I1), s		17.8		31.7	6.4	21.2		11.9				
Green Ext Time (p_c), s		2.6		2.2	0.1	2.4		0.6				

Intersection Summary		
HCM 6th Ctrl Delay	26.5	
HCM 6th LOS	C	

Notes

Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

APPENDIX E
SIGNAL TIMINGS

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & I-95 SB Ramp

Name																	Phase Mode	STD8			Free Action				
Direction		WT			WL	ET		SL									Free Seq	1			Syn Green				
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern				
Phase/OL	1	2	3	4	6	6	7	8	9	9	9	9	2		6	8	Comm ID	1036			InSync				
Type	VEH	VEH	VEH	VEH	OLP	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC			
	Phase Times																Alt Phase Times 1								
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Min Green		12			5	12		7									Min Green								
Passage		3			3	3		5									Passage								
Max 1		45			15	45		30									Max 1								
Max 2		45			45	45		45									Max 2								
Yellow Clr		4.8			4.8	4.8		4.8	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr		2.9			2.9	2.9		3.4	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Walk																	Walk								
Ped Clear																	Ped Clr								
Red Revert																	Alt Phase Times 2								
Added Init																	Phase								
Max Initial																	Min Green								
Max 3 Limit																	Passage								
Max 3 Step																	Max 1								
Time B-4																	Max 2								
Cars B-4																	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Time to																	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reduce By																	Walk								
Min Gap																	Ped Clr								
	Phase Options																	Alt Phase Opt 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Enable		✓			✓	✓		✓									Soft Recall								
Min Recall		✓				✓											Max 2								
Max Recall																	Max Inhibit								
Ped Recall																		Alt Phase Opt 2							
Soft Recall																	Phase								
Lock Call																	Soft Recall								
Flash Ent								✓									Max 2								
Flash Exit		✓				✓											Max Inhibit								
Dual Entry		✓				✓												Alt Phase Opt 3							
Cond Serv																	Phase								
Reservice																	Soft Recall								
Redirect Ø																	Max2								
LPI Delay																	Max Inhibit								

	Type	Included Phase									Modifier Phase								FYA	Grn	Yel	Red
Overlap - A																						
Overlap - B																						
Overlap - C																						
Overlap - D																						
Overlap - E																						
Overlap - F	FYA-4	5									6								2		4.8	2.9
Overlap - G																						
Overlap - H																						
Overlap - I																						
Overlap - J																						
Overlap - K																						
Overlap - L																						
Overlap - M																						
Overlap - N																						
Overlap - O																						
Overlap - P																						

Coordination Splits 1-16

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split 1																
Cycle =110		80		30	35	45		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 2																
Cycle =110		72		38	38	34		38								
Seq =2						✓										
Mode		MAX				MAX										
Split 3																
Cycle =140		92		48	40	52		48								
Seq =2						✓										
Mode		MAX				MAX		MIN								
Split 4																
Cycle =110		72		38	38	34		38								
Seq =2						✓										
Mode		MAX				MAX										
Split 5																
Cycle =_																
Seq =_																
Mode																
Split 6																
Cycle =_																
Seq =_																
Mode																
Split 7																
Cycle =_																
Seq =_																
Mode																
Split 8																
Cycle =_																
Seq =_																
Mode																
Split 9																
Cycle =_																
Seq =_																
Mode																
Split 10																
Cycle =_																
Seq =_																
Mode																
Split 11																
Cycle =_																
Seq =_																
Mode																
Split 12																
Cycle =_																
Seq =_																
Mode																
Split 13																
Cycle =_																
Seq =_																
Mode																
Split 14																
Cycle =_																
Seq =_																
Mode																
Split 15																
Cycle =_																
Seq =_																
Mode																
Split 16																
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

Mon - Fri	1	2	3	4	5					
	Hour		6	10	14	18				
P	Min									
L	Action	100	1	2	3	100				
A										
N	Hour									
	Min									
1	Action									
Saturday	1	2	3							
	Hour		9	18						
P	Min									
L	Action	100	4	100						
A										
N	Hour									
	Min									
2	Action									
Sun										
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
3	Action									

Coordination Splits 17-32																	Day Plans 9-16	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	9	Action
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =200		120		80	41	79		80									N	Hour
Seq =1		✓																Min
Mode		MAX				MAX											10	Action
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =200		155		45	70	85		45										Hour
Seq =1		✓															P	Min
Mode		MAX				MAX											L	Action
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =200		140		60	66	74		60									N	Hour
Seq =1		✓																Min
Mode		MAX				MAX											11	Action
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =200		155		45	45	110		45										Hour
Seq =3		✓															P	Min
Mode		MAX				MAX											L	Action
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =200		140		60	41	99		60									N	Hour
Seq =3		✓																Min
Mode		MAX				MAX											12	Action
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =200		110		90	45	65		90										Hour
Seq =3		✓															P	Min
Mode		MAX				MAX											L	Action
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	13	Action
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	14	Action
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	15	Action
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	16	Action

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	109	1	1	6					12	22															
Pattern - 2	110	95	2	2	6					12	22															
Pattern - 3	140	105	3	2	6					12	22															
Pattern - 4	110	95	4	2	6					12	22															
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	168	20	1	2					12	22															
Pattern - 21	200	68	21	1	2																					
Pattern - 22	200	168	22	1	2																					
Pattern - 23	200	175	23	3	2					12	22															
Pattern - 24	200	168	24	3	2					12	22															
Pattern - 25	200	12	25	3	2																					
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	2		5			17						33						49					
Detector 2	2					18						34						50					
Detector 3						19						35						51					
Detector 4	8					20						36						52					
Detector 5	5		5			21						37						53					
Detector 6	6		5			22						38						54					
Detector 7	6					23						39						55					
Detector 8	6					24						40						56					
Detector 9						25						41						57					
Detector 10						26						42						58					
Detector 11						27						43						59					
Detector 12						28						44						60					
Detector 13						29						45						61					
Detector 14						30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1	ON																									
Pre Run 2	ON																									
Pre Run 3	ON																									
Pre Run 4	ON																									
Pre Run 5	ON																									
Pre Run 6	ON																									

Intersection Notes	Time of Day Notes

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & I-95 NB Ramp

Name																	Phase Mode	STD8			Free Action			
Direction	EL	WT		NL		ET											Free Seq	1			Syn Green			
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern			
Phase/OL	2	2	3	4	5	6	7	8					2	4	6	8	Comm ID	1037			InSync			
Type	OLP	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC		
	Phase Times																Alt Phase Times 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase							
Min Green	8	12		7		12											Min Green							
Passage	3	3		3		3											Passage							
Max 1	15	45		30		45											Max 1							
Max 2	45	45		45		45											Max 2							
Yellow Clr	4.8	4.8		3.2		4.8			3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2.7	2.7		3.1		2.7			1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Walk																	Walk							
Ped Clear																	Ped Clr							
Red Revert																	Alt Phase Times 2							
Added Init																	Phase							
Max Initial																	Min Green							
Max 3 Limit																	Passage							
Max 3 Step																	Max 1							
Time B-4																	Max 2							
Cars B-4																	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Time to																	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reduce By																	Walk							
Min Gap																	Ped Clr							
	Phase Options																	Alt Phase Opt 1						
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase							
Enable	✓	✓		✓		✓											Soft Recall							
Min Recall		✓				✓											Max 2							
Max Recall																	Max Inhibit							
Ped Recall																		Alt Phase Opt 2						
Soft Recall																	Phase							
Lock Call		✓				✓			✓	✓	✓	✓	✓	✓	✓	✓	Soft Recall							
Flash Ent																	Max 2							
Flash Exit																	Max Inhibit							
Dual Entry		✓				✓												Alt Phase Opt 3						
Cond Serv																	Phase							
Reservice																	Soft Recall							
Redirect Ø																	Max2							
LPI Delay																	Max Inhibit							

	Type	Included Phase										Modifier Phase								FYA	Grn	Yel	Red
Overlap - A																							
Overlap - B	FYA-4	1										2						2		2		4.8	2.7
Overlap - C																							
Overlap - D																							
Overlap - E																							
Overlap - F																							
Overlap - G																							
Overlap - H																							
Overlap - I																							
Overlap - J																							
Overlap - K																							
Overlap - L																							
Overlap - M																							
Overlap - N																							
Overlap - O																							
Overlap - P																							

Coordination Splits 1-16

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	30	50		30		80		30								
Seq =3		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	24	56		30		80		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	36	74		30		110		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	24	56		30		80		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	30	50		30		80		30								
Seq =3		✓														
Mode		MAX				MAX										
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

		1	2	3	4	5	6
Mon - Fri		1	2	3	4	5	6
	Hour		6	6	10	14	18
P	Min			30			
L	Action	100	1	1	2	3	100
A							
N	Hour						
	Min						
1	Action						
Saturday		1	2	3			
	Hour		9	18			
P	Min						
L	Action	100	4	100			
A							
N	Hour						
	Min						
2	Action						
Sun							
	Hour						
P	Min						
L	Action						
A							
N	Hour						
	Min						
3	Action						

Coordination Splits 17-32																	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	45	109		46		154		46									
Seq =1		✓															
Mode		MAX				MAX											
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	50	104		46		154		46									
Seq =4		✓															
Mode		MAX				MAX											
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	45	84		71		129		71									
Seq =4		✓															
Mode		MAX				MAX											
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	75	79		46		154		46									
Seq =2		✓															
Mode		MAX				MAX											
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	45	109		46		154		46									
Seq =2		✓															
Mode		MAX				MAX											
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	75	79		46		154		46									
Seq =2		✓															
Mode		MAX				MAX											
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	

Day Plans 9-16										
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
9	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
10	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
11	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
12	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
13	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
14	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
15	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
16	Action									

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	80	1	3	2					12	22									✓						
Pattern - 2	110	6	2	1	6					12	22									✓						
Pattern - 3	140	121	3	1	6					12	22									✓						
Pattern - 4	110	6	4	1	6					12	22									✓						
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11	110	80	11	3	2					12	22															
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	52	20	1	2					12	22															
Pattern - 21	200	192	21	4	2																					
Pattern - 22	200	82	22	4	2																					
Pattern - 23	200	24	23	2	2					12	22															
Pattern - 24	200	129	24	2	2					12	22															
Pattern - 25	200	107	25	2	2																					
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1						17	1		3			33						49					
Detector 2						18	2					34						50					
Detector 3						19						35						51					
Detector 4						20	4					36						52					
Detector 5						21						37						53					
Detector 6						22	6					38						54					
Detector 7						23						39						55					
Detector 8						24						40						56					
Detector 9						25	4		7			41						57					
Detector 10						26						42						58					
Detector 11	2					27						43						59					
Detector 12	2					28						44						60					
Detector 13	2					29						45						61					
Detector 14	2					30						46						62					
Detector 15	6					31						47						63					
Detector 16	6					32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1	ON																									
Pre Run 2	ON																									
Pre Run 3	ON																									
Pre Run 4	ON																									
Pre Run 5	ON																									
Pre Run 6	ON																									

Intersection Notes	Time of Day Notes

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & Friday Rd

Name																	Phase Mode	STD8			Free Action				
Direction	EL	WT		NT	WL	ET	NL	ST									Free Seq	1			Syn Green				
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern				
Phase/OL	2	2	3	4	6	6	8	8					2	4	6	8	Comm ID	1035			InSync				
Type	OLP	VEH	VEH	VEH	OLP	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC			
	Phase Times																Alt Phase Times 1								
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Min Green	5	12		7	5	12	10	7									Min Green								
Passage	3	3		5	3	3	5	3									Passage								
Max 1	16	50		30	18	50	15	30									Max 1								
Max 2																	Max 2								
Yellow Clr	4.8	4.8		4.8	4.8	4.8	4.8	4.8	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2.5	2.5		3.4	3.2	2.5	4.2	3.4	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Walk																	Walk								
Ped Clear																	Ped Clr								
Red Revert																	Alt Phase Times 2								
Added Init																	Phase								
Max Initial																	Min Green								
Max 3 Limit																	Passage								
Max 3 Step																	Max 1								
Time B-4																	Max 2								
Cars B-4																	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Time to																	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reduce By																	Walk								
Min Gap																	Ped Clr								
	Phase Options																	Alt Phase Opt 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Enable	✓	✓		✓	✓	✓	✓	✓									Soft Recall								
Min Recall		✓				✓											Max 2								
Max Recall																	Max Inhibit								
Ped Recall																		Alt Phase Opt 2							
Soft Recall																	Phase								
Lock Call		✓				✓			✓	✓	✓	✓	✓	✓	✓	✓	Soft Recall								
Flash Ent																	Max 2								
Flash Exit																	Max Inhibit								
Dual Entry		✓		✓		✓		✓										Alt Phase Opt 3							
Cond Serv																	Phase								
Reservice																	Soft Recall								
Redirect Ø																	Max2								
LPI Delay																	Max Inhibit								

	Type	Included Phase								Modifier Phase								FYA	Grn	Yel	Red
Overlap - A																					
Overlap - B	FYA-4	1								2						2		2		4.8	2.5
Overlap - C																					
Overlap - D																					
Overlap - E																					
Overlap - F	FYA-4	5								6								2		4.8	2.5
Overlap - G																					
Overlap - H	FYA-4	7								8								2		4.8	3.4
Overlap - I																					
Overlap - J																					
Overlap - K																					
Overlap - L																					
Overlap - M																					
Overlap - N																					
Overlap - O																					
Overlap - P																					

Coordination Splits 1-16

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	20	44		46	20	44	27	19								
Seq =3		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	18	46		46	18	46	25	21								
Seq =2						✓										
Mode		MAX				MAX										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	25	68		47	25	68	27	20								
Seq =3		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	18	46		46	18	46	25	21								
Seq =2						✓										
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_	16	50		30	25	50	25	30								
Seq =_																
Mode																
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

		1	2	3	4	5	6
Mon - Fri		1	2	3	4	5	6
	Hour		6	10	14	18	19
P	Min						
L	Action	100	1	2	3	11	100
A							
N	Hour						
	Min						
1	Action						
Saturday		1	2	3			
	Hour		9	18			
P	Min						
L	Action	100	4	100			
A							
N	Hour						
	Min						
2	Action						
Sun							
	Hour						
P	Min						
L	Action						
A							
N	Hour						
	Min						
3	Action						

Coordination Splits 17-32																	Day Plans 9-16									
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	9	Action								
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =200	16	130		54	16	130	20	34									N	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX											10	Action								
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =200	16	130		54	16	130	20	34										Hour								
Seq =2						✓											P	Min								
Mode		MAX				MAX											L	Action								
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =200	16	130		54	16	130	20	34									N	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX											11	Action								
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =200	16	130		54	16	130	20	34										Hour								
Seq =1		✓															P	Min								
Mode		MAX				MAX											L	Action								
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =200	16	130		54	16	130	20	34									N	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX											12	Action								
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =200	16	130		54	16	130	20	34										Hour								
Seq =1		✓															P	Min								
Mode		MAX				MAX											L	Action								
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	13	Action								
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	14	Action								
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	15	Action								
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	16	Action								

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	82	1	3	2					12	22	1	5							✓				✓		
Pattern - 2	110	96	2	2	6					12	22	1	5							✓				✓		
Pattern - 3	140	94	3	3	2					12	22	1	5							✓				✓		
Pattern - 4	110	96	4	2	6					12	22	1	5													
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	67	20	1	2					5	17															
Pattern - 21	200	161	21	2	6																					
Pattern - 22	200	69	22	1	2																					
Pattern - 23	200	182	23	1	2					5	17															
Pattern - 24	200	136	24	1	2					5	17															
Pattern - 25	200	105	25	1	2																					
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	1					17						33						49					
Detector 2	2					18						34						50					
Detector 3	2					19						35						51					
Detector 4	4					20						36						52					
Detector 5	5					21						37						53					
Detector 6	6					22						38						54					
Detector 7	6					23						39						55					
Detector 8	7	4				24						40						56					
Detector 9	8					25						41						57					
Detector 10						26						42						58					
Detector 11						27						43						59					
Detector 12						28						44						60					
Detector 13						29						45						61					
Detector 14						30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1	ON																									
Pre Run 2	ON																									
Pre Run 3	ON																									
Pre Run 4	ON																									
Pre Run 5	ON																									
Pre Run 6	ON																									

Intersection Notes	Time of Day Notes

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & Cox Rd

Name	SR 524		Cpx Rd		SR 524		Cpx Rd										Phase Mode	STD8			Free Action			
Direction																	Free Seq	1			Syn Green			
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern			
Phase/OL	1	2	3	4	5	6	7	8	1	2	3	4	2	4	6	8	Comm ID	185			InSync			
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC		

Phase Times																
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green		15		6	5	15		6								
Passage		3.5		3.5	3.5	3.5		3.5								
Max 1		50		25	15	50		25								
Max 2																
Yellow Clr	4	5.5	4	4.8	5.5	5.5		4.8								
Red Clr	2	2.5	2	2	2.4	2.5	2	2								
Walk																
Ped Clear																
Red Revert																
Added Init																
Max Initial																
Max 3 Limit																
Max 3 Step																
Time B-4																
Cars B-4																
Time to																
Reduce By																
Min Gap																

Alt Phase Times 1								
Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								
Alt Phase Times 2								
Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								

Phase Options																
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable		✓		✓	✓	✓		✓								
Min Recall		✓				✓										
Max Recall																
Ped Recall																
Soft Recall																
Lock Call		✓				✓										
Flash Ent				✓				✓								
Flash Exit		✓				✓										
Dual Entry		✓		✓		✓		✓								
Cond Serv																
Reservice																
Redirect Ø																
LPI Delay																

Alt Phase Opt 1								
Phase	1	2	3	4	5	6	7	8
Soft Recall								
Max 2								
Max Inhibit	✓	✓	✓	✓	✓	✓	✓	✓
Alt Phase Opt 2								
Phase	1	2	3	4	5	6	7	8
Soft Recall								
Max 2								
Max Inhibit		✓				✓		
Alt Phase Opt 3								
Phase								
Soft Recall								
Max2								
Max Inhibit								

	Type		Included Phase								Modifier Phase								FYA	Grn	Yel	Red
Overlap - A	NORMAL		1	2	3																4	2
Overlap - B																						
Overlap - C																						
Overlap - D																						
Overlap - E																						
Overlap - F																						
Overlap - G																						
Overlap - H																						
Overlap - I																						
Overlap - J																						
Overlap - K																						
Overlap - L																						
Overlap - M																						
Overlap - N																						
Overlap - O																						
Overlap - P																						

Coordination Splits 1-16

Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110		76		34	21	55		34								
Seq =1		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110		67		43	15	52		43								
Seq =1		✓														
Mode		MAX				MAX										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140		71		69	19	52		69								
Seq =1		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110		67		43	15	52		43								
Seq =1		✓														
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

Mon - Fri	1	2	3	4	5				
	Hour		6	10	14	18			
P	Min								
L	Action	100	1	2	3	100			
A									
N	Hour								
	Min								
1	Action								
Saturday	1	2	3						
	Hour		9	18					
P	Min								
L	Action	100	4	100					
A									
N	Hour								
	Min								
2	Action								
Sun	1								
	Hour								
P	Min								
L	Action	99							
A									
N	Hour								
	Min								
3	Action								

Coordination Splits 17-32																	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		144		56	15	129		56									
Seq =1		✓															
Mode		MAX				MAX											
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		100		100	15	85		100									
Seq =1		✓															
Mode		MAX				MAX											
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		144		56	15	129		56									
Seq =1		✓															
Mode		MAX				MAX											
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		100		100	15	85		100									
Seq =1		✓															
Mode		MAX				MAX											
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		144		56	15	129		56									
Seq =1		✓															
Mode		MAX				MAX											
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		105		95	15	90		95									
Seq =1		✓															
Mode		MAX				MAX											
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	

Day Plans 9-16																	
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
9	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
10	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
11	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
12	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
13	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
14	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
15	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
16	Action																

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	15	1	1	2					12	22						✓	✓								
Pattern - 2	110	55	2	1	2					12	22	5					✓	✓								
Pattern - 3	140	47	3	1	2					12	22						✓	✓								
Pattern - 4	110	55	4	1	2					12	22	5					✓	✓								
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	151	20	1	2					12	22						✓	✓								
Pattern - 21	200	100	21	1	2					12	22						✓	✓								
Pattern - 22	200	181	22	1	2					12	22						✓	✓								
Pattern - 23	200	11	23	1	2					12	22						✓	✓								
Pattern - 24	200	39	24	1	2					12	22						✓	✓								
Pattern - 25	200	11	25	1	2					12	22						✓	✓								
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	6					17						33						49					
Detector 2	2					18						34						50					
Detector 3						19						35						51					
Detector 4						20						36						52					
Detector 5	5					21						37						53					
Detector 6	6					22						38						54					
Detector 7	6					23						39						55					
Detector 8	8		3			24						40						56					
Detector 9						25						41						57					
Detector 10						26						42						58					
Detector 11	2					27						43						59					
Detector 12	4		3			28						44						60					
Detector 13						29						45						61					
Detector 14						30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																										
Pre Run 2																										
Pre Run 3																										
Pre Run 4																										
Pre Run 5																										
Pre Run 6																										

Intersection Notes	Time of Day Notes

APPENDIX F
UNSIGNALIZED INTERSECTION
SYNCHRO SUMMARY SHEETS
EXISTING CONDITIONS

Lane Group	EBT	WBL	WBT	WBR	WBR2	NBT	NBR	NBR2	SBT	SWL2	SWL
Lane Configurations											
Traffic Volume (vph)	0	21	0	2	2	1	5	26	3	9	1
Future Volume (vph)	0	21	0	2	2	1	5	26	3	9	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.980			0.869					
Flt Protected			0.959								0.950
Satd. Flow (prot)	1863	0	1751	0	0	1545	0	0	1863	0	1770
Flt Permitted			0.959								0.950
Satd. Flow (perm)	1863	0	1751	0	0	1545	0	0	1863	0	1770
Link Speed (mph)	35		35			40			25		20
Link Distance (ft)	130		603			540			453		572
Travel Time (s)	2.5		11.7			9.2			12.4		19.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%	2%
Adj. Flow (vph)	0	23	0	2	2	1	6	29	3	10	1
Shared Lane Traffic (%)											
Lane Group Flow (vph)	0	0	27	0	0	36	0	0	3	0	11
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Right	Left	Right	Right	Left	Left	Left
Median Width(ft)	0		0			0			0		12
Link Offset(ft)	0		0			0			0		0
Crosswalk Width(ft)	16		16			16			16		16
Two way Left Turn Lane											
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		15		9	9		9	9		15	15
Sign Control	Free		Stop			Stop			Stop		Stop

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 20.0%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	WBL	WBT	WBR	WBR2	NBT	NBR	NBR2	SBL2	SBT	SWL2	SWL
Lane Configurations												
Traffic Volume (vph)	0	33	0	3	8	0	7	37	1	1	2	4
Future Volume (vph)	0	33	0	3	8	0	7	37	1	1	2	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.967			0.865						
Flt Protected			0.964							0.976		0.950
Satd. Flow (prot)	1863	0	1736	0	0	1536	0	0	0	1818	0	1770
Flt Permitted			0.964							0.976		0.950
Satd. Flow (perm)	1863	0	1736	0	0	1536	0	0	0	1818	0	1770
Link Speed (mph)	35		35			40				25		20
Link Distance (ft)	130		603			540				453		572
Travel Time (s)	2.5		11.7			9.2				12.4		19.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%	2%	2%
Adj. Flow (vph)	0	37	0	3	9	0	8	41	1	1	2	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	49	0	0	49	0	0	0	2	0	6
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Right	Left	Right	Right	Left	Left	Left	Left
Median Width(ft)	0		0			0				0		12
Link Offset(ft)	0		0			0				0		0
Crosswalk Width(ft)	16		16			16				16		16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		15		9	9		9	9	15		15	15
Sign Control	Free		Stop			Stop				Stop		Stop

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 20.0%		ICU Level of Service A	
Analysis Period (min) 15			

APPENDIX G

SUMMARY REPORT FOR WESTMINSTER DRIVE

MH Corbin Traffic Analyzer Study
Computer Generated Summary Report
City: Cocoa
Street: Westminster Drive
Location: #3 & #4 (100' N of SR 524.)

A study of vehicle traffic was conducted with the device having serial number 401942. The study was done in the SB & NB lane at Westminster Drive in Cocoa, Fl in Brevard county. The study began on 11/09/2021 at 12:00 AM and concluded on 11/10/2021 at 12:00 AM, lasting a total of 24.00 hours. Traffic statistics were recorded in 60 minute time periods. The total recorded volume showed 1,496 vehicles passed through the location with a peak volume of 144 on 11/09/2021 at [05:00 PM-06:00 PM] and a minimum volume of 4 on 11/09/2021 at [12:00 AM-01:00 AM]. The AADT count for this study was 1,496.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 21 - 26 MPH range or lower. The average speed for all classified vehicles was 22 MPH with 55.35% vehicles exceeding the posted speed of 25 MPH. 0.33% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 21MPH and the 85th percentile was 25.66 MPH.

< to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	41 to 45	46 to 55	56 to >					
10	115	543	647	150	17	8	1	4	1					

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin.
Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 754 which represents 50 percent of the total classified vehicles. The number of Vans & Pickups in the study was 658 which represents 44 percent of the total classified vehicles. The number of Busses & Trucks in the study was 71 which represents 5 percent of the total classified vehicles. The number of Tractor Trailers in the study was 13 which represents 1 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
754	570	88	11	42	24	7	0							

CHART 2

HEADWAY

During the peak traffic period, on 11/09/2021 at [05:00 PM-06:00 PM] the average headway between vehicles was 24.828 seconds. During the slowest traffic period, on 11/09/2021 at [12:00 AM-01:00 AM] the average headway between vehicles was 720 seconds.

WEATHER

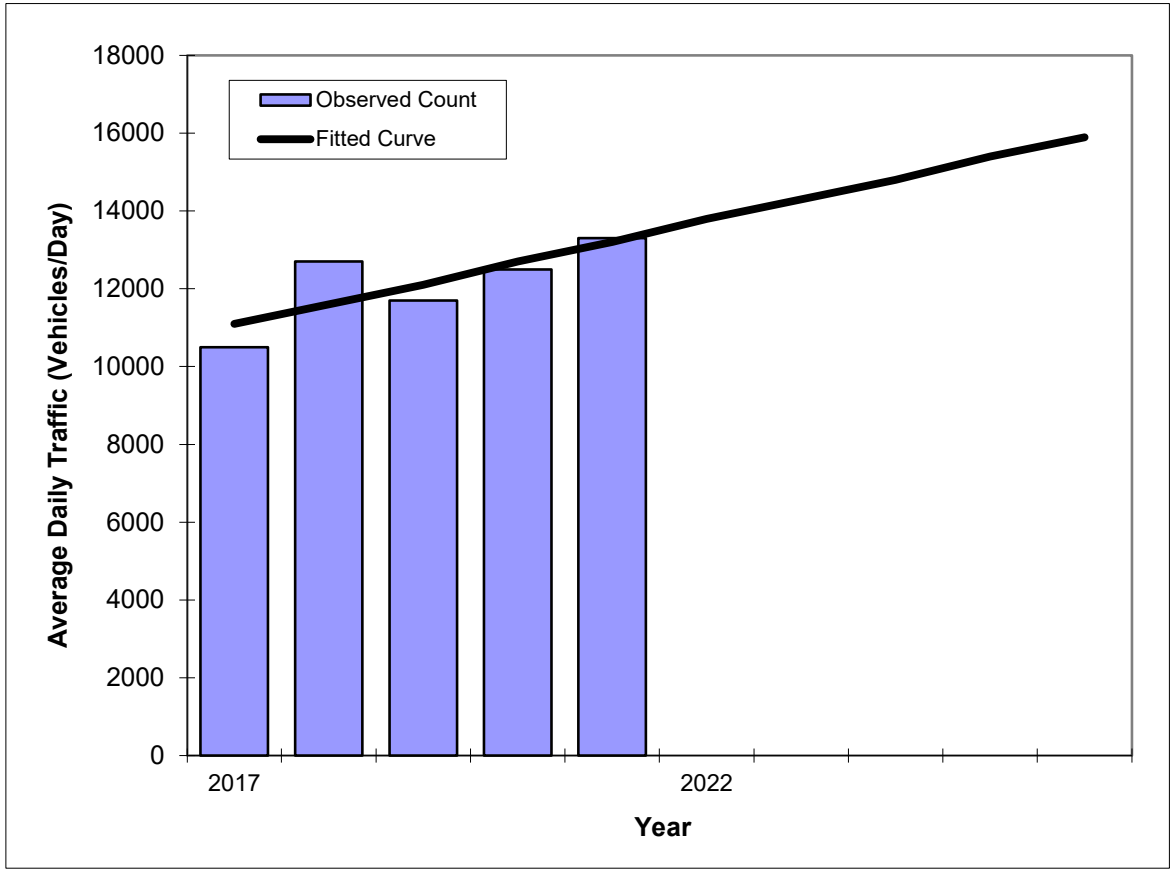
The roadway surface temperature over the period of the study varied between 63.00 and 106.00 degrees F.

APPENDIX H
FDOT *TRAFFIC TRENDS*

TRAFFIC TRENDS

SR 524 -- I-95 to Cox Road

County:	Brevard
Station #:	73
Highway:	SR 524



Year	Traffic (ADT/AADT) Count*	Trend**
2017	10500	11100
2018	12700	11600
2019	11700	12100
2020	12500	12700
2021	13300	13200
2022 Opening Year Trend		
2022	N/A	13800
2024 Mid-Year Trend		
2024	N/A	14800
2026 Design Year Trend		
2026	N/A	15900
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	540
Trend R-squared:	62.4%
Trend Annual Historic Growth Rate:	4.73%
Trend Growth Rate (2021 to Design Year):	4.09%
Printed:	21-Nov-22

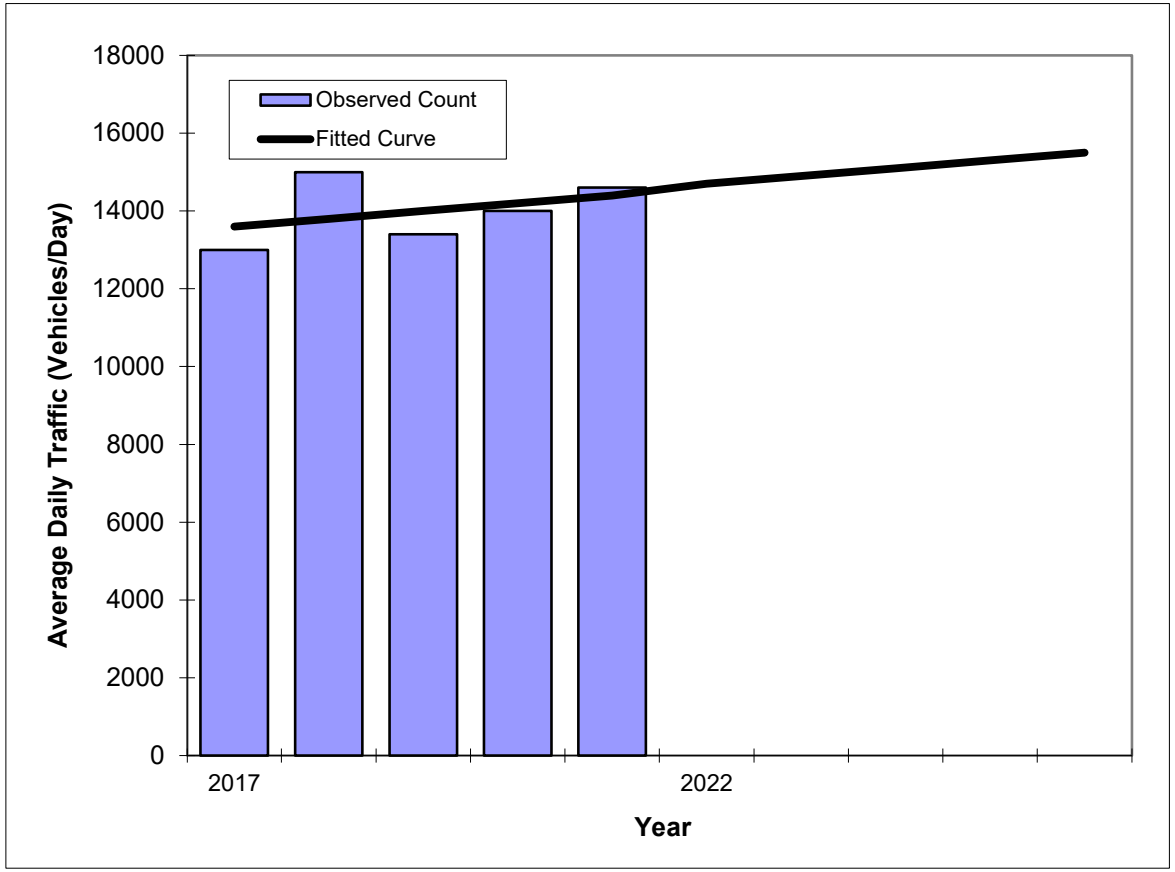
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

SR 524 -- Cox Road to Industry Road

County:	Brevard
Station #:	76
Highway:	SR 524



Year	Traffic (ADT/AADT) Count*	Trend**
2017	13000	13600
2018	15000	13800
2019	13400	14000
2020	14000	14200
2021	14600	14400
2022 Opening Year Trend		
2022	N/A	14700
2024 Mid-Year Trend		
2024	N/A	15100
2026 Design Year Trend		
2026	N/A	15500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

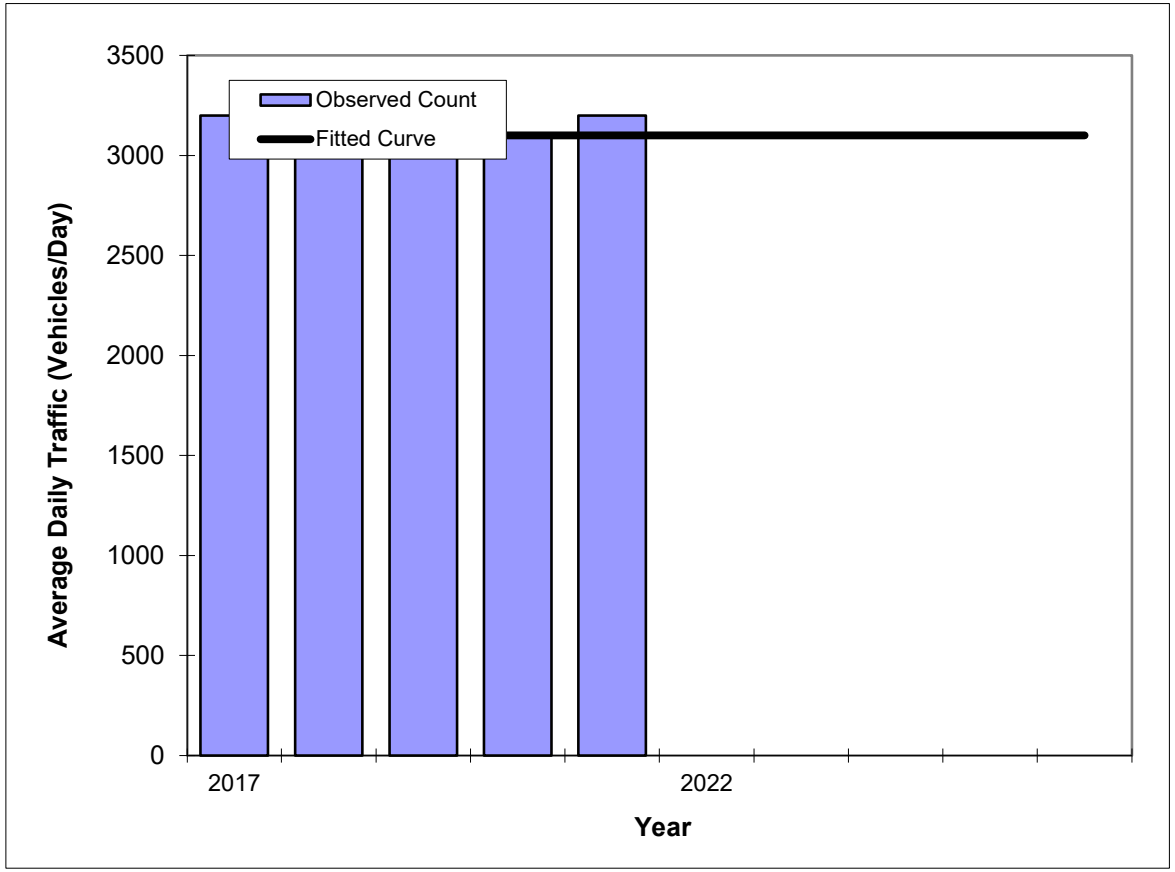
**** Annual Trend Increase:**	220
Trend R-squared:	17.8%
Trend Annual Historic Growth Rate:	1.47%
Trend Growth Rate (2021 to Design Year):	1.53%
Printed:	21-Nov-22

Straight Line Growth Option

TRAFFIC TRENDS

Friday Road -- SR 524 to James Road

County:	Brevard
Station #:	64
Highway:	Friday Road



Year	Traffic (ADT/AADT) Count*	Trend**
2017	3200	3100
2018	3100	3100
2019	3000	3100
2020	3100	3100
2021	3200	3100
2022 Opening Year Trend		
2022	N/A	3100
2024 Mid-Year Trend		
2024	N/A	3100
2026 Design Year Trend		
2026	N/A	3100
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	0
Trend R-squared:	0.0%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate (2021 to Design Year):	0.00%
Printed:	21-Nov-22

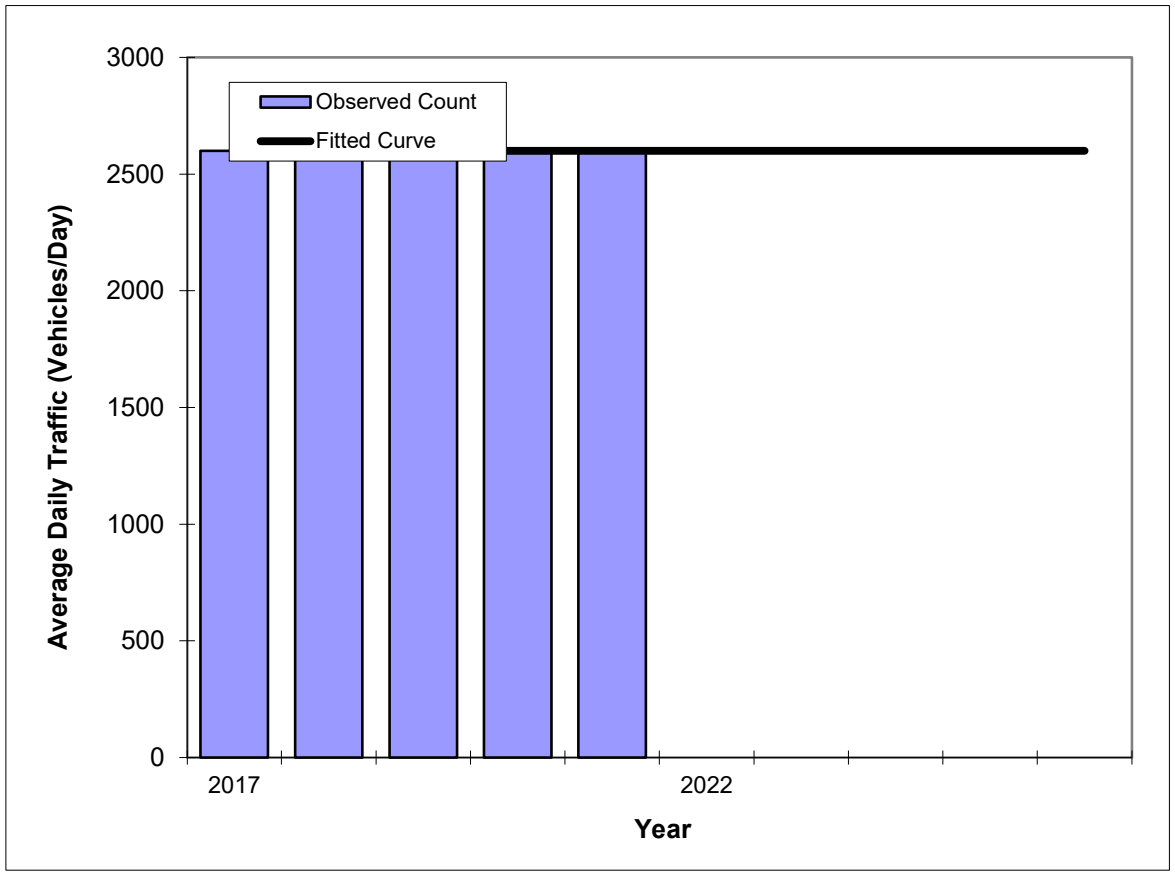
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

Cox Road -- SR 524 to James Road

County:	Brevard
Station #:	69
Highway:	Cox Road



Year	Traffic (ADT/AADT) Count*	Trend**
2017	2600	2600
2018	2700	2600
2019	2600	2600
2020	2600	2600
2021	2600	2600
2022 Opening Year Trend		
2022	N/A	2600
2024 Mid-Year Trend		
2024	N/A	2600
2026 Design Year Trend		
2026	N/A	2600
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

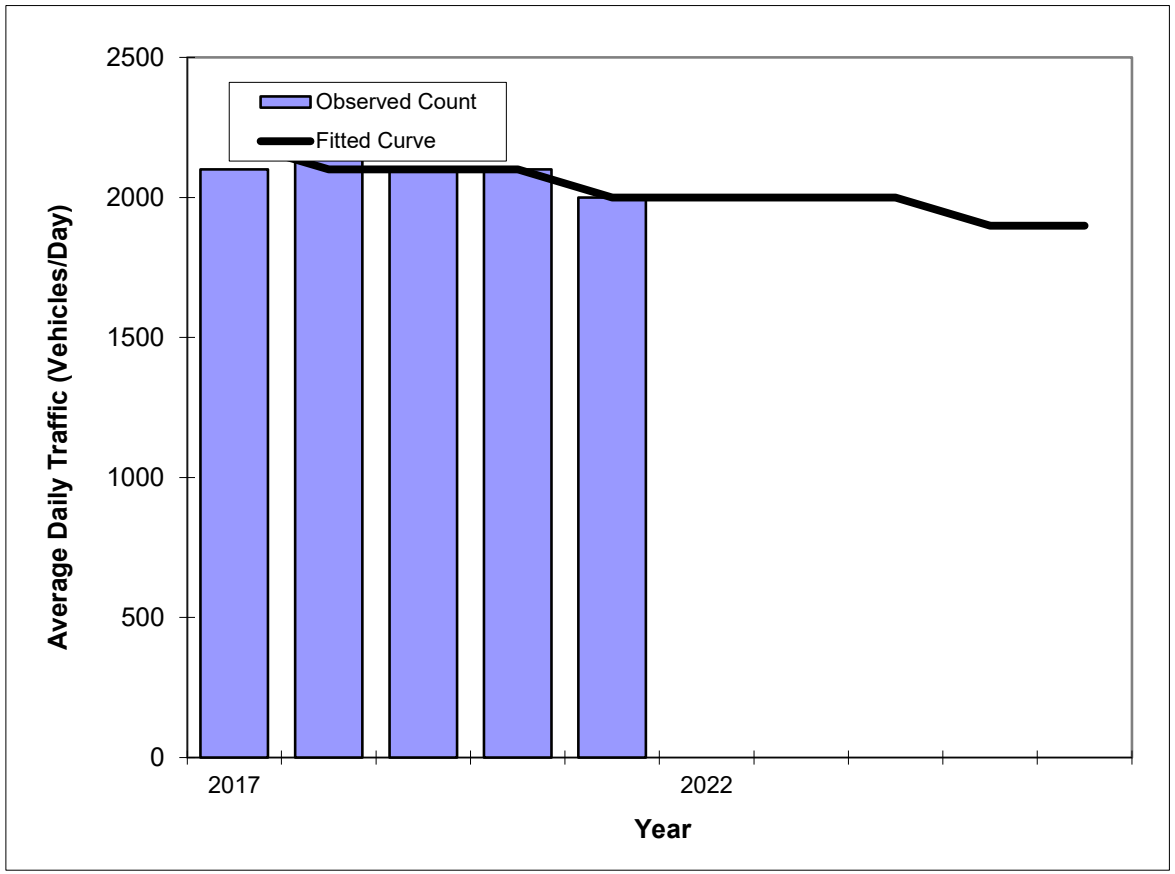
** Annual Trend Increase:	-10
Trend R-squared:	12.5%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate (2021 to Design Year):	0.00%
Printed:	21-Nov-22

Straight Line Growth Option

TRAFFIC TRENDS

I-95 SB OFF RAMP -- I-95 SB to SR 524

County:	Brevard
Station #:	702030
Highway:	I-95 SB OFF RAMP



Year	Traffic (ADT/AADT) Count*	Trend**
2017	2100	2200
2018	2200	2100
2019	2100	2100
2020	2100	2100
2021	2000	2000
2022 Opening Year Trend		
2022	N/A	2000
2024 Mid-Year Trend		
2024	N/A	2000
2026 Design Year Trend		
2026	N/A	1900
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-30
Trend R-squared:	45.0%
Trend Annual Historic Growth Rate:	-2.27%
Trend Growth Rate (2021 to Design Year):	-1.00%
Printed:	21-Nov-22

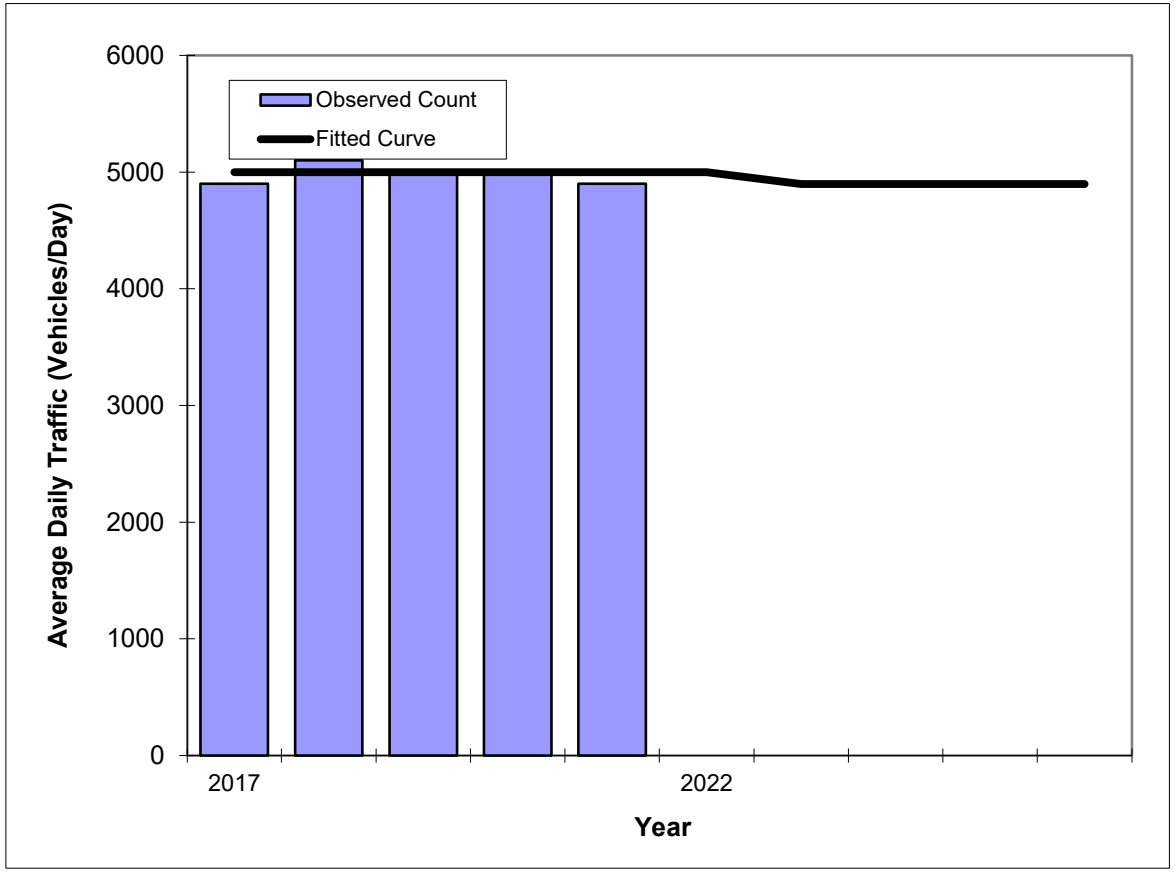
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

I-95 NB OFF RAMP -- I-95 NB to SR 524

County:	Brevard
Station #:	702028
Highway:	I-95 NB OFF RAMP



Year	Traffic (ADT/AADT) Count*	Trend**
2017	4900	5000
2018	5100	5000
2019	5000	5000
2020	5000	5000
2021	4900	5000
2022 Opening Year Trend		
2022	N/A	5000
2024 Mid-Year Trend		
2024	N/A	4900
2026 Design Year Trend		
2026	N/A	4900
TRANPLAN Forecasts/Trends		

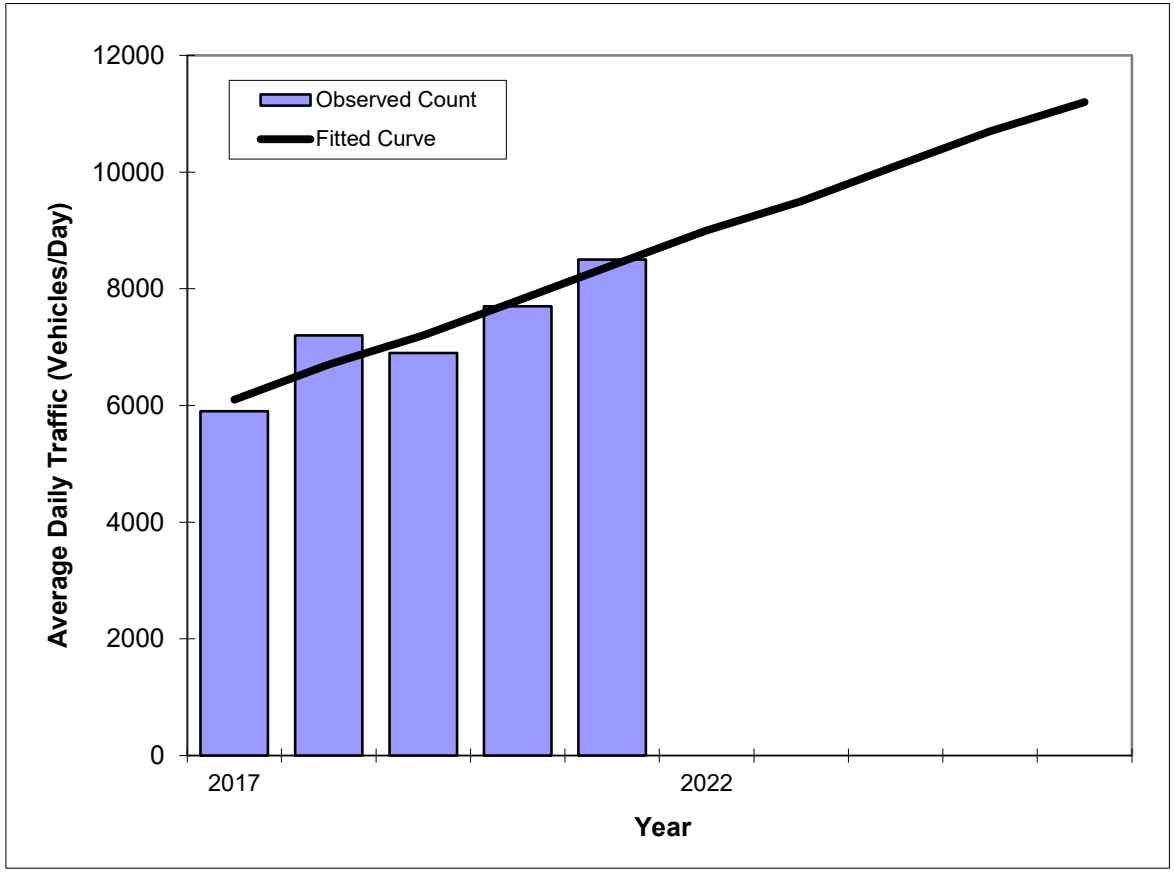
**** Annual Trend Increase:**	-10
Trend R-squared:	3.6%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate (2021 to Design Year):	-0.40%
Printed:	21-Nov-22
Straight Line Growth Option	

***Axle-Adjusted**

TRAFFIC TRENDS

SR 524 -- SR 520 to I-95

County:	Brevard
Station #:	66
Highway:	SR 524



Year	Traffic (ADT/AADT) Count*	Trend**
2017	5900	6100
2018	7200	6700
2019	6900	7200
2020	7700	7800
2021	8500	8400
2022 Opening Year Trend		
2022	N/A	9000
2024 Mid-Year Trend		
2024	N/A	10100
2026 Design Year Trend		
2026	N/A	11200
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	570
Trend R-squared:	87.5%
Trend Annual Historic Growth Rate:	9.43%
Trend Growth Rate (2021 to Design Year):	6.67%
Printed:	21-Nov-22

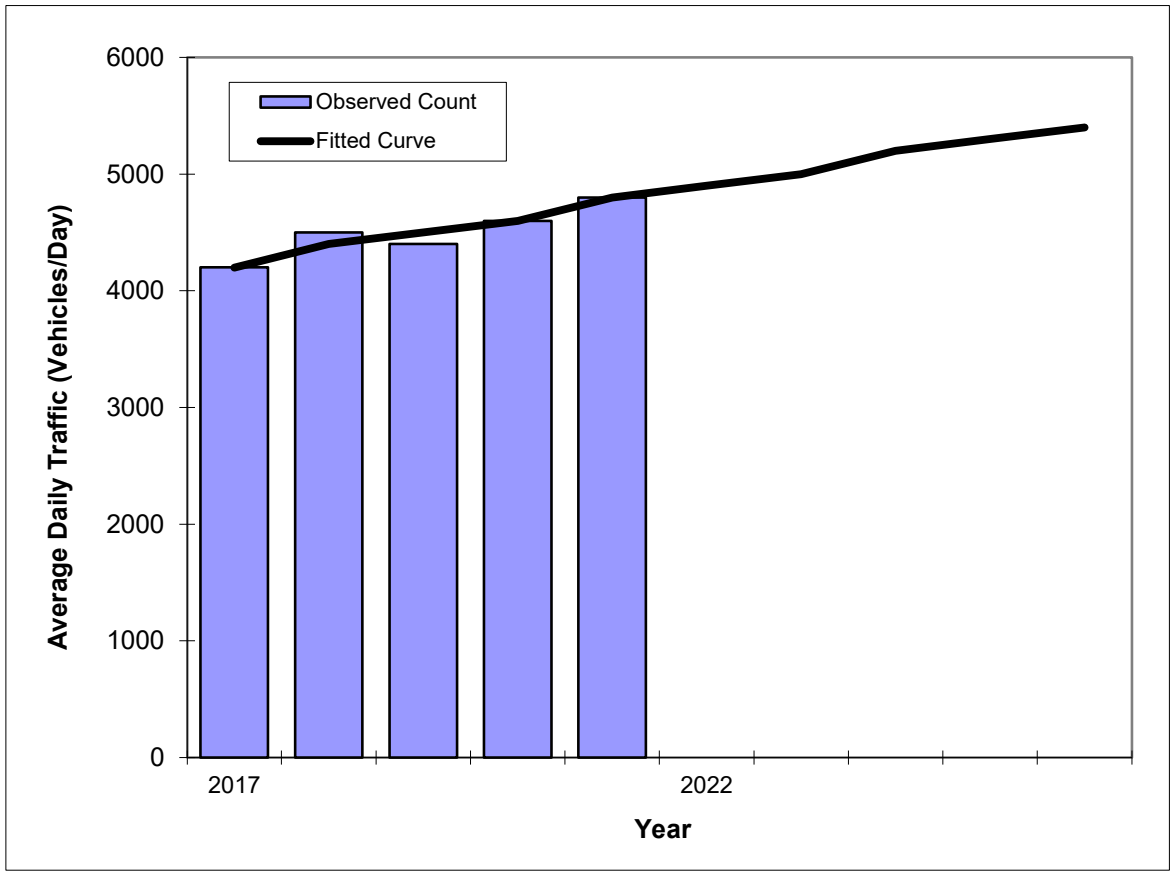
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

Cox Road -- SR 520 to SR 524

County:	Brevard
Station #:	61
Highway:	Cox Road



Year	Traffic (ADT/AADT) Count*	Trend**
2017	4200	4200
2018	4500	4400
2019	4400	4500
2020	4600	4600
2021	4800	4800
2022 Opening Year Trend		
2022	N/A	4900
2024 Mid-Year Trend		
2024	N/A	5200
2026 Design Year Trend		
2026	N/A	5400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

**** Annual Trend Increase:**	130
Trend R-squared:	84.5%
Trend Annual Historic Growth Rate:	3.57%
Trend Growth Rate (2021 to Design Year):	2.50%
Printed:	21-Nov-22
Straight Line Growth Option	

APPENDIX I
VESTED TRAFFIC INFORMATION

LTG Engineering & Planning

AM Vested Trips

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 SB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	1					1
		Right						0
	Westbound	U-Turn						0
		Left	18					18
		Through	5					5
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left	2					2
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 NB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	3					3
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through	23					23
		Right	7					7
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	5					5
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Friday Road	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Cox Road	Eastbound	U-Turn						0
		Left						0
		Through	10			7		17
		Right						0
	Westbound	U-Turn						0
		Left	23			8		31
		Through	33			22		55
		Right	3			1		4
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	7			3		10
	Southbound	U-Turn						0
		Left	1			1		2
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
Friday Road at James Road	Eastbound	Left						0
		Bear Left						0
		Thru						0
		Right						0
	Westbound	Left						0
		Thru						0
		Right						0
		Hard Right						0
	Northbound	Left						0
		Thru						0
		Bear Right						0
		Right						0
	Southbound (Friday Road)	Hard Left						0
		Left						0
		Thru						0
		Right						0
	Southwestbound (Friday Lane)	Hard Left						0
		Bear Left						0
		Bear Right						0
		Hard Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 1	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 2	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

LTG Engineering & Planning

PM Vested Trips

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 SB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	5					5
		Right						0
	Westbound	U-Turn						0
		Left	10					10
		Through	3					3
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left	6					6
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 NB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	11					11
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through	13					13
		Right	4					4
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	17					17
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Friday Road	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Cox Road	Eastbound	U-Turn						0
		Left						0
		Through	30			22		52
		Right						0
	Westbound	U-Turn						0
		Left	13			5		18
		Through	18			14		32
		Right	2			1		3
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	21			8		29
	Southbound	U-Turn						0
		Left	3			1		4
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
Friday Road at James Road	Eastbound	Left						0
		Bear Left						0
		Thru						0
		Right						0
	Westbound	Left						0
		Thru						0
		Right						0
		Hard Right						0
	Northbound	Left						0
		Thru						0
		Bear Right						0
		Right						0
	Southbound (Friday Road)	Hard Left						0
		Left						0
		Thru						0
		Right						0
	Southwestbound (Friday Lane)	Hard Left						0
		Bear Left						0
		Bear Right						0
		Hard Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 1	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 2	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

5799.02 - PM Peak Hour Vested Segment Information

Location ID	Roadway	Segment		Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Total
73	SR 524	I-95	Cox Road	48	0	0	0	0	48
76		Cox Road	Industry Road	242	190	19	68	24	543
64	Friday Road	SR 524	James Road	5	0	0	0	0	5
N/A	James Road	Friday Road	Cox Road	0	0	0	0	0	0
69	Cox Road	SR 524	James Road	5	0	0	1	0	6
N/A	Westminster Drive	SR 524	James Road	0	0	2	0	0	2

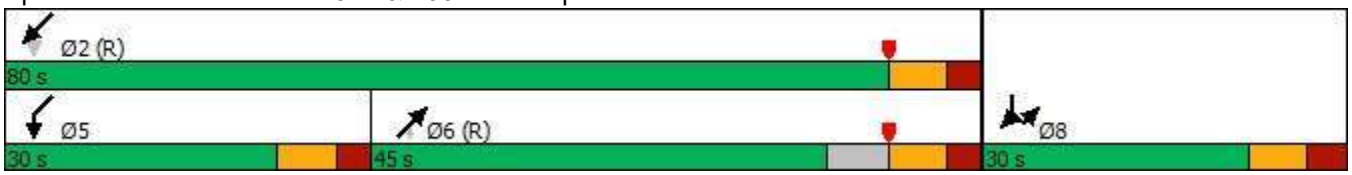
APPENDIX J
SIGNALIZED INTERSECTIONS
SYNCHRO SUMMARY SHEETS
BUILD-OUT CONDITIONS

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	146	83	338	252	489	234
Future Volume (vph)	146	83	338	252	489	234
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	21.2	21.2	25.7	25.7	18.7	25.7
Total Split (s)	30.0	30.0	45.0	45.0	30.0	80.0
Total Split (%)	27.3%	27.3%	40.9%	40.9%	27.3%	72.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 109.1 (99%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 75
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	146	0	83	0	338	252	489	234	0
Future Volume (veh/h)	0	0	0	146	0	83	0	338	252	489	234	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1544	0	1781	0	1796	1870	1589	1604	0
Adj Flow Rate, veh/h				160	0	0	0	371	0	537	257	0
Peak Hour Factor				0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %				24	0	8	0	7	2	21	20	0
Cap, veh/h				189	0		0	1648		689	1166	0
Arrive On Green				0.13	0.00	0.00	0.00	0.48	0.00	0.06	0.24	0.00
Sat Flow, veh/h				1471	0	1510	0	3503	1585	1513	1604	0
Grp Volume(v), veh/h				160	0	0	0	371	0	537	257	0
Grp Sat Flow(s),veh/h/ln				1471	0	1510	0	1706	1585	1513	1604	0
Q Serve(g_s), s				11.7	0.0	0.0	0.0	6.9	0.0	16.4	14.1	0.0
Cycle Q Clear(g_c), s				11.7	0.0	0.0	0.0	6.9	0.0	16.4	14.1	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				189	0		0	1648		689	1166	0
V/C Ratio(X)				0.85	0.00		0.00	0.23		0.78	0.22	0.00
Avail Cap(c_a), veh/h				291	0		0	1648		733	1166	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.93	0.93	0.00
Uniform Delay (d), s/veh				46.9	0.0	0.0	0.0	16.5	0.0	11.1	16.8	0.0
Incr Delay (d2), s/veh				20.7	0.0	0.0	0.0	0.3	0.0	4.7	0.4	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				9.1	0.0	0.0	0.0	4.7	0.0	11.3	10.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				67.6	0.0	0.0	0.0	16.8	0.0	15.9	17.2	0.0
LnGrp LOS				E	A		A	B		B	B	A
Approach Vol, veh/h					160			371			794	
Approach Delay, s/veh					67.6			16.8			16.3	
Approach LOS					E			B			B	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	87.7		26.8	60.8		22.3						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 72		* 22	* 37		21.8						
Max Q Clear Time (g_c+I1), s	16.1		18.4	8.9		13.7						
Green Ext Time (p_c), s	1.5		0.7	2.3		0.6						

Intersection Summary		
HCM 6th Ctrl Delay		22.6
HCM 6th LOS		C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

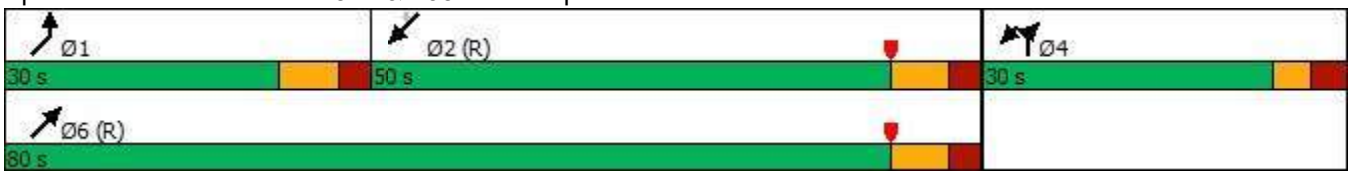
Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	85	307	97	380	630	180
Future Volume (vph)	85	307	97	380	630	180
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	30.0	80.0	50.0	50.0
Total Split (%)	27.3%	27.3%	27.3%	72.7%	45.5%	45.5%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 80 (73%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Future Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1678				1826	1633	0	0	1663	1618
Adj Flow Rate, veh/h	90	0	327				103	404	0	0	670	0
Peak Hour Factor	0.94	0.94	0.94				0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	8	0	15				5	18	0	0	16	19
Cap, veh/h	366	0	306				128	1076	0	0	1634	
Arrive On Green	0.22	0.00	0.22				0.15	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1422				1739	1633	0	0	3243	1372
Grp Volume(v), veh/h	90	0	327				103	404	0	0	670	0
Grp Sat Flow(s),veh/h/ln	1697	0	1422				1739	1633	0	0	1580	1372
Q Serve(g_s), s	4.8	0.0	23.7				6.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	4.8	0.0	23.7				6.3	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	366	0	306				128	1076	0	0	1634	
V/C Ratio(X)	0.25	0.00	1.07				0.80	0.38	0.00	0.00	0.41	
Avail Cap(c_a), veh/h	366	0	306				356	1076	0	0	1634	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.92	0.92	0.00	0.00	0.70	0.00
Uniform Delay (d), s/veh	35.7	0.0	43.2				46.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	70.4				10.2	0.9	0.0	0.0	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.6	0.0	21.0				5.1	0.5	0.0	0.0	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.1	0.0	113.6				56.3	0.9	0.0	0.0	0.5	0.0
LnGrp LOS	D	A	F				E	A	A	A	A	
Approach Vol, veh/h		417						507			670	
Approach Delay, s/veh		96.9						12.2			0.5	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	15.6	64.4		30.0		80.0
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 23	* 43		* 24		* 73
Max Q Clear Time (g_c+I1), s	8.3	2.0		25.7		2.0
Green Ext Time (p_c), s	0.2	4.7		0.0		2.5

Intersection Summary	
HCM 6th Ctrl Delay	29.4
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

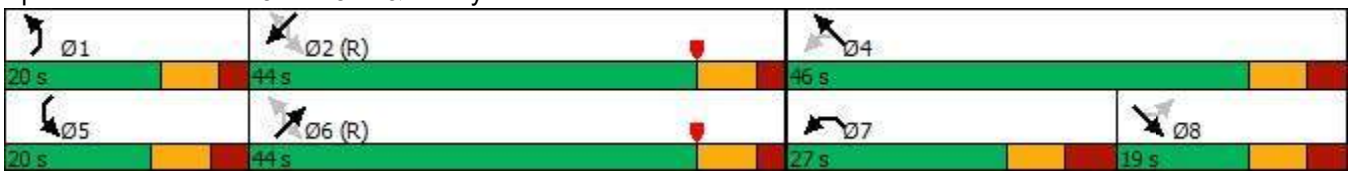
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	42	6	150	10	102	461	126	47	381	45
Future Volume (vph)	42	6	150	10	102	461	126	47	381	45
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	19.0	19.0	27.0	46.0	20.0	44.0	44.0	20.0	44.0	44.0
Total Split (%)	17.3%	17.3%	24.5%	41.8%	18.2%	40.0%	40.0%	18.2%	40.0%	40.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 82 (75%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Future Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1737	1870	1811	1233	1411	1441	1811	1781	1515	1174	1707	1826
Adj Flow Rate, veh/h	44	6	233	158	11	69	107	485	133	49	401	47
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	11	2	6	45	33	31	6	8	26	49	13	5
Cap, veh/h	57	7	126	274	53	333	392	776	559	310	725	657
Arrive On Green	0.10	0.10	0.10	0.14	0.32	0.32	0.10	0.87	0.87	0.04	0.42	0.42
Sat Flow, veh/h	199	76	1281	1174	168	1053	1725	1781	1284	1118	1707	1547
Grp Volume(v), veh/h	283	0	0	158	0	80	107	485	133	49	401	47
Grp Sat Flow(s),veh/h/ln	1556	0	0	1174	0	1221	1725	1781	1284	1118	1707	1547
Q Serve(g_s), s	9.0	0.0	0.0	12.8	0.0	5.3	3.8	8.5	1.9	2.7	19.4	2.0
Cycle Q Clear(g_c), s	10.8	0.0	0.0	12.8	0.0	5.3	3.8	8.5	1.9	2.7	19.4	2.0
Prop In Lane	0.16		0.82	1.00		0.86	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	191	0	0	274	0	386	392	776	559	310	725	657
V/C Ratio(X)	1.48	0.00	0.00	0.58	0.00	0.21	0.27	0.63	0.24	0.16	0.55	0.07
Avail Cap(c_a), veh/h	191	0	0	307	0	420	501	776	559	392	725	657
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.85	0.85	0.85	0.91	0.91	0.91
Uniform Delay (d), s/veh	50.6	0.0	0.0	35.6	0.0	27.6	17.0	4.6	4.1	17.0	23.8	18.8
Incr Delay (d2), s/veh	243.9	0.0	0.0	4.2	0.0	0.6	0.3	3.2	0.9	0.2	2.8	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	28.5	0.0	0.0	7.0	0.0	2.8	2.5	4.2	1.0	1.2	12.3	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	294.6	0.0	0.0	39.7	0.0	28.1	17.3	7.8	5.0	17.2	26.5	19.0
LnGrp LOS	F	A	A	D	A	C	B	A	A	B	C	B
Approach Vol, veh/h		283			238			725			497	
Approach Delay, s/veh		294.6			35.8			8.7			24.9	
Approach LOS		F			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.0	54.0		42.9	11.9	55.2	23.9	19.0
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2
Max Green Setting (Gmax), s	12.7	36.7		* 38	* 12	36.7	18.0	* 11
Max Q Clear Time (g_c+I1), s	5.8	21.4		7.3	4.7	10.5	14.8	12.8
Green Ext Time (p_c), s	0.1	2.1		0.8	0.0	3.3	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	63.4
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

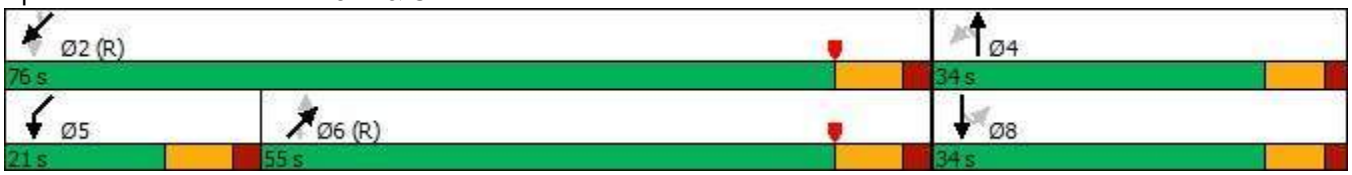
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	25	41	106	49	40	463	151	143	445	43
Future Volume (vph)	25	41	106	49	40	463	151	143	445	43
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	34.0	34.0	34.0	34.0	55.0	55.0	55.0	21.0	76.0	76.0
Total Split (%)	30.9%	30.9%	30.9%	30.9%	50.0%	50.0%	50.0%	19.1%	69.1%	69.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	25	41	103	106	49	48	40	463	151	143	445	43
Future Volume (veh/h)	25	41	103	106	49	48	40	463	151	143	445	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1693	1870	1796	1826	1574	1796	1678	1752	1870	1856	1767	1707
Adj Flow Rate, veh/h	26	43	108	112	52	51	42	487	0	151	468	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	14	2	7	5	22	7	15	10	2	3	9	13
Cap, veh/h	69	105	213	162	69	56	504	925		478	1160	
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.53	0.53	0.00	0.06	0.66	0.00
Sat Flow, veh/h	150	503	1023	540	329	270	830	1752	1585	1767	1767	1447
Grp Volume(v), veh/h	177	0	0	215	0	0	42	487	0	151	468	0
Grp Sat Flow(s),veh/h/ln	1676	0	0	1139	0	0	830	1752	1585	1767	1767	1447
Q Serve(g_s), s	0.0	0.0	0.0	10.2	0.0	0.0	2.8	20.0	0.0	4.1	13.6	0.0
Cycle Q Clear(g_c), s	10.2	0.0	0.0	20.4	0.0	0.0	2.8	20.0	0.0	4.1	13.6	0.0
Prop In Lane	0.15		0.61	0.52		0.24	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	387	0	0	287	0	0	504	925		478	1160	
V/C Ratio(X)	0.46	0.00	0.00	0.75	0.00	0.00	0.08	0.53		0.32	0.40	
Avail Cap(c_a), veh/h	449	0	0	334	0	0	504	925		588	1160	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.64	0.64	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	38.5	0.0	0.0	42.7	0.0	0.0	12.9	17.0	0.0	12.1	8.8	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	8.2	0.0	0.0	0.2	1.4	0.0	0.5	1.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.6	0.0	0.0	10.2	0.0	0.0	0.9	11.0	0.0	2.5	7.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	39.5	0.0	0.0	50.9	0.0	0.0	13.1	18.3	0.0	12.6	9.9	0.0
LnGrp LOS	D	A	A	D	A	A	B	B		B	A	
Approach Vol, veh/h		177			215			529			619	
Approach Delay, s/veh		39.5			50.9			17.9			10.5	
Approach LOS		D			D			B			B	

Timer - Assigned Phs	2		4	5	6		8					
Phs Duration (G+Y+Rc), s	80.2		29.8	14.2	66.1		29.8					
Change Period (Y+Rc), s	8.0		6.8	7.9	8.0		6.8					
Max Green Setting (Gmax), s	68.0		27.2	13.1	47.0		27.2					
Max Q Clear Time (g_c+I1), s	15.6		12.2	6.1	22.0		22.4					
Green Ext Time (p_c), s	3.4		0.9	0.2	3.6		0.5					

Intersection Summary		
HCM 6th Ctrl Delay	22.0	
HCM 6th LOS	C	

Notes

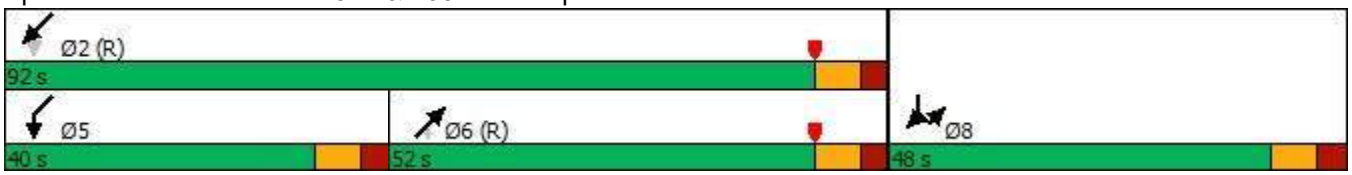
Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	145	126	317	142	406	490
Future Volume (vph)	145	126	317	142	406	490
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	26.2	26.2	24.8	24.8	12.7	24.8
Total Split (s)	48.0	48.0	52.0	52.0	40.0	92.0
Total Split (%)	34.3%	34.3%	37.1%	37.1%	28.6%	65.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 105 (75%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	145	0	126	0	317	142	406	490	0
Future Volume (veh/h)	0	0	0	145	0	126	0	317	142	406	490	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1678	0	1841	0	1826	1693	1737	1870	0
Adj Flow Rate, veh/h				153	0	0	0	334	0	427	516	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				15	0	4	0	5	14	11	2	0
Cap, veh/h				183	0		0	1993		801	1443	0
Arrive On Green				0.11	0.00	0.00	0.00	0.57	0.00	0.28	1.00	0.00
Sat Flow, veh/h				1598	0	1560	0	3561	1434	1654	1870	0
Grp Volume(v), veh/h				153	0	0	0	334	0	427	516	0
Grp Sat Flow(s),veh/h/ln				1598	0	1560	0	1735	1434	1654	1870	0
Q Serve(g_s), s				13.1	0.0	0.0	0.0	6.3	0.0	16.8	0.0	0.0
Cycle Q Clear(g_c), s				13.1	0.0	0.0	0.0	6.3	0.0	16.8	0.0	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				183	0		0	1993		801	1443	0
V/C Ratio(X)				0.83	0.00		0.00	0.17		0.53	0.36	0.00
Avail Cap(c_a), veh/h				454	0		0	1993		947	1443	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.89	0.89	0.00
Uniform Delay (d), s/veh				60.7	0.0	0.0	0.0	14.0	0.0	6.4	0.0	0.0
Incr Delay (d2), s/veh				18.3	0.0	0.0	0.0	0.2	0.0	0.5	0.6	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				10.3	0.0	0.0	0.0	4.4	0.0	5.8	0.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				79.0	0.0	0.0	0.0	14.2	0.0	6.9	0.6	0.0
LnGrp LOS				E	A		A	B		A	A	A
Approach Vol, veh/h					153			334			943	
Approach Delay, s/veh					79.0			14.2			3.5	
Approach LOS					E			B			A	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	115.7		27.6	88.1		24.3						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 84		* 32	* 44		39.8						
Max Q Clear Time (g_c+I1), s	2.0		18.8	8.3		15.1						
Green Ext Time (p_c), s	3.3		1.1	2.1		1.0						

Intersection Summary		
HCM 6th Ctrl Delay	14.1	
HCM 6th LOS	B	

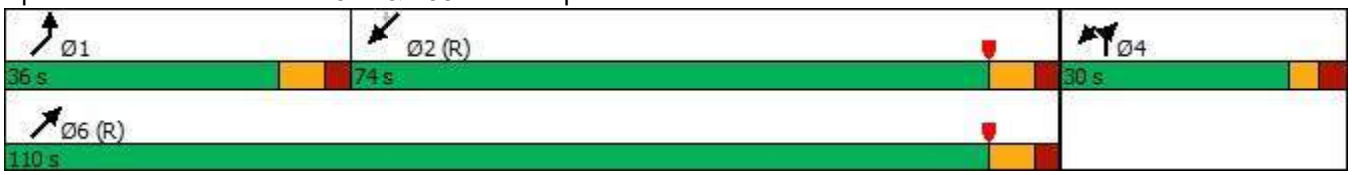
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	212	458	98	373	661	141
Future Volume (vph)	212	458	98	373	661	141
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	36.0	110.0	74.0	74.0
Total Split (%)	21.4%	21.4%	25.7%	78.6%	52.9%	52.9%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 121 (86%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Future Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1722				1841	1722	0	0	1796	1618
Adj Flow Rate, veh/h	223	0	482				103	393	0	0	696	0
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	0	12				4	12	0	0	7	19
Cap, veh/h	287	0	247				125	1261	0	0	2072	
Arrive On Green	0.17	0.00	0.17				0.14	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1459				1753	1722	0	0	3503	1372
Grp Volume(v), veh/h	223	0	482				103	393	0	0	696	0
Grp Sat Flow(s),veh/h/ln	1697	0	1459				1753	1722	0	0	1706	1372
Q Serve(g_s), s	17.6	0.0	23.7				8.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	17.6	0.0	23.7				8.0	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	287	0	247				125	1261	0	0	2072	
V/C Ratio(X)	0.78	0.00	1.95				0.82	0.31	0.00	0.00	0.34	
Avail Cap(c_a), veh/h	287	0	247				357	1261	0	0	2072	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.95	0.95	0.00	0.00	0.52	0.00
Uniform Delay (d), s/veh	55.6	0.0	58.2				59.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	12.6	0.0	442.4				11.8	0.6	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.3	0.0	61.8				6.6	0.4	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.2	0.0	500.5				71.0	0.6	0.0	0.0	0.2	0.0
LnGrp LOS	E	A	F				E	A	A	A	A	
Approach Vol, veh/h		705						496			696	
Approach Delay, s/veh		363.8						15.2			0.2	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	17.5	92.5		30.0		110.0
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 29	* 67		* 24		* 1E2
Max Q Clear Time (g_c+I1), s	10.0	2.0		25.7		2.0
Green Ext Time (p_c), s	0.2	5.0		0.0		2.4

Intersection Summary	
HCM 6th Ctrl Delay	139.3
HCM 6th LOS	F

Notes

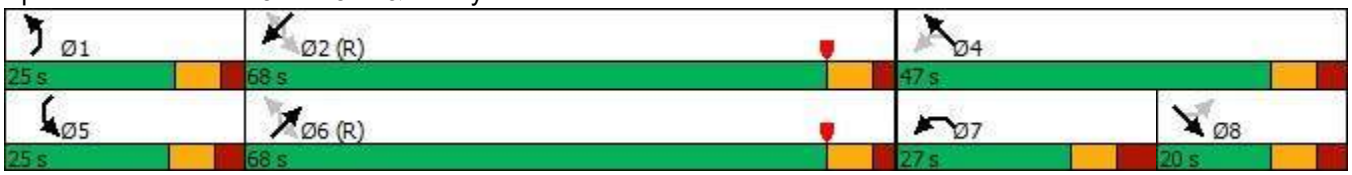
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	47	27	117	23	249	445	140	40	532	71
Future Volume (vph)	47	27	117	23	249	445	140	40	532	71
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	20.0	20.0	27.0	47.0	25.0	68.0	68.0	25.0	68.0	68.0
Total Split (%)	14.3%	14.3%	19.3%	33.6%	17.9%	48.6%	48.6%	17.9%	48.6%	48.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 94 (67%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 105
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Future Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1781	1826	1337	1752	1248	1856	1722	1352	1633	1811	1767
Adj Flow Rate, veh/h	49	28	183	123	24	72	262	468	147	42	560	75
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	8	5	38	10	44	3	12	37	18	6	9
Cap, veh/h	51	16	88	225	96	288	427	954	635	446	898	742
Arrive On Green	0.08	0.08	0.08	0.10	0.25	0.25	0.18	1.00	1.00	0.03	0.50	0.50
Sat Flow, veh/h	248	191	1045	1273	386	1158	1767	1722	1145	1555	1811	1497
Grp Volume(v), veh/h	260	0	0	123	0	96	262	468	147	42	560	75
Grp Sat Flow(s),veh/h/ln	1484	0	0	1273	0	1543	1767	1722	1145	1555	1811	1497
Q Serve(g_s), s	10.6	0.0	0.0	12.0	0.0	7.0	10.5	0.0	0.0	1.8	31.6	3.7
Cycle Q Clear(g_c), s	11.8	0.0	0.0	12.0	0.0	7.0	10.5	0.0	0.0	1.8	31.6	3.7
Prop In Lane	0.19		0.70	1.00		0.75	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	156	0	0	225	0	385	427	954	635	446	898	742
V/C Ratio(X)	1.67	0.00	0.00	0.55	0.00	0.25	0.61	0.49	0.23	0.09	0.62	0.10
Avail Cap(c_a), veh/h	156	0	0	260	0	428	487	954	635	590	898	742
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.82	0.82	0.82	0.87	0.87	0.87
Uniform Delay (d), s/veh	65.2	0.0	0.0	49.7	0.0	42.1	17.0	0.0	0.0	16.3	25.7	18.7
Incr Delay (d2), s/veh	328.1	0.0	0.0	4.4	0.0	0.7	1.5	1.5	0.7	0.1	2.8	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	31.3	0.0	0.0	7.4	0.0	4.9	6.1	0.7	0.2	1.2	19.4	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	393.3	0.0	0.0	54.1	0.0	42.8	18.5	1.5	0.7	16.3	28.6	19.0
LnGrp LOS	F	A	A	D	A	D	B	A	A	B	C	B
Approach Vol, veh/h		260			219			877			677	
Approach Delay, s/veh		393.3			49.1			6.4			26.8	
Approach LOS		F			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	76.7		43.1	12.0	84.9	23.1	20.0
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2
Max Green Setting (Gmax), s	17.7	60.7		* 39	* 17	60.7	18.0	* 12
Max Q Clear Time (g_c+I1), s	12.5	33.6		9.0	3.8	2.0	14.0	13.8
Green Ext Time (p_c), s	0.3	3.7		1.0	0.0	3.5	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	67.3
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

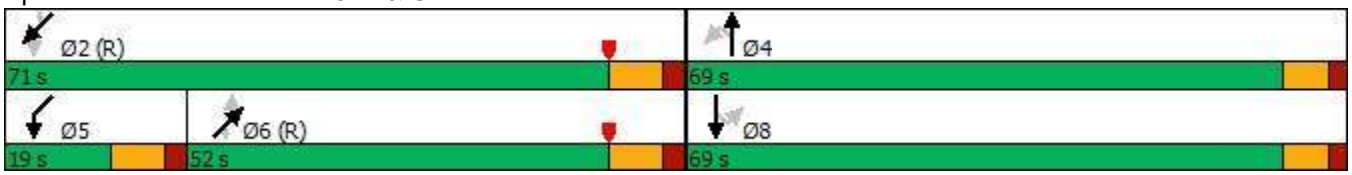
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	103	97	72	42	48	523	36	155	501	130
Future Volume (vph)	103	97	72	42	48	523	36	155	501	130
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	69.0	69.0	69.0	69.0	52.0	52.0	52.0	19.0	71.0	71.0
Total Split (%)	49.3%	49.3%	49.3%	49.3%	37.1%	37.1%	37.1%	13.6%	50.7%	50.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 47 (34%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	103	97	199	72	42	28	48	523	36	155	501	130
Future Volume (veh/h)	103	97	199	72	42	28	48	523	36	155	501	130
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1856	1856	1870	1781	1707	1826	1707	1870	1870	1870
Adj Flow Rate, veh/h	108	102	209	76	44	29	51	551	0	163	527	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	4	3	3	2	8	13	5	13	2	2	2
Cap, veh/h	141	120	227	162	91	52	402	878		377	1116	
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30	0.48	0.48	0.00	0.06	0.60	0.00
Sat Flow, veh/h	364	405	765	415	308	175	800	1826	1447	1781	1870	1585
Grp Volume(v), veh/h	419	0	0	149	0	0	51	551	0	163	527	0
Grp Sat Flow(s),veh/h/ln	1534	0	0	898	0	0	800	1826	1447	1781	1870	1585
Q Serve(g_s), s	17.3	0.0	0.0	0.0	0.0	0.0	5.4	31.4	0.0	6.3	22.1	0.0
Cycle Q Clear(g_c), s	37.0	0.0	0.0	19.8	0.0	0.0	11.2	31.4	0.0	6.3	22.1	0.0
Prop In Lane	0.26		0.50	0.51		0.19	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	488	0	0	306	0	0	402	878		377	1116	
V/C Ratio(X)	0.86	0.00	0.00	0.49	0.00	0.00	0.13	0.63		0.43	0.47	
Avail Cap(c_a), veh/h	715	0	0	500	0	0	402	878		412	1116	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.74	0.74	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	47.5	0.0	0.0	40.7	0.0	0.0	23.6	27.0	0.0	20.2	15.8	0.0
Incr Delay (d2), s/veh	7.0	0.0	0.0	1.2	0.0	0.0	0.5	2.5	0.0	0.8	1.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	21.1	0.0	0.0	7.8	0.0	0.0	1.8	18.5	0.0	4.4	13.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.6	0.0	0.0	41.9	0.0	0.0	24.0	29.6	0.0	21.0	17.3	0.0
LnGrp LOS	D	A	A	D	A	A	C	C		C	B	
Approach Vol, veh/h		419			149			602			690	
Approach Delay, s/veh		54.6			41.9			29.1			18.1	
Approach LOS		D			D			C			B	

Timer - Assigned Phs	2		4	5	6		8					
Phs Duration (G+Y+Rc), s	91.6		48.4	16.3	75.3		48.4					
Change Period (Y+Rc), s	8.0		6.8	7.9	8.0		6.8					
Max Green Setting (Gmax), s	63.0		62.2	11.1	44.0		62.2					
Max Q Clear Time (g_c+I1), s	24.1		39.0	8.3	33.4		21.8					
Green Ext Time (p_c), s	3.1		2.6	0.1	2.5		0.9					

Intersection Summary		
HCM 6th Ctrl Delay	31.8	
HCM 6th LOS	C	

Notes

Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

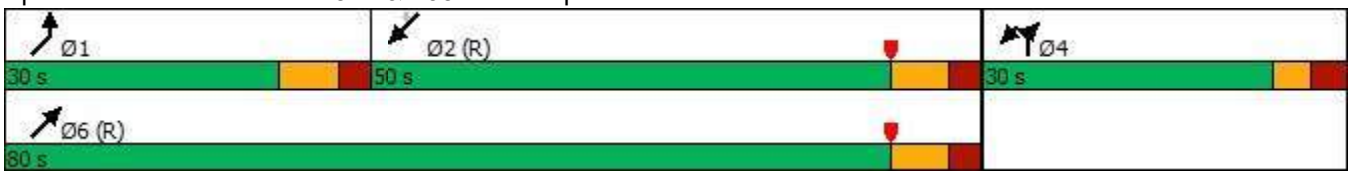
APPENDIX K
SIGNALIZED INTERSECTION
SYNCHRO SUMMARY SHEET
BUILD-OUT CONDITION IMPROVED

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	85	307	97	380	630	180
Future Volume (vph)	85	307	97	380	630	180
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	30.0	80.0	50.0	50.0
Total Split (%)	27.3%	27.3%	27.3%	72.7%	45.5%	45.5%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 80 (73%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Future Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1678				1826	1633	0	0	1663	1618
Adj Flow Rate, veh/h	90	0	0				103	404	0	0	670	0
Peak Hour Factor	0.94	0.94	0.94				0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	8	0	15				5	18	0	0	16	19
Cap, veh/h	114	0					128	1318	0	0	2102	
Arrive On Green	0.07	0.00	0.00				0.15	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1422				1739	1633	0	0	3243	1372
Grp Volume(v), veh/h	90	0	0				103	404	0	0	670	0
Grp Sat Flow(s),veh/h/ln	1697	0	1422				1739	1633	0	0	1580	1372
Q Serve(g_s), s	5.7	0.0	0.0				6.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	0.0	0.0				6.3	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	114	0					128	1318	0	0	2102	
V/C Ratio(X)	0.79	0.00					0.80	0.31	0.00	0.00	0.32	
Avail Cap(c_a), veh/h	366	0					356	1318	0	0	2102	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	0.00				0.92	0.92	0.00	0.00	0.71	0.00
Uniform Delay (d), s/veh	50.5	0.0	0.0				46.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	11.3	0.0	0.0				10.2	0.6	0.0	0.0	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.0	0.0	0.0				5.1	0.4	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.8	0.0	0.0				56.3	0.6	0.0	0.0	0.3	0.0
LnGrp LOS	E	A					E	A	A	A	A	
Approach Vol, veh/h		90						507			670	
Approach Delay, s/veh		61.8						11.9			0.3	
Approach LOS		E						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	15.6	80.7		13.7		96.3
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 23	* 43		* 24		* 73
Max Q Clear Time (g_c+I1), s	8.3	2.0		7.7		2.0
Green Ext Time (p_c), s	0.2	4.7		0.2		2.5

Intersection Summary	
HCM 6th Ctrl Delay	9.3
HCM 6th LOS	A

Notes

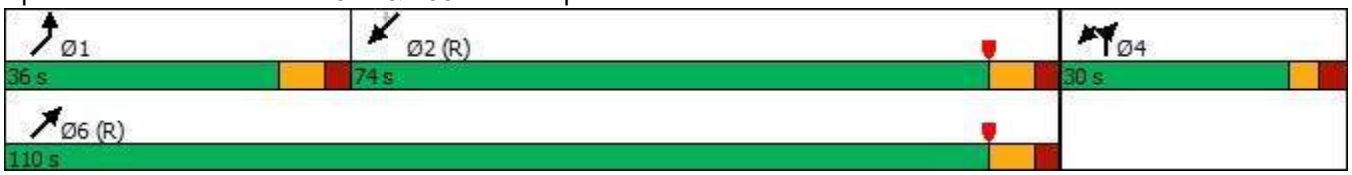
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	212	458	98	373	661	141
Future Volume (vph)	212	458	98	373	661	141
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	36.0	110.0	74.0	74.0
Total Split (%)	21.4%	21.4%	25.7%	78.6%	52.9%	52.9%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 121 (86%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Future Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1722				1841	1722	0	0	1796	1618
Adj Flow Rate, veh/h	223	0	0				103	393	0	0	696	0
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	0	12				4	12	0	0	7	19
Cap, veh/h	246	0					125	1302	0	0	2154	
Arrive On Green	0.15	0.00	0.00				0.14	1.00	0.00	0.00	0.84	0.00
Sat Flow, veh/h	1697	0	1459				1753	1722	0	0	3503	1372
Grp Volume(v), veh/h	223	0	0				103	393	0	0	696	0
Grp Sat Flow(s),veh/h/ln	1697	0	1459				1753	1722	0	0	1706	1372
Q Serve(g_s), s	18.1	0.0	0.0				8.0	0.0	0.0	0.0	6.3	0.0
Cycle Q Clear(g_c), s	18.1	0.0	0.0				8.0	0.0	0.0	0.0	6.3	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	246	0					125	1302	0	0	2154	
V/C Ratio(X)	0.91	0.00					0.82	0.30	0.00	0.00	0.32	
Avail Cap(c_a), veh/h	287	0					357	1302	0	0	2154	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	1.33	1.33
Upstream Filter(I)	1.00	0.00	0.00				0.95	0.95	0.00	0.00	0.60	0.00
Uniform Delay (d), s/veh	58.9	0.0	0.0				59.1	0.0	0.0	0.0	4.6	0.0
Incr Delay (d2), s/veh	27.6	0.0	0.0				11.8	0.6	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	14.7	0.0	0.0				6.6	0.4	0.0	0.0	3.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	86.5	0.0	0.0				71.0	0.6	0.0	0.0	4.9	0.0
LnGrp LOS	F	A					E	A	A	A	A	
Approach Vol, veh/h		223						496			696	
Approach Delay, s/veh		86.5						15.2			4.9	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	17.5	95.9		26.6		113.4
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 39	* 67		* 24		* 1E2
Max Q Clear Time (g_c+I1), s	10.0	8.3		20.1		2.0
Green Ext Time (p_c), s	0.2	5.0		0.2		2.4

Intersection Summary	
HCM 6th Ctrl Delay	21.4
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	42	6	150	10	102	461	126	47	381	45
Future Volume (vph)	42	6	150	10	102	461	126	47	381	45
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	28.0	28.0	22.0	50.0	12.6	47.0	47.0	13.0	47.4	47.4
Total Split (%)	25.5%	25.5%	20.0%	45.5%	11.5%	42.7%	42.7%	11.8%	43.1%	43.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 82 (75%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Future Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1737	1870	1811	1233	1411	1441	1811	1781	1515	1174	1707	1826
Adj Flow Rate, veh/h	44	6	179	158	11	69	107	485	133	49	401	47
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	11	2	6	45	33	31	6	8	26	49	13	5
Cap, veh/h	75	19	200	279	61	383	330	1310	497	300	650	589
Arrive On Green	0.16	0.16	0.16	0.12	0.36	0.36	0.10	0.77	0.77	0.04	0.38	0.38
Sat Flow, veh/h	223	118	1218	1174	168	1053	1725	3385	1284	1118	1707	1547
Grp Volume(v), veh/h	229	0	0	158	0	80	107	485	133	49	401	47
Grp Sat Flow(s),veh/h/ln	1558	0	0	1174	0	1221	1725	1692	1284	1118	1707	1547
Q Serve(g_s), s	11.4	0.0	0.0	12.0	0.0	4.9	4.2	5.0	3.2	2.9	20.9	2.1
Cycle Q Clear(g_c), s	15.8	0.0	0.0	12.0	0.0	4.9	4.2	5.0	3.2	2.9	20.9	2.1
Prop In Lane	0.19		0.78	1.00		0.86	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	294	0	0	279	0	444	330	1310	497	300	650	589
V/C Ratio(X)	0.78	0.00	0.00	0.57	0.00	0.18	0.32	0.37	0.27	0.16	0.62	0.08
Avail Cap(c_a), veh/h	319	0	0	279	0	464	330	1310	497	312	650	589
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.85	0.85	0.85	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.9	0.0	0.0	31.1	0.0	23.8	20.3	8.2	8.0	19.7	27.6	21.8
Incr Delay (d2), s/veh	10.8	0.0	0.0	4.4	0.0	0.4	0.5	0.7	1.1	0.3	4.4	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	0.0	0.0	6.6	0.0	2.6	2.8	2.8	1.7	1.4	13.7	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.7	0.0	0.0	35.5	0.0	24.2	20.8	8.9	9.1	20.0	31.9	22.0
LnGrp LOS	E	A	A	D	A	C	C	A	A	B	C	C
Approach Vol, veh/h		229			238			725			497	
Approach Delay, s/veh		55.7			31.7			10.7			29.8	
Approach LOS		E			C			B			C	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.6	49.2		48.2	11.9	49.9	22.0	26.2
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2
Max Green Setting (Gmax), s	5.3	40.1		* 42	* 5	39.7	13.0	* 20
Max Q Clear Time (g_c+I1), s	6.2	22.9		6.9	4.9	7.0	14.0	17.8
Green Ext Time (p_c), s	0.0	2.2		0.8	0.0	3.6	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	25.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

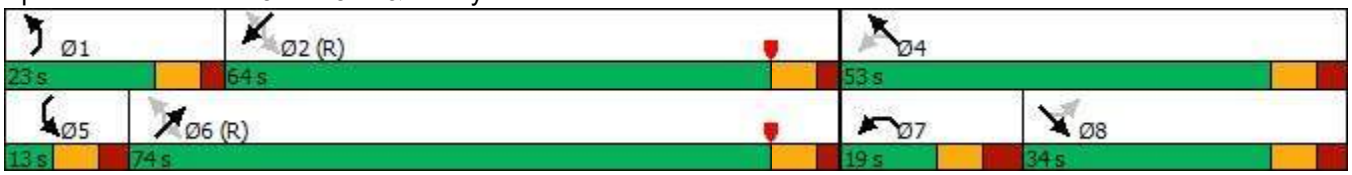
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	47	27	117	23	249	445	140	40	532	71
Future Volume (vph)	47	27	117	23	249	445	140	40	532	71
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	34.0	34.0	19.0	53.0	23.0	74.0	74.0	13.0	64.0	64.0
Total Split (%)	24.3%	24.3%	13.6%	37.9%	16.4%	52.9%	52.9%	9.3%	45.7%	45.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 94 (67%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 105
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Future Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1781	1826	1337	1752	1248	1856	1722	1352	1633	1811	1767
Adj Flow Rate, veh/h	49	28	51	123	24	72	262	468	147	42	560	75
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	8	5	38	10	44	3	12	37	18	6	9
Cap, veh/h	84	42	60	219	92	276	437	1849	647	455	922	762
Arrive On Green	0.10	0.10	0.10	0.07	0.24	0.24	0.18	1.00	1.00	0.03	0.51	0.51
Sat Flow, veh/h	475	408	585	1273	386	1158	1767	3272	1145	1555	1811	1497
Grp Volume(v), veh/h	128	0	0	123	0	96	262	468	147	42	560	75
Grp Sat Flow(s),veh/h/ln	1467	0	0	1273	0	1543	1767	1636	1145	1555	1811	1497
Q Serve(g_s), s	10.0	0.0	0.0	10.0	0.0	7.1	10.3	0.0	0.0	1.8	30.8	3.6
Cycle Q Clear(g_c), s	12.0	0.0	0.0	10.0	0.0	7.1	10.3	0.0	0.0	1.8	30.8	3.6
Prop In Lane	0.38		0.40	1.00		0.75	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	186	0	0	219	0	368	437	1849	647	455	922	762
V/C Ratio(X)	0.69	0.00	0.00	0.56	0.00	0.26	0.60	0.25	0.23	0.09	0.61	0.10
Avail Cap(c_a), veh/h	303	0	0	219	0	494	477	1849	647	466	922	762
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.82	0.82	0.82	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.6	0.0	0.0	51.3	0.0	43.3	16.2	0.0	0.0	15.4	24.4	17.7
Incr Delay (d2), s/veh	4.5	0.0	0.0	5.4	0.0	0.8	1.5	0.3	0.7	0.1	3.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.1	0.0	0.0	7.6	0.0	5.0	5.9	0.1	0.2	1.1	19.4	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.1	0.0	0.0	56.7	0.0	44.1	17.6	0.3	0.7	15.4	27.4	18.0
LnGrp LOS	E	A	A	E	A	D	B	A	A	B	C	B
Approach Vol, veh/h		128			219			877			677	
Approach Delay, s/veh		66.1			51.2			5.5			25.6	
Approach LOS		E			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	19.8	78.6		41.6	12.0	86.4	19.0	22.6				
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2				
Max Green Setting (Gmax), s	15.7	56.7		* 45	* 5	66.7	10.0	* 26				
Max Q Clear Time (g_c+I1), s	12.3	32.8		9.1	3.8	2.0	12.0	14.0				
Green Ext Time (p_c), s	0.2	3.6		1.0	0.0	3.7	0.0	0.4				

Intersection Summary	
HCM 6th Ctrl Delay	22.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

APPENDIX L
UNSIGNALIZED INTERSECTIONS
SYNCHRO & HCS
SUMMARY SHEETS
BUILD-OUT CONDITIONS

Lane Group	EBT	EBR	WBL	WBT	WBR	WBR2	NBL	NBT	NBR	NBR2	SBT	SWL2
Lane Configurations												
Traffic Volume (vph)	56	132	22	20	2	2	46	1	6	28	3	9
Future Volume (vph)	56	132	22	20	2	2	46	1	6	28	3	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%			0%				0%			0%	
Storage Length (ft)		0	0		0		0		0			
Storage Lanes		0	0		0		0		0			
Taper Length (ft)			25				25					
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt	0.905			0.989				0.943				
Flt Protected				0.977				0.972				
Satd. Flow (prot)	1686	0	0	1800	0	0	0	1673	0	0	1863	0
Flt Permitted				0.977				0.972				
Satd. Flow (perm)	1686	0	0	1800	0	0	0	1673	0	0	1863	0
Link Speed (mph)	35			35				40			25	
Link Distance (ft)	130			603				540			453	
Travel Time (s)	2.5			11.7				9.2			12.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)	0%			0%				0%			0%	
Adj. Flow (vph)	62	147	24	22	2	2	51	1	7	31	3	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	209	0	0	50	0	0	0	90	0	0	3	0
Sign Control	Stop			Stop				Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	42.4%	ICU Level of Service	A
Analysis Period (min)	15		



Lane Group	SWL
Lane Configurations	
Traffic Volume (vph)	1
Future Volume (vph)	1
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	0%
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	25
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	
Flt Protected	0.950
Satd. Flow (prot)	1770
Flt Permitted	0.950
Satd. Flow (perm)	1770
Link Speed (mph)	20
Link Distance (ft)	572
Travel Time (s)	19.5
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.90
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	0%
Adj. Flow (vph)	1
Shared Lane Traffic (%)	
Lane Group Flow (vph)	11
Sign Control	Stop

Intersection Summary

Lane Group	EBT	EBR	WBL	WBT	WBR	WBR2	NBL	NBT	NBR	NBR2	SBL2	SBT
Lane Configurations												
Traffic Volume (vph)	39	92	36	66	3	9	156	0	8	40	1	1
Future Volume (vph)	39	92	36	66	3	9	156	0	8	40	1	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%			0%				0%				0%
Storage Length (ft)		0	0		0		0		0			
Storage Lanes		0	0		0		0		0			
Taper Length (ft)			25				25					
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt	0.905			0.986				0.968				
Flt Protected				0.984				0.963				0.976
Satd. Flow (prot)	1686	0	0	1807	0	0	0	1717	0	0	0	1818
Flt Permitted				0.984				0.963				0.976
Satd. Flow (perm)	1686	0	0	1807	0	0	0	1717	0	0	0	1818
Link Speed (mph)	35			35				40				25
Link Distance (ft)	130			603				540				453
Travel Time (s)	2.5			11.7				9.2				12.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)	0%			0%				0%				0%
Adj. Flow (vph)	43	102	40	73	3	10	173	0	9	44	1	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	145	0	0	126	0	0	0	226	0	0	0	2
Sign Control	Stop			Stop				Stop				Stop

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	48.1%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	SWL2	SWL
Lane Configurations		
Traffic Volume (vph)	2	4
Future Volume (vph)	2	4
Ideal Flow (vphpl)	1900	1900
Lane Width (ft)	12	12
Grade (%)		0%
Storage Length (ft)		0
Storage Lanes		1
Taper Length (ft)		25
Lane Util. Factor	1.00	1.00
Ped Bike Factor		
Frt		
Flt Protected		0.950
Satd. Flow (prot)	0	1770
Flt Permitted		0.950
Satd. Flow (perm)	0	1770
Link Speed (mph)		20
Link Distance (ft)		572
Travel Time (s)		19.5
Confl. Peds. (#/hr)		
Confl. Bikes (#/hr)		
Peak Hour Factor	0.90	0.90
Growth Factor	100%	100%
Heavy Vehicles (%)	2%	2%
Bus Blockages (#/hr)	0	0
Parking (#/hr)		
Mid-Block Traffic (%)		0%
Adj. Flow (vph)	2	4
Shared Lane Traffic (%)		
Lane Group Flow (vph)	0	6
Sign Control		Stop

Intersection Summary

HCS Two-Way Stop-Control Report

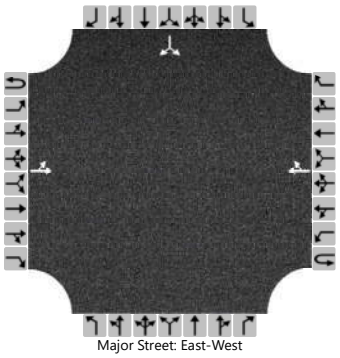
General Information

Analyst	RGH
Agency/Co.	LTG
Date Performed	11/22/2022
Analysis Year	2026
Time Analyzed	Build-Out AM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 1
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 1
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	71				25	41						117		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													127	
Capacity, c (veh/h)		1528													868	
v/c Ratio		0.00													0.15	
95% Queue Length, Q_{95} (veh)		0.0													0.5	
Control Delay (s/veh)		7.4	0.0												9.9	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.0												9.9			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

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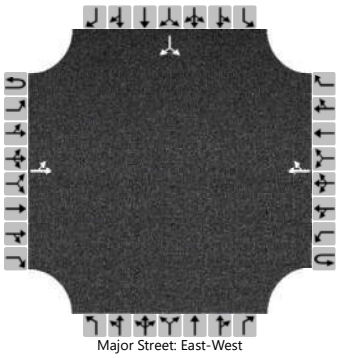
Time Analyzed	Build-Out PM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 1
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 1
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	49				84	138						82		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													89	
Capacity, c (veh/h)		1325													769	
v/c Ratio		0.00													0.12	
95% Queue Length, Q_{95} (veh)		0.0													0.4	
Control Delay (s/veh)		7.7	0.0												10.3	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)		0.0												10.3		
Approach LOS		A												B		

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HCS Two-Way Stop-Control Report

General Information

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Agency/Co.	LTG
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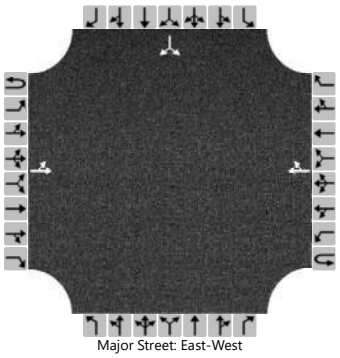
Time Analyzed	Build-Out AM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 2
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	0				0	25						71		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													77	
Capacity, c (veh/h)		1587													1005	
v/c Ratio		0.00													0.08	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
Control Delay (s/veh)		7.3	0.0												8.9	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)														8.9		
Approach LOS														A		

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HCS Two-Way Stop-Control Report

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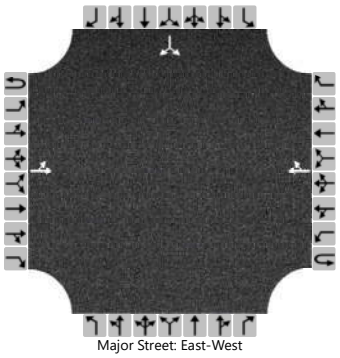
Time Analyzed	Build-Out PM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 2
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	0				0	84						49		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													53	
Capacity, c (veh/h)		1504													964	
v/c Ratio		0.00													0.06	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
Control Delay (s/veh)		7.4	0.0												9.0	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)														9.0		
Approach LOS														A		

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APPENDIX M
NCHRP REPORTS

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	66
Right-turn volume, veh/h:	41

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	324095
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

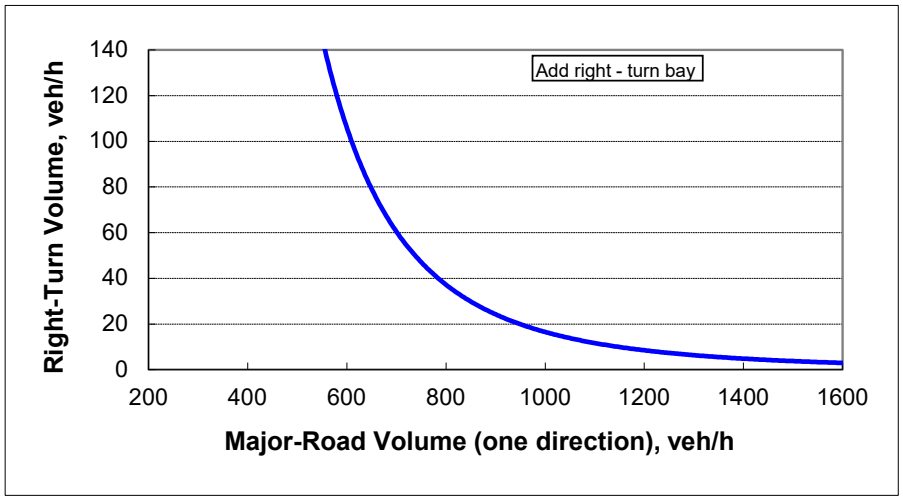


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	222
Right-turn volume, veh/h:	138

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	3936
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

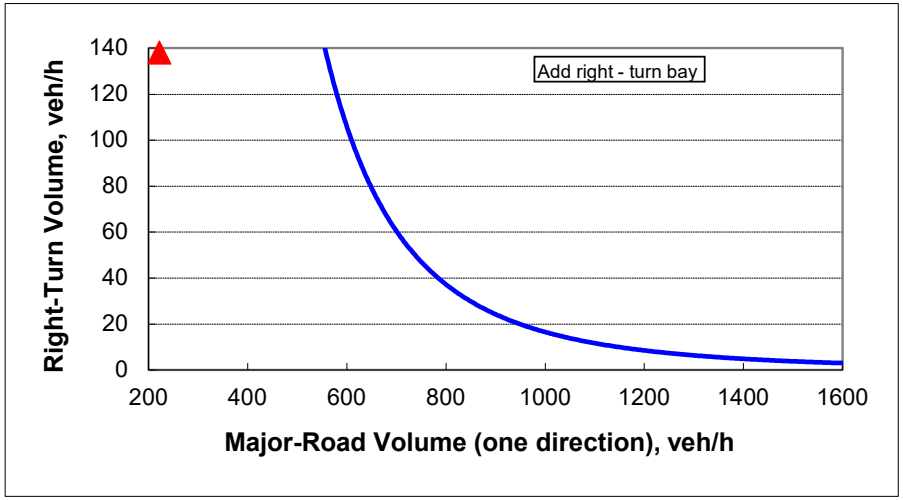


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	25
Right-turn volume, veh/h:	25

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	11059474
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

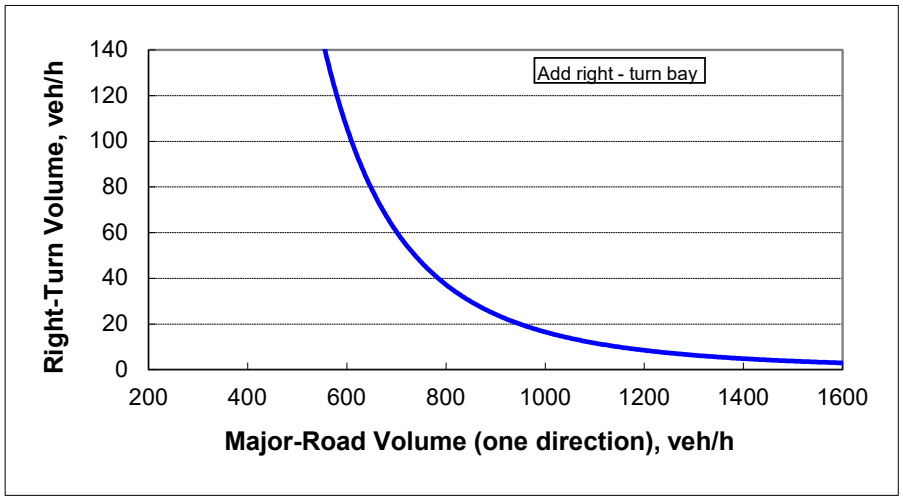


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

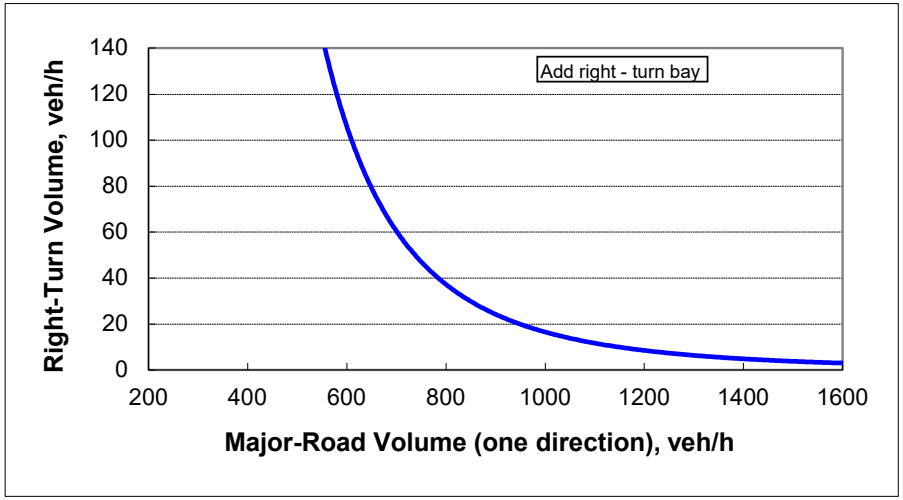
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	84
Right-turn volume, veh/h:	84

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	134843
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



SAND KEY
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABCDEF"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A/D"	"CR-B/E"	"CR-C/F"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	2259	2259	2259	2259	2259	2259	2259	2259	2259	2259
UPPER FLOOR S.F.	1576	1576	1576	1576	1576	1587	1587	1576	1576	1576
TOTAL UNDER ROOF S.F.	3835	3835	3835	3835	3835	3846	3846	3835	3835	3835
GARAGE S.F.	475	475	475	475	475	475	475	475	475	475
LANAI S.F.	193	193	193	193	193	193	193	193	193	193
PORCH S.F.	147	147	147	147	147	147	147	147	147	147
TOTAL UNDER ROOF S.F.	4650	4650	4650	4650	4650	4661	4661	4650	4650	4650
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F. (ADD)	185	185	185	185	185	185	185	185	185	185
TOTAL WIDTH (3 CAR GAR)	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH (3 CAR GAR)	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"
OPT. EXT. LANAI S.F. (ADD)	177	177	177	177	177	177	177	177	177	177

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C1	FLOOR PLAN OPTIONS NOTES
2C2	FLOOR PLAN OPTIONS DIMENSIONS
2D1	OPTIONAL 3 CAR GARAGE
2D2	OPTIONAL 3 CAR GARAGE - SIDING OPTION
2E	OPTIONAL 3 CAR GARAGE ELEVATIONS
2F1	OPTIONAL 2 CAR SIDE LOAD GARAGE
2F2	OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION
2G	OPTIONAL 2 CAR SIDE LOAD GARAGE
2H1	OPTIONAL 2 CAR SIDE LOAD GARAGE
2H2	OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION
2I	OPTIONAL 2 CAR SIDE LOAD GARAGE
3SE1	INCLUDED ELEVATION
3SE2	INCLUDED ELEVATION - SIDING OPTION
3TRA1	TRADITIONAL ELEVATION "A"
3TRA2	PARTIAL FLOOR PLAN - TRADITIONAL "A"
3TRB1	TRADITIONAL ELEVATION "B"
3TRB2	PARTIAL FLOOR PLAN - TRADITIONAL "B"
3TRC1	TRADITIONAL ELEVATION "C"
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL "C"
3CRA1	CRAFTSMAN ELEVATION "A"
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN "A" & "D"
3CRB1	CRAFTSMAN ELEVATION "B"
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN "B" & "E"
3CRC1	CRAFTSMAN ELEVATION "C"
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN "C" & "F"
3CRD1	CRAFTSMAN ELEVATION - D - SIDING OPTION
3CRE1	CRAFTSMAN ELEVATION - E - SIDING OPTION
3CRF1	CRAFTSMAN ELEVATION - F - SIDING OPTION
3MA1	MEDITERRANEAN ELEVATION "A"
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN "A"
3MB1	MEDITERRANEAN ELEVATION "B"
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN "B"
3MC1	MEDITERRANEAN ELEVATION "C"
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN "C"
3K1	OPTIONAL ELEVATIONS
3K2	OPTIONAL ELEVATIONS - SIDING OPTION
4A	MAIN FLOOR ELECTRICAL PLAN
4B	UPPER FLOOR ELECTRICAL PLAN
4C	OPTION ELECTRICAL PLANS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN OPTIONS
SP1.3	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP2.2	LINTEL PARTIAL PLANS
SP3.0	MAIN FLOOR STRUCTURAL PLAN
SP3.1	UPPER FLOOR STRUCTURAL PLAN
SP3.2	STRUCTURAL PLAN OPTIONS
SP3.3	STRUCTURAL PARTIAL PLANS
SP4.0	INCLUDED ELEVATION - TRUSS STRAPPING
SP4.1	INCLUDED ELEVATION - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.2	INCLUDED ELEVATION - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.3	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING
SP4.4	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.5	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.6	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING
SP4.7	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.8	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.9	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING
SP4.10	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.11	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.12	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING
SP4.13	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.14	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.15	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING
SP4.16	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.17	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.18	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING
SP4.19	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.20	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.21	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING
SP4.22	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.23	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.24	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING
SP4.25	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.26	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.27	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING
SP4.28	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.29	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SD	STAIR DETAILS
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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gokeesee.com
228 Smithfield Lane Suite 200
Lake Mary, FL 32771
o.(407) 960.2535

I HEREBY CERTIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS FOR THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THAT THE PROJECT DESIGN, AS REFLECTED ON THE PREDOMINATED PLANS MANUAL LAYOUT TO PREPARED UNDER MY DIRECTION, COMPLIES WITH THE REQUIREMENTS OF THE CODE. I FURTHER CERTIFY THAT THE SAME WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION AND THAT I AM AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. SUITE 125
PLANT CITY, FLORIDA 33563
1.877.8VORTEX (686-7839)
CA 31325

SEALED FOR STRUCTURE ONLY

ANTHONY J. MESSINA, P.E. - FL. Reg #83217
ASHED A. AVENKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Community: Unit:

Address: #### Street St. City, State Zip

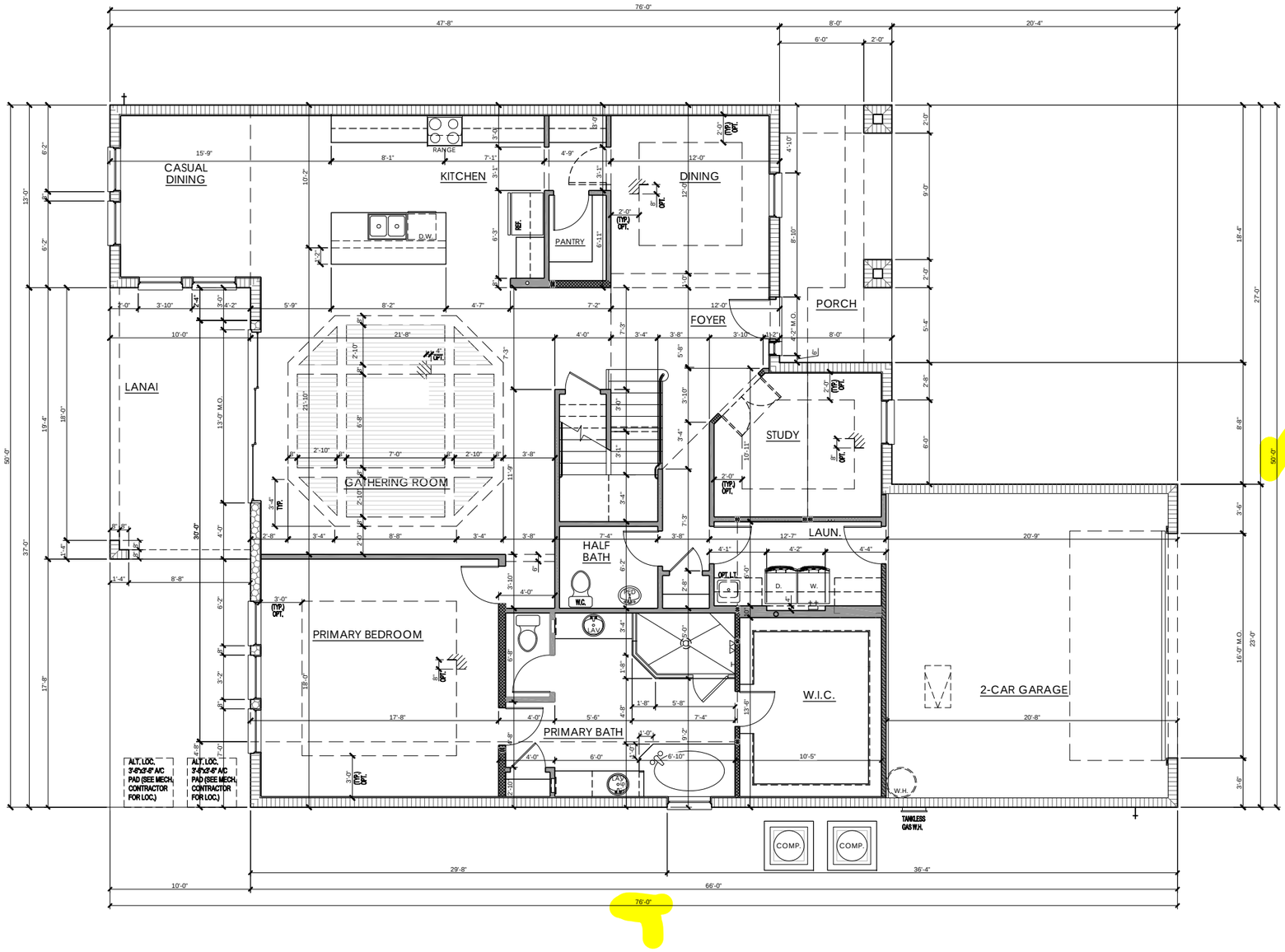
Plot Date: 08 / 21 / 2023

Reference No.

21-15376

Sheet:

COV



HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

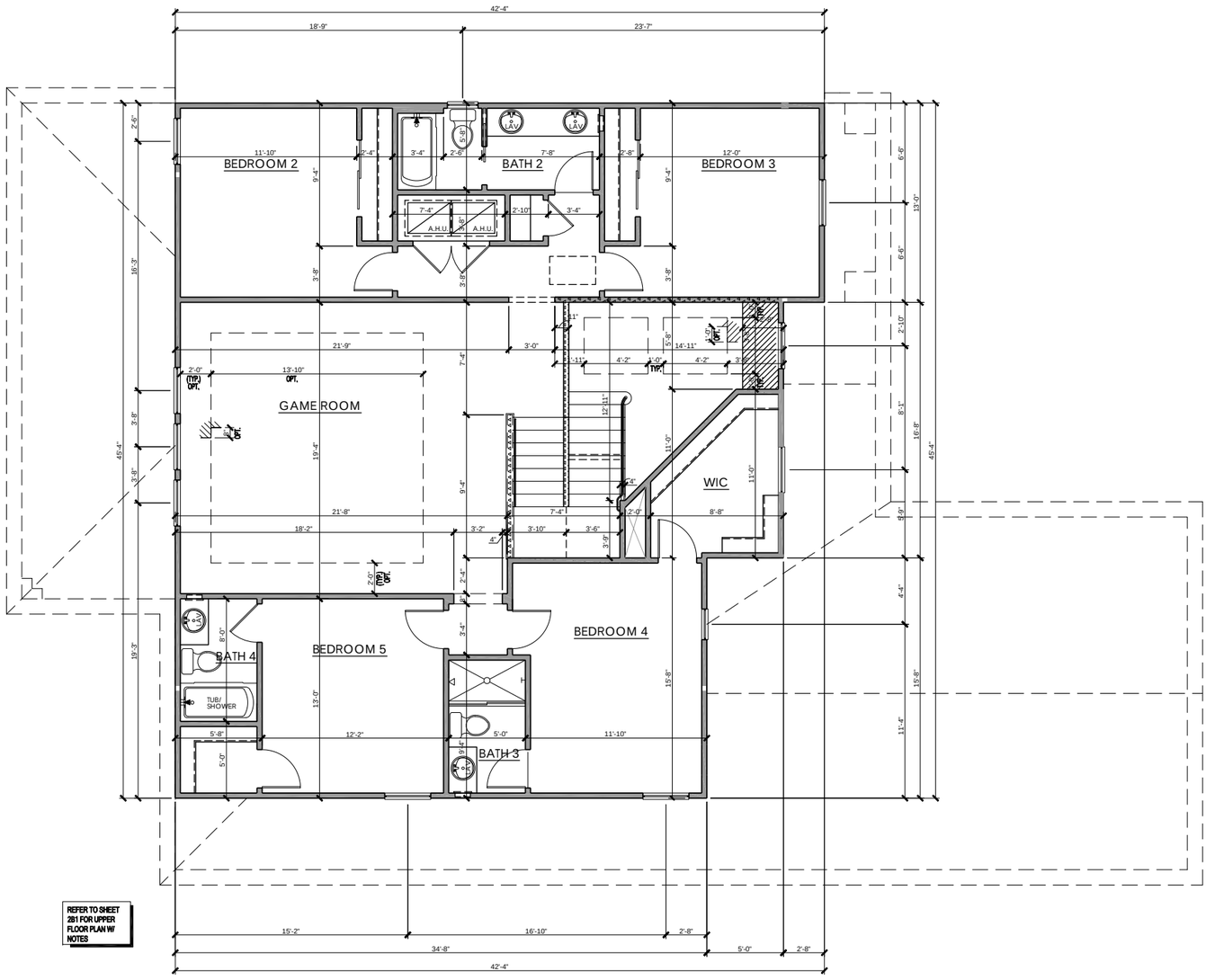
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot#: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 10 / 13 / 2023

Reference No.
21-15376

Sheet:
2A2



REFER TO SHEET 2B1 FOR UPPER FLOOR PLAN W/ NOTES

WALL TYPES LEGEND

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- 10'-8" T.O.M. (CMU Wall)
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UPPER FLOOR PLAN DIMENSIONS

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Block: Unit:

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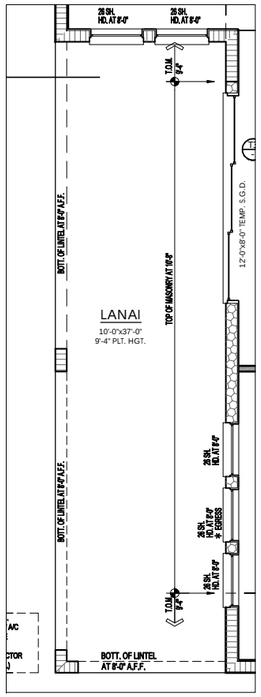
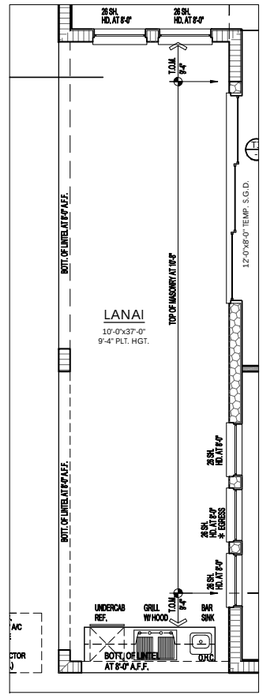
Sheet: 2B2



OPT. EXTENDED LANAI

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



OPT. O.D.K. W/ VENT HOOD W/ OPT. EXTENDED LANAI

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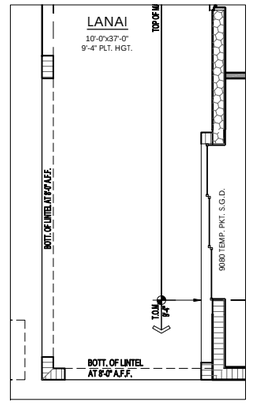
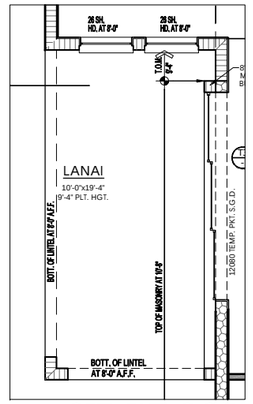


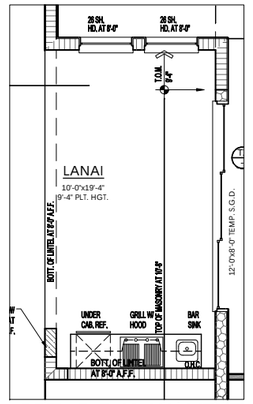
OPT. PKT. S.G.D. PRIMARY BEDROOM w/EXTENDED LANAI

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



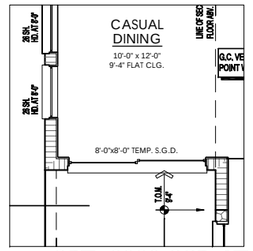
OPT. PKT. S.G.D. AT GATHERING

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



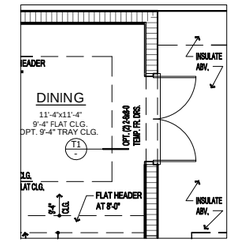
OPT. O.D.K. W/ VENT HOOD W/ STD. LANAI

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



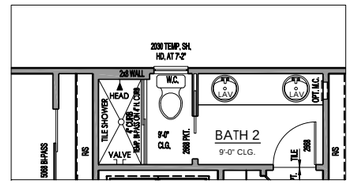
OPT. 8080 SGD AT CASUAL DINING

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



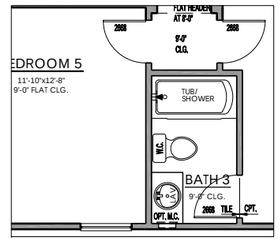
OPT. FR. DOORS AT DINING

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



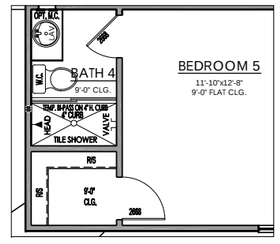
OPT. SHOWER AT BATH 2

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



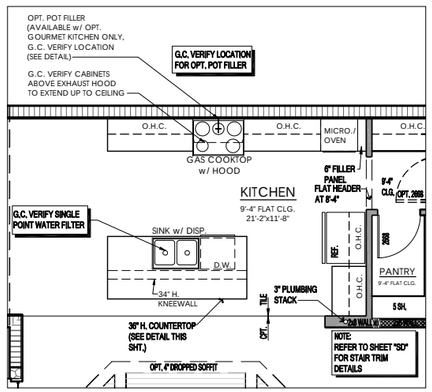
OPT. TUB AT BATH 3

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



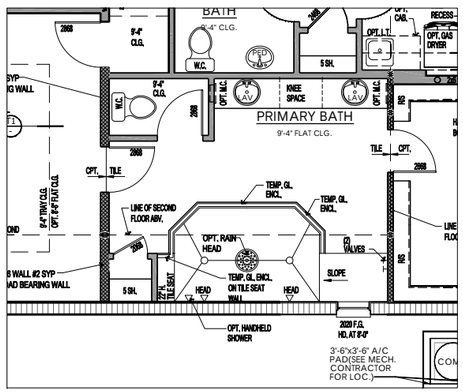
OPT. SHOWER AT BATH 4

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



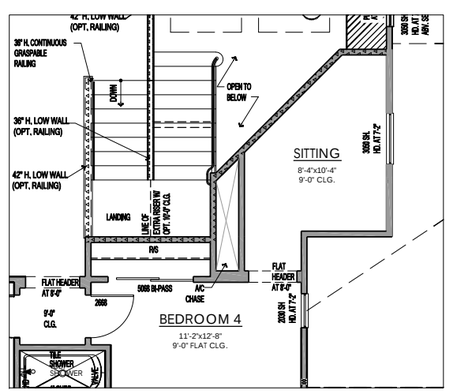
OPT. GOURMET KITCHEN

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



OPT. DELUXE OWNER'S BATH

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



OPT. SITTING AT BEDROOM 4

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

FLOOR PLAN OPTIONS NOTES

SCALE: 1/4" = 1'

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Builder: taylor morrison

Job Information:

Sand Key

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Unit:

Block: ####

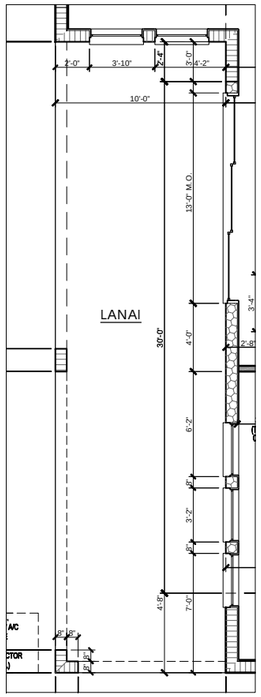
Lot: ####

Community Address: Street St. City, State Zip

Plot Date: 10 / 13 / 2023

Reference No. 21-15376

Sheet: 2C1



OPT. EXTENDED LANAI

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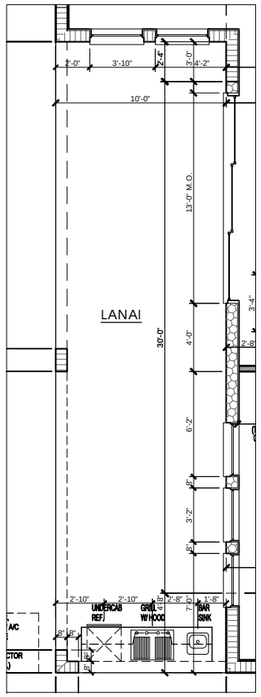
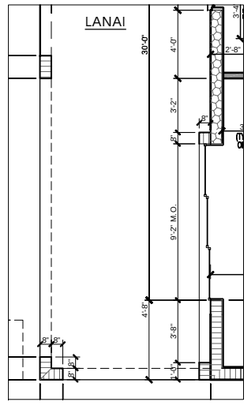


OPT. O.D.K. W/ VENT HOOD W/ OPT. EXTENDED LANAI

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



OPT. PKT. S.G.D. PRIMARY BEDROOM w/EXTENDED LANAI

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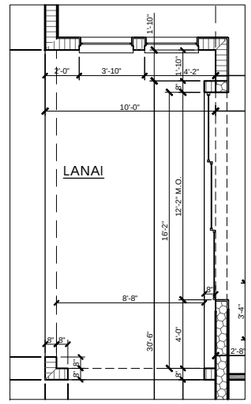
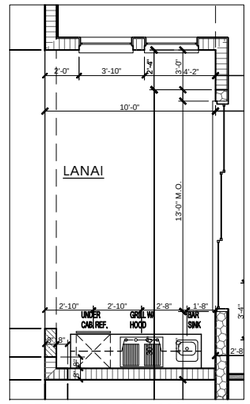


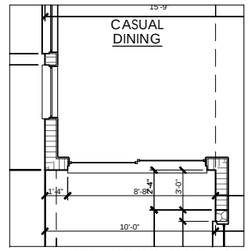
OPT. PKT. S.G.D. AT GATHERING

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



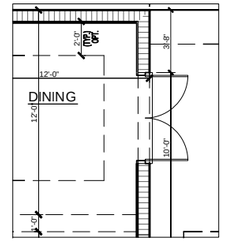
OPT. O.D.K. W/ VENT HOOD W/ STD. LANAI

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



OPT. 8080 SGD AT CASUAL DINING

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



OPT. FR. DOORS AT DINING

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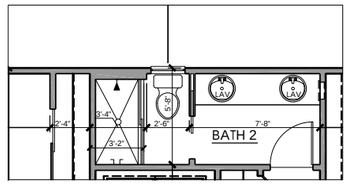
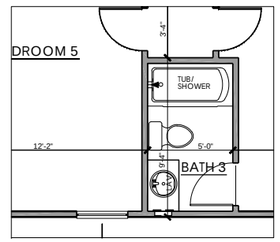


OPT. SHOWER AT BATH 2

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



OPT. TUB AT BATH 3

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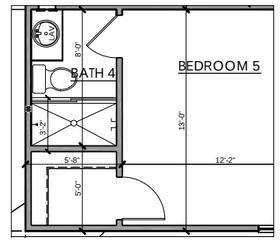
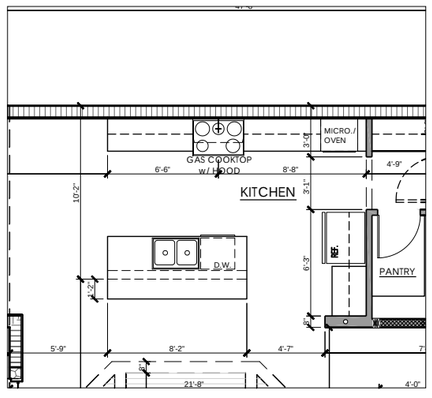


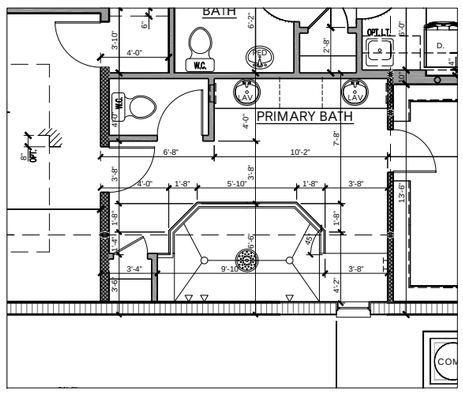
OPT. SHOWER AT BATH 4

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



OPT. GOURMET KITCHEN

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



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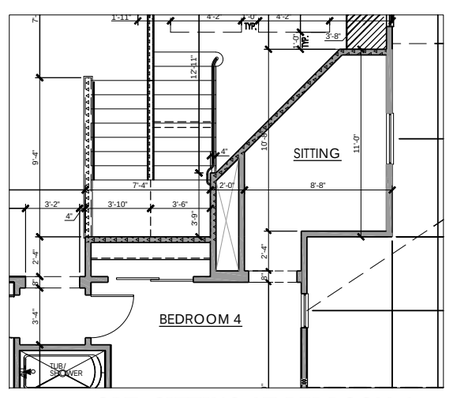

OPT. SITTING AT BEDROOM 4

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

FLOOR PLAN OPTIONS DIMENSIONS

SCALE: 1/4" = 1'

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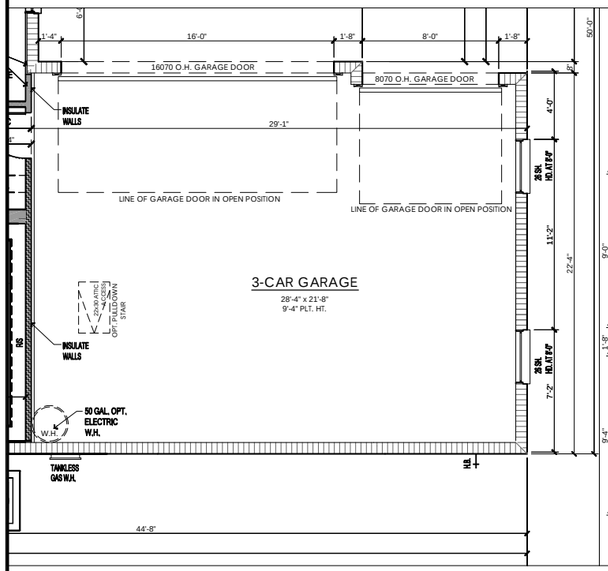
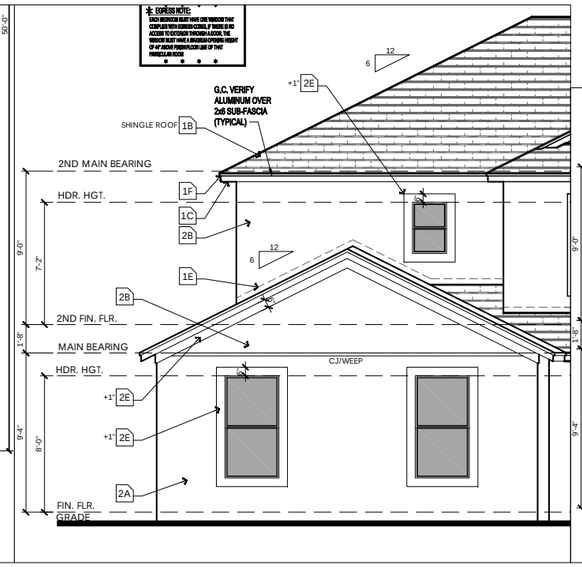
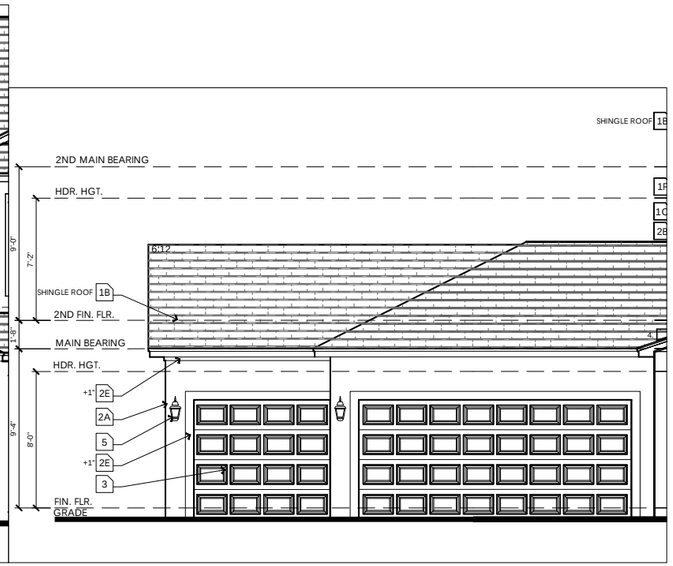
Sheet: 2C2





PARTIAL FRONT ELEV. "INCLUDED"

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



PARTIAL RIGHT ELEV. "INCLUDED"

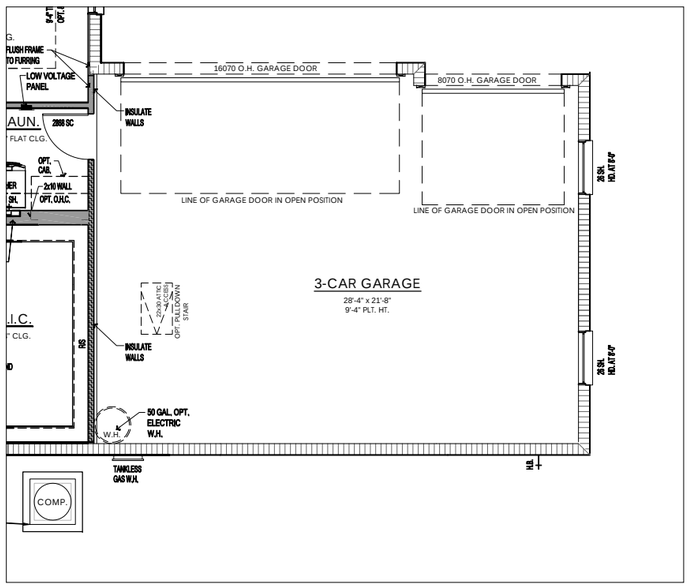
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

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

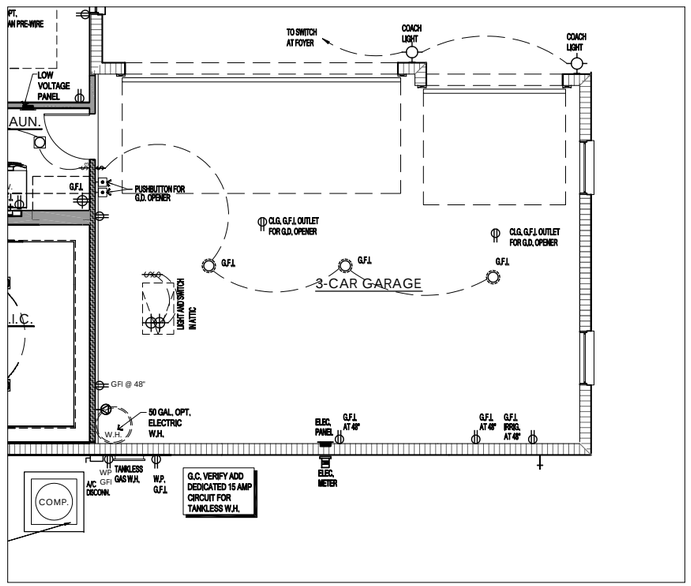
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

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

- OPTIONAL 3 CAR GARAGE

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

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- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

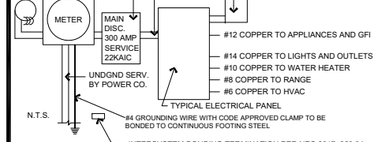
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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Builder:

taylor morrison

Job Information:

Sand Key

Community Name

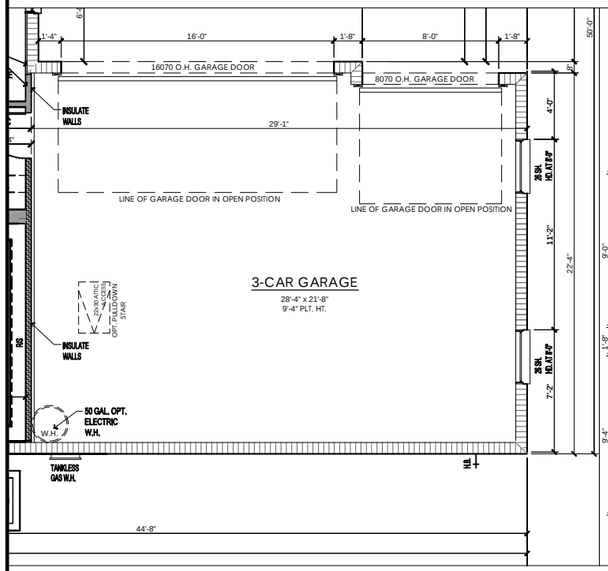
Lot: Block: Community Address: Unit: #### Street St. City, State Zip Plot Date: 08 / 21 / 2023

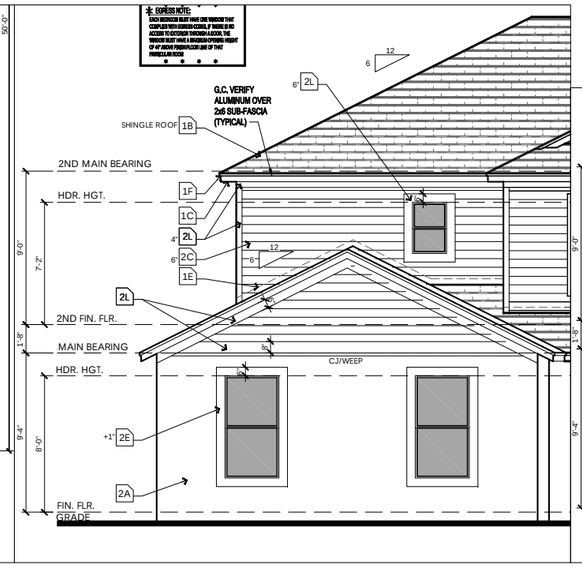
Reference No.

21-15376

Sheet:

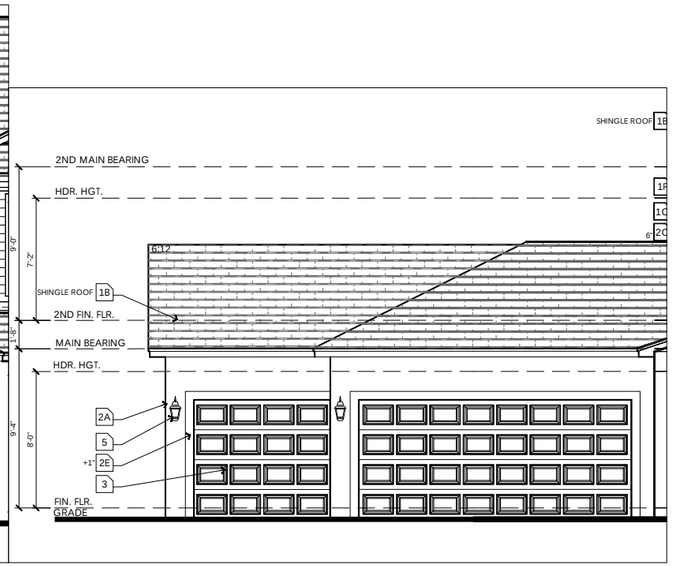
2D1





PARTIAL FRONT ELEV. "INCLUDED"

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



PARTIAL RIGHT ELEV. "INCLUDED"

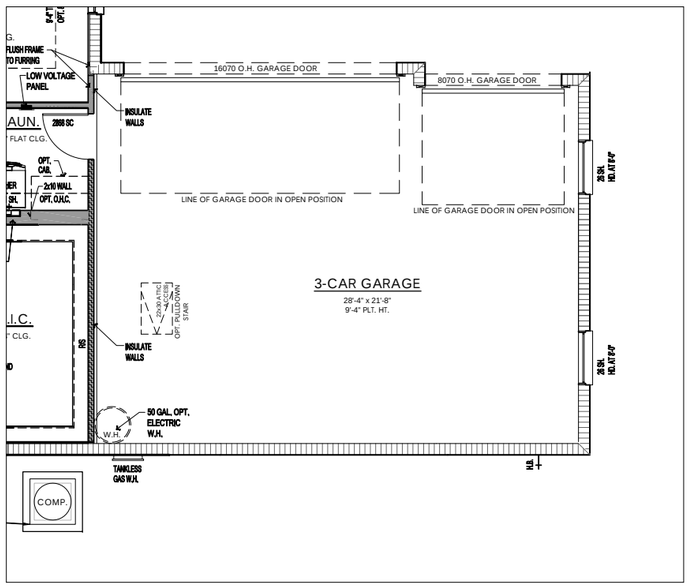
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN DIMENSIONS OPT. 3 CAR GARAGE

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

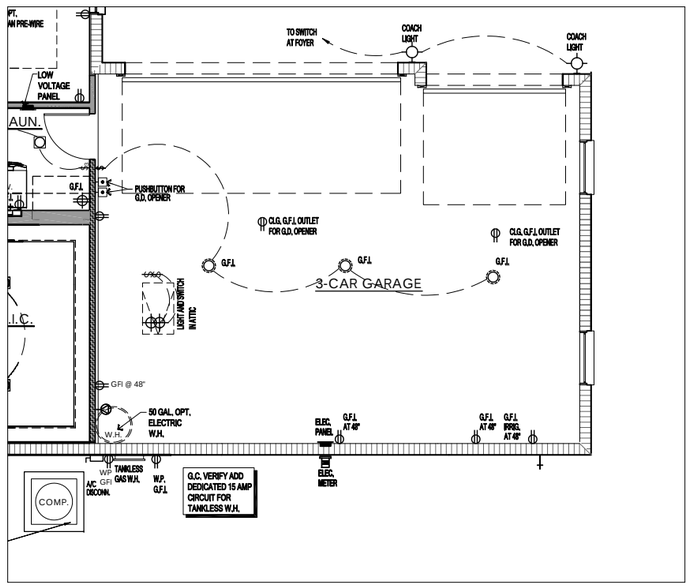
PARTIAL ELEVATIONS OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT OPT. 3 CAR GARAGE

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

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
C.L.G. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

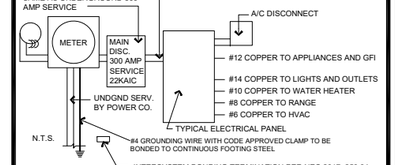
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.

Kitchen	44" AFF
Bathroom	39" AFF
Laundry Room	36" AFF
Exterior Waterproof	12" AFF
Garage - general purpose	48" AFF
Range	2" AFF

2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

- OPTIONAL 3 CAR GARAGE - SIDING OPTION

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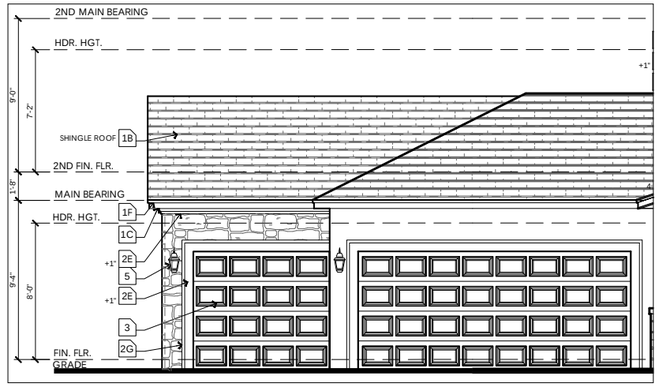
Job Information:

Sand Key
Community Name
Lot: Block: Unit:
Community Address: #### Street St. City, State Zip
Plot Date: 08 / 21 / 2023

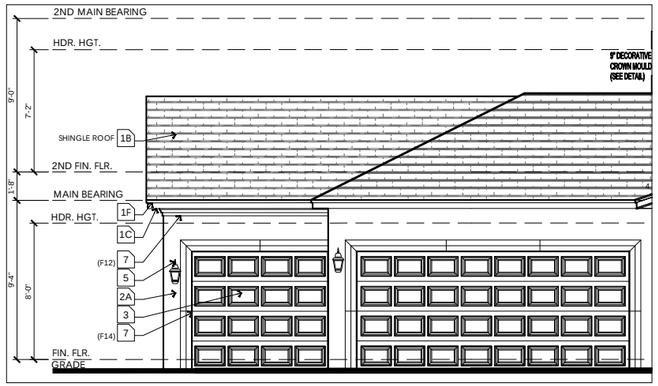
Reference No.
21-15376

Sheet:
2D2



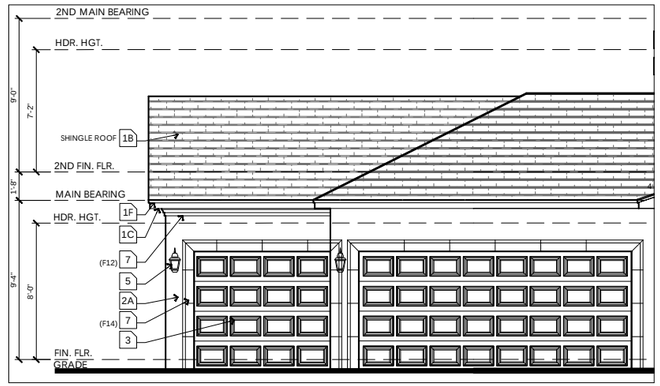
PARTIAL RIGHT MEDITERRANEAN ELEVATION "C"

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



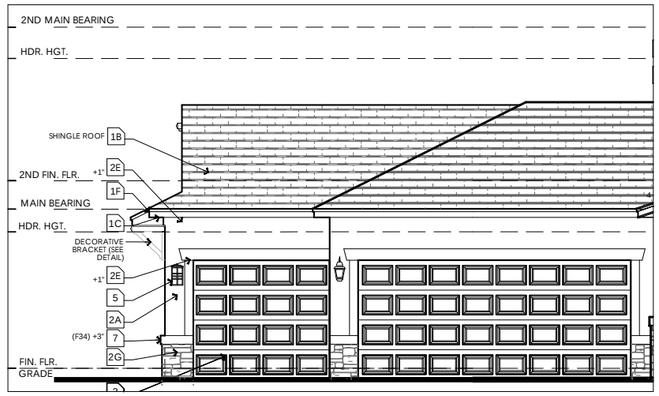
PARTIAL RIGHT MEDITERRANEAN ELEVATION "B"

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



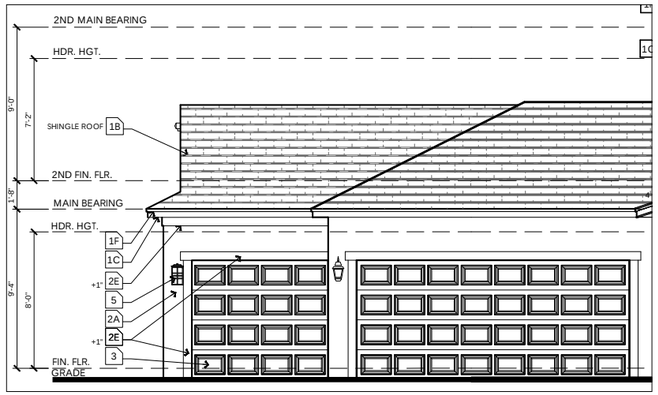
PARTIAL RIGHT MEDITERRANEAN ELEVATION "A"

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



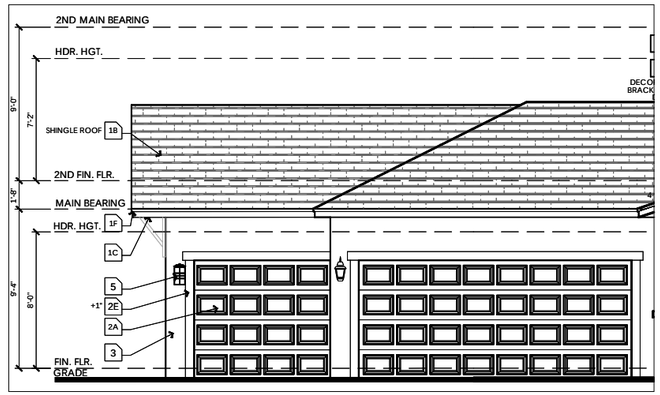
PARTIAL RIGHT CRAFTSMAN ELEVATION "C"

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



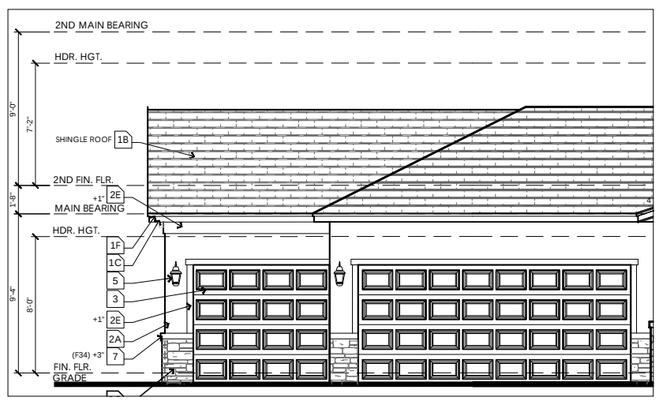
PARTIAL RIGHT CRAFTSMAN ELEVATION "B"

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



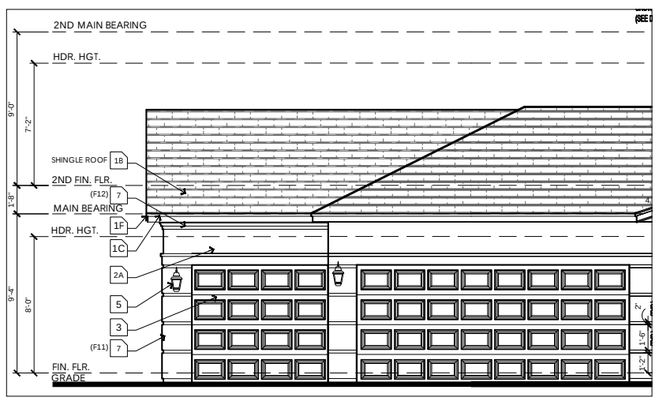
PARTIAL RIGHT CRAFTSMAN ELEVATION "A"

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



PARTIAL RIGHT TRADITIONAL ELEVATION "C"

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



PARTIAL RIGHT TRADITIONAL ELEVATION "B"

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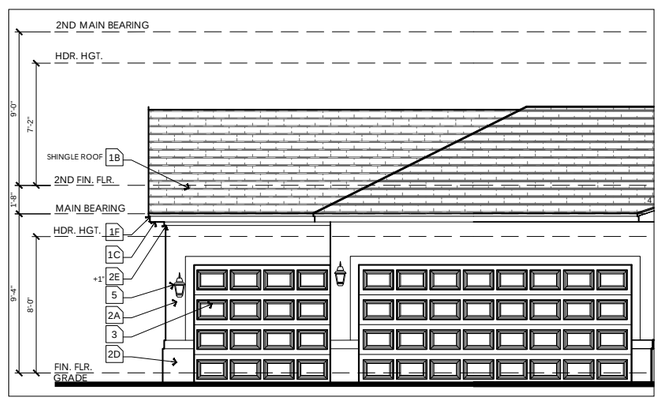

PARTIAL RIGHT TRADITIONAL ELEVATION "A"

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

OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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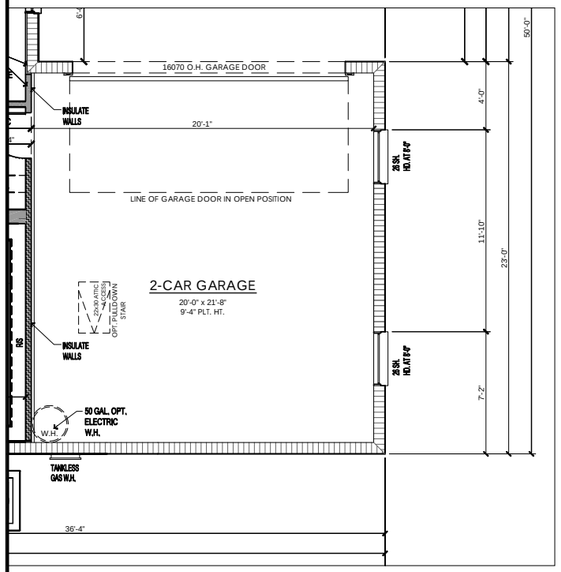
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot: Block: Community: Address: Unit:
Street St.
City, State Zip
Plot Date: 12 / 08 / 2022

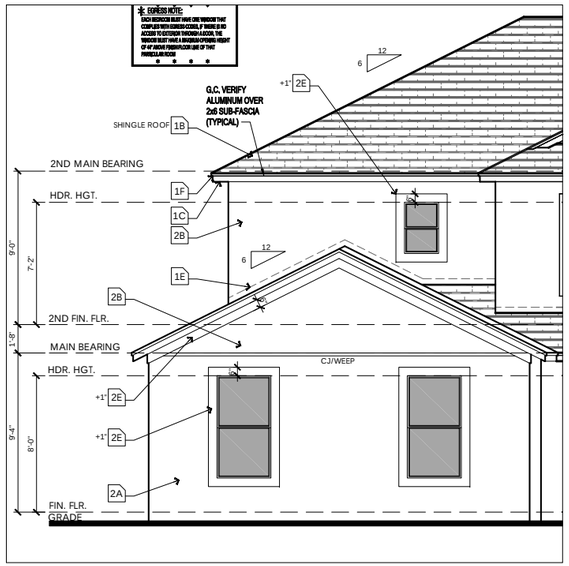
Reference No.
21-15376

Sheet: 2E



PARTIAL FLOOR PLAN DIMENSIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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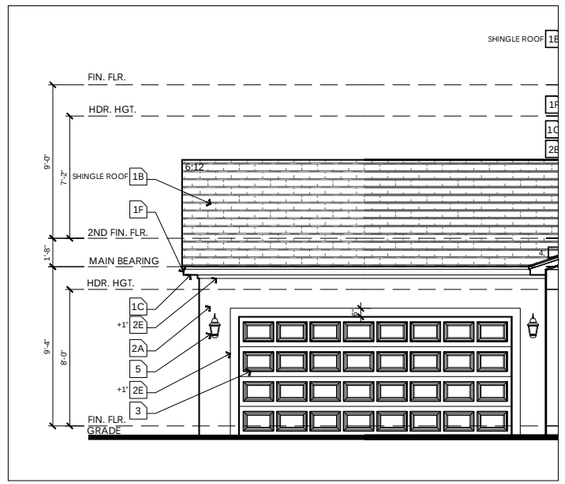
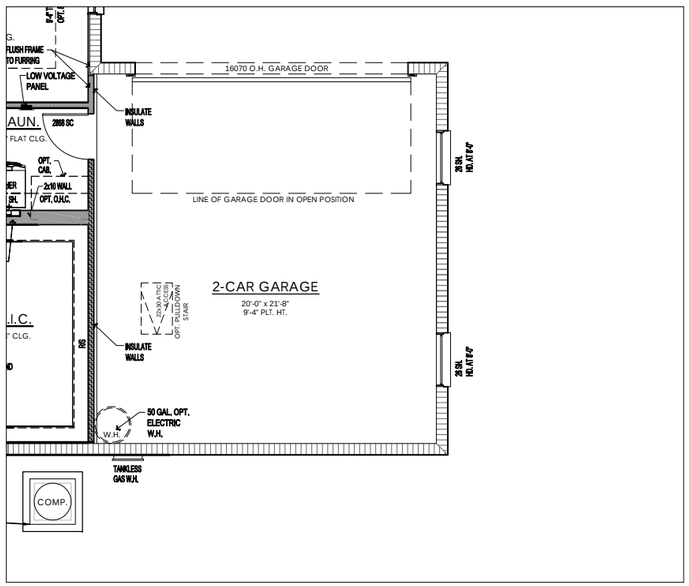


PARTIAL RIGHT ELEV. "INCLUDED"

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

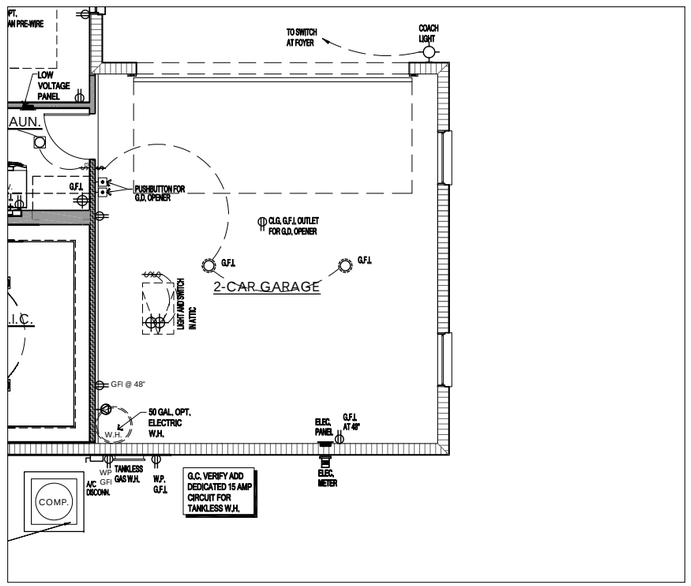
PARTIAL ELEVATIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 2 CAR SIDE LOAD GARAGE

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

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

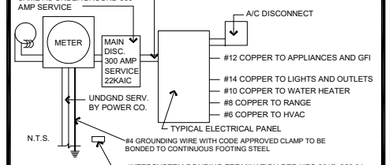
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
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GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
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9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
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Builder: taylor morrison

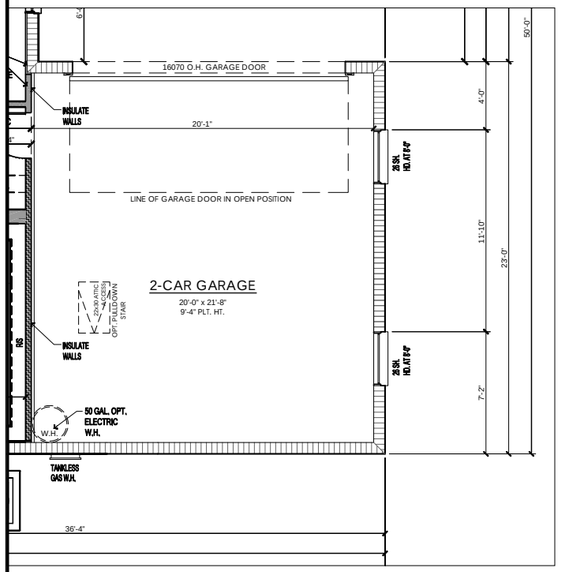
Job Information:

Sand Key
Community Name
Block: Unit:
Street St.
City, State Zip
Lot: Community Address: Plot Date: 08 / 21 / 2023

Reference No.
21-15376

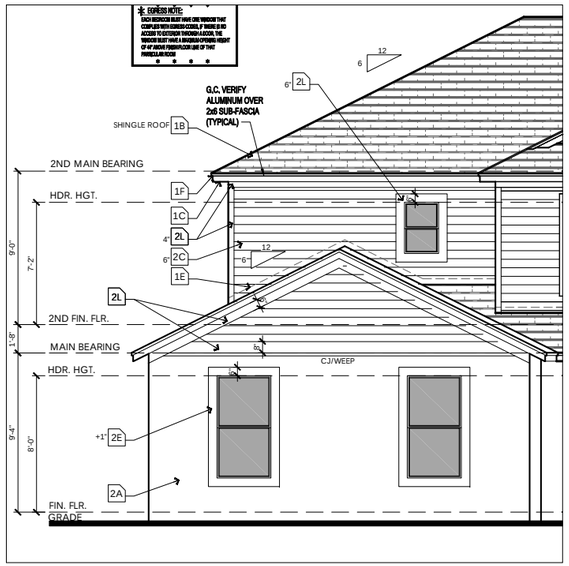
Sheet:
2F1

- OPTIONAL 2 CAR SIDE LOAD GARAGE



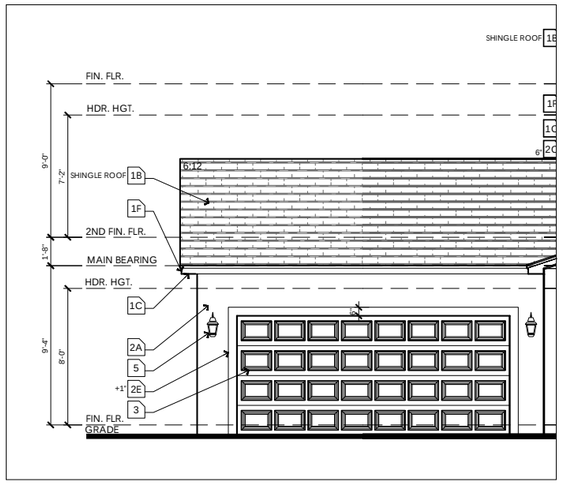
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

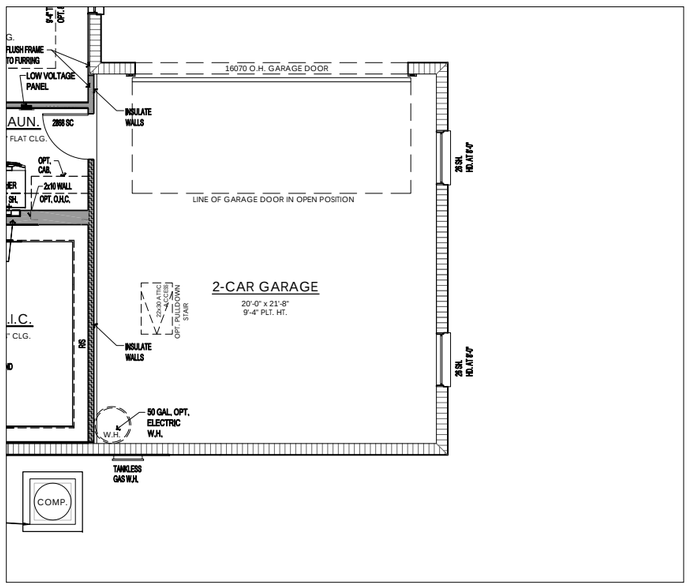


PARTIAL RIGHT ELEV. "INCLUDED"

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

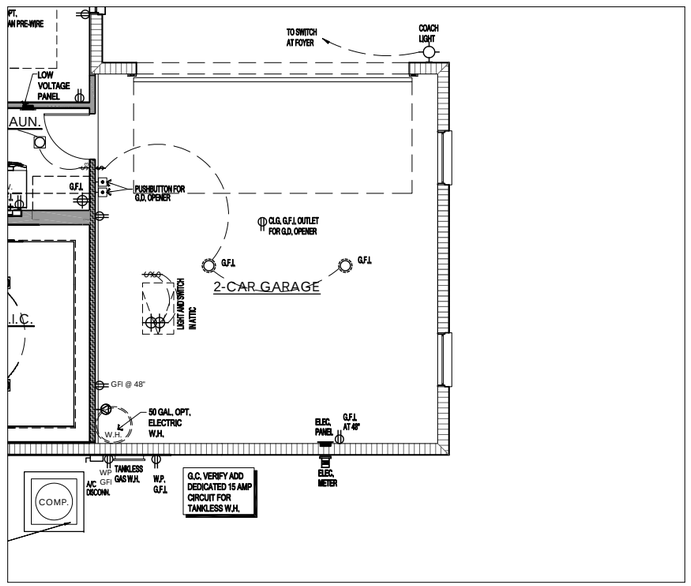
PARTIAL ELEVATIONS
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 2 CAR SIDE LOAD GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 2 CAR SIDE LOAD GARAGE

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

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

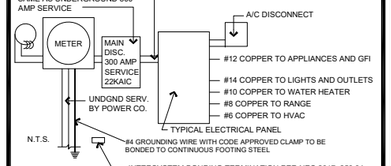
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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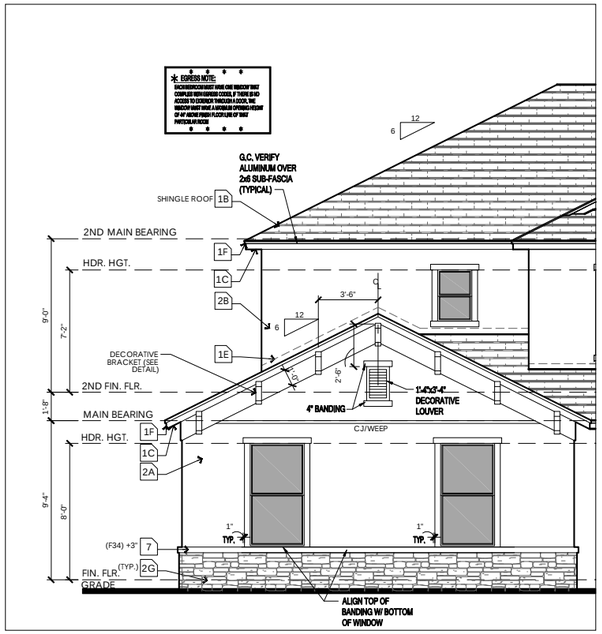
Job Information:

Sand Key
Community Name
Block: Unit:
Street St.
City, State Zip
Lot: Community Address: Plot Date: 08 / 21 / 2023

Reference No.
21-15376

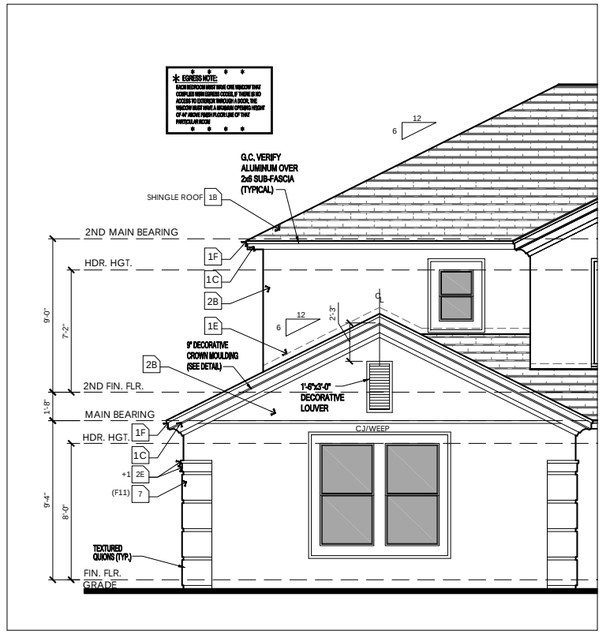
Sheet:
2F2

- OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION



PARTIAL FRONT
TRADITIONAL ELEVATION "C"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "B"

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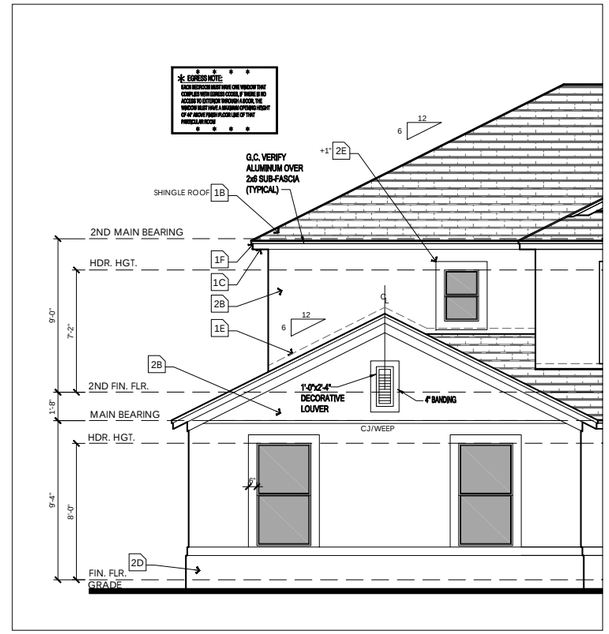

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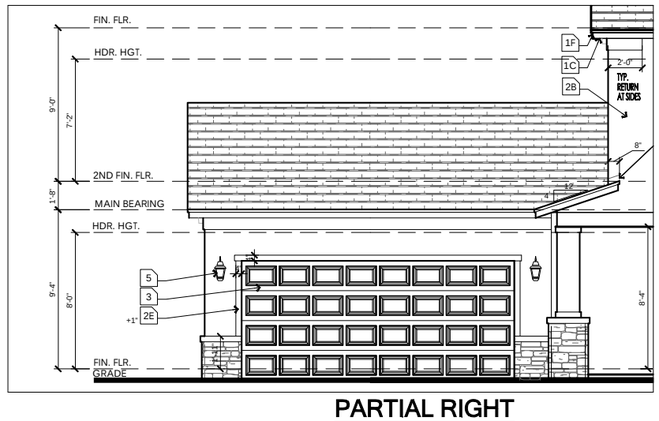

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TRADITIONAL ELEVATION "C"

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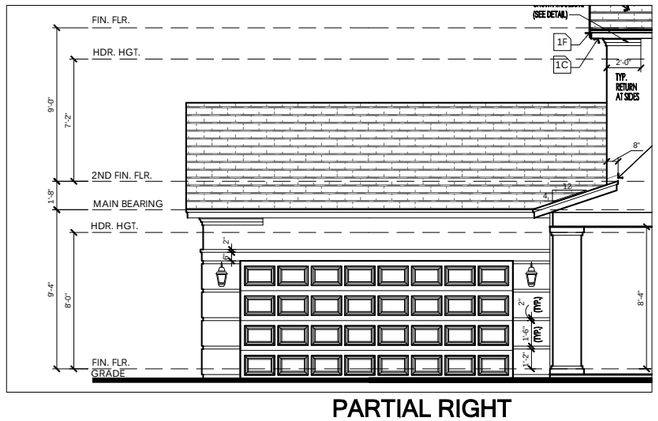

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TRADITIONAL ELEVATION "B"

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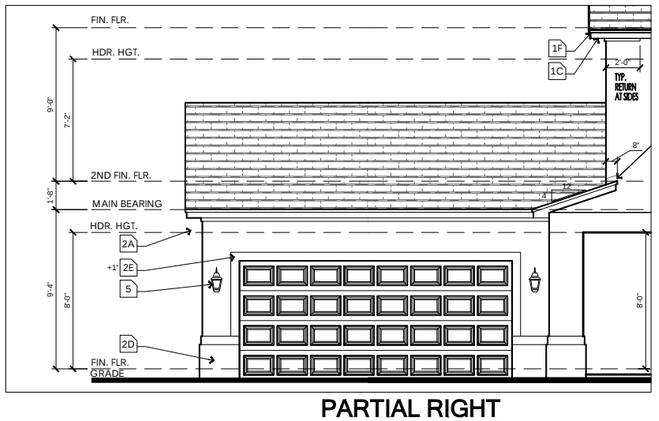

PARTIAL RIGHT
TRADITIONAL ELEVATION "A"

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

OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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Sand Key

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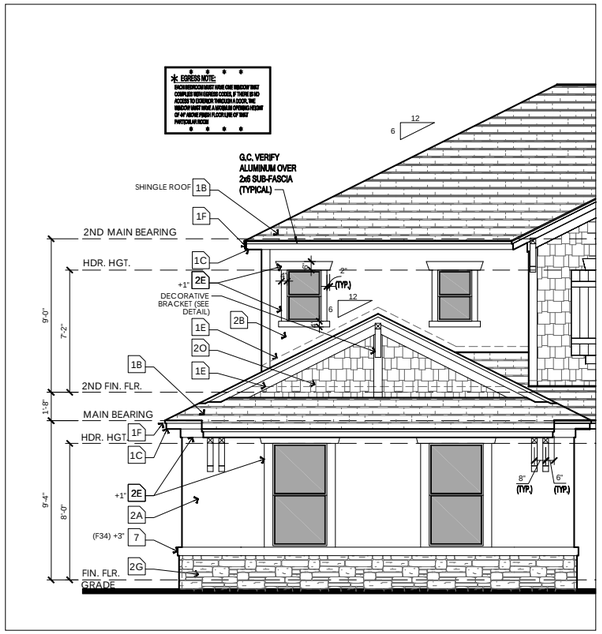
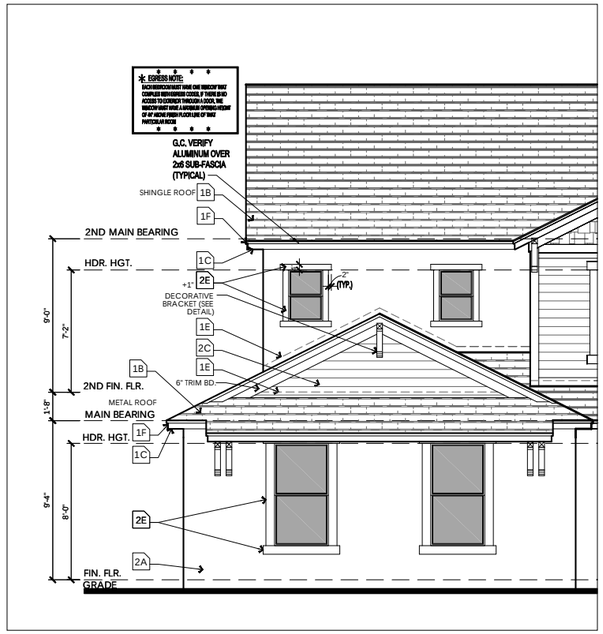
Sheet:
2G



PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

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



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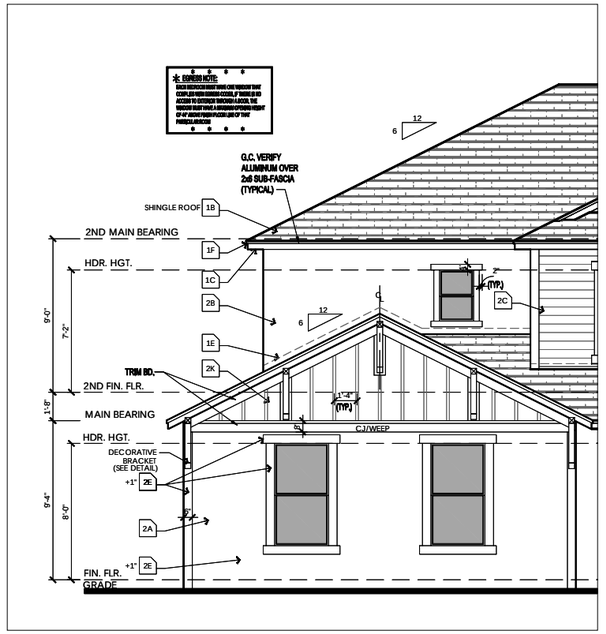
CRAFTSMAN ELEVATION "B"

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



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CRAFTSMAN ELEVATION "A"

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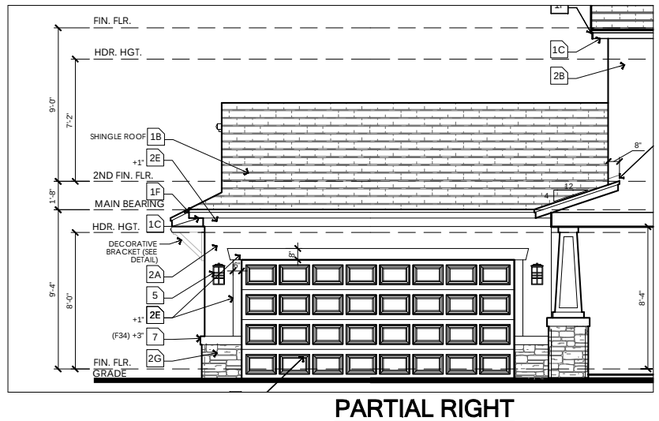

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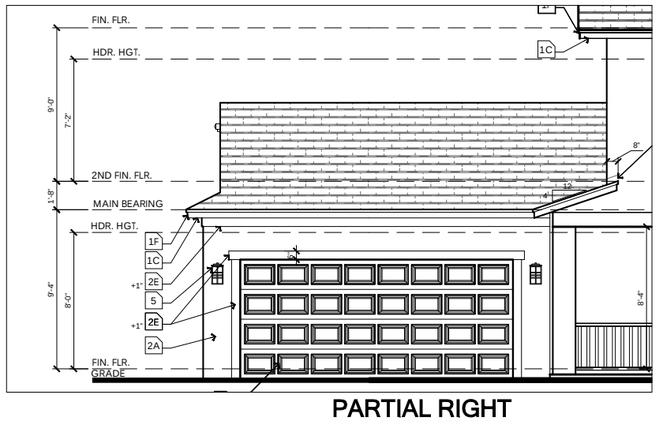

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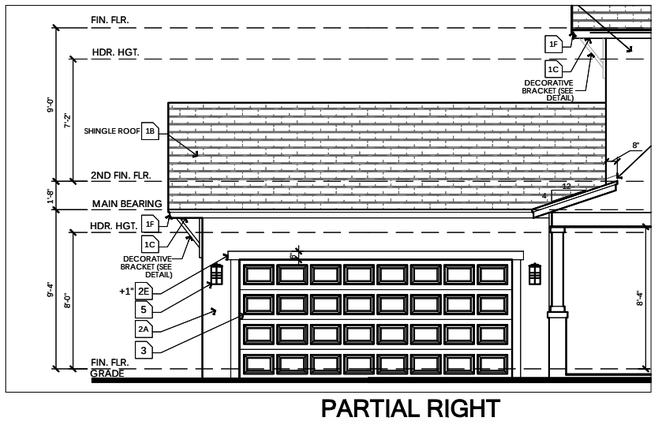

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CRAFTSMAN ELEVATION "A"

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- OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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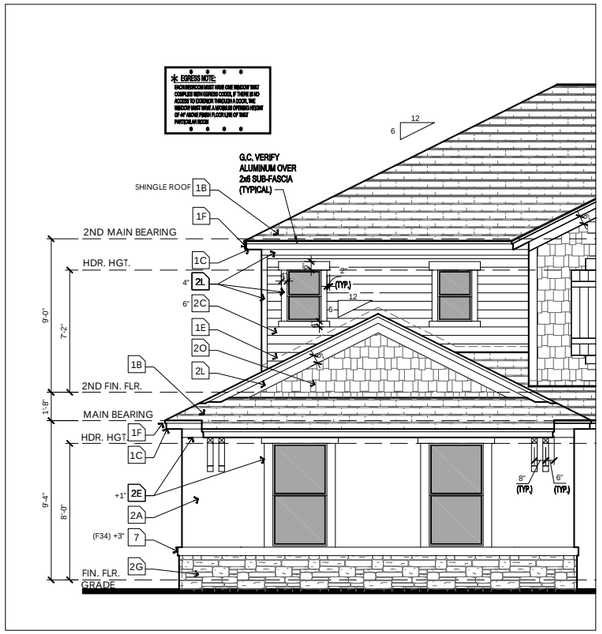
2H1



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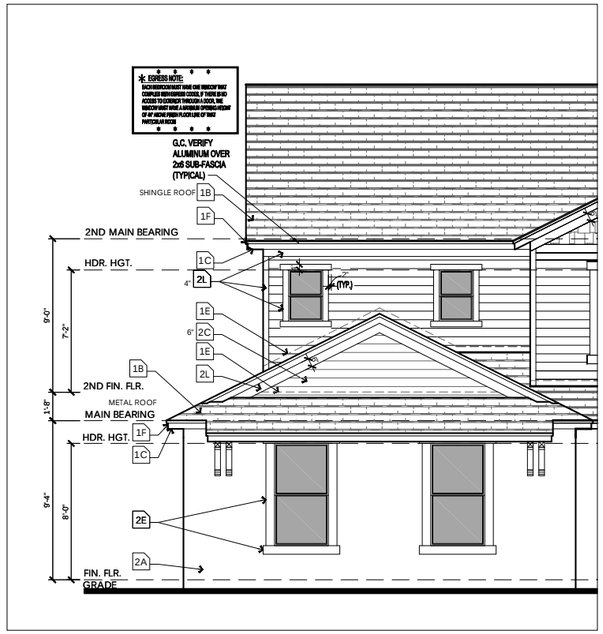

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CRAFTSMAN ELEVATION "B"

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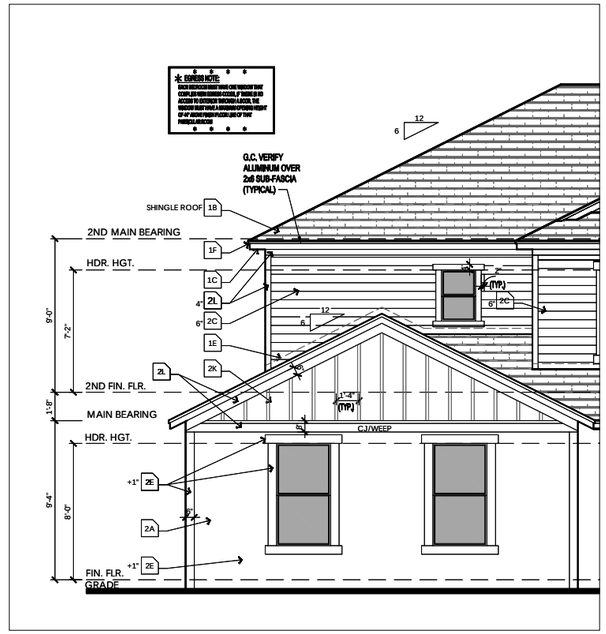

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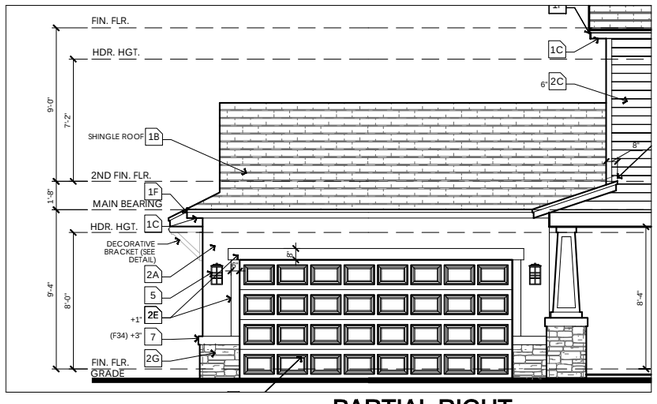
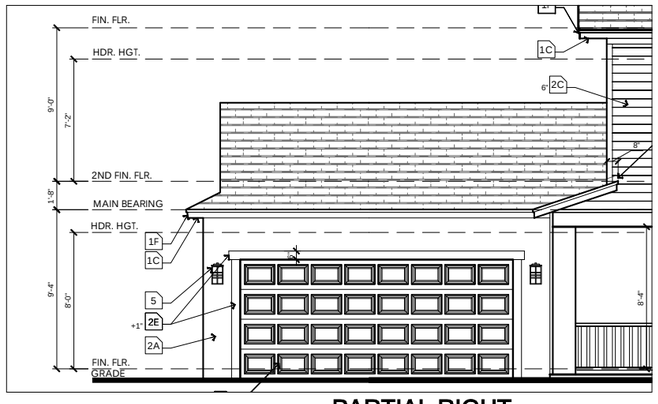


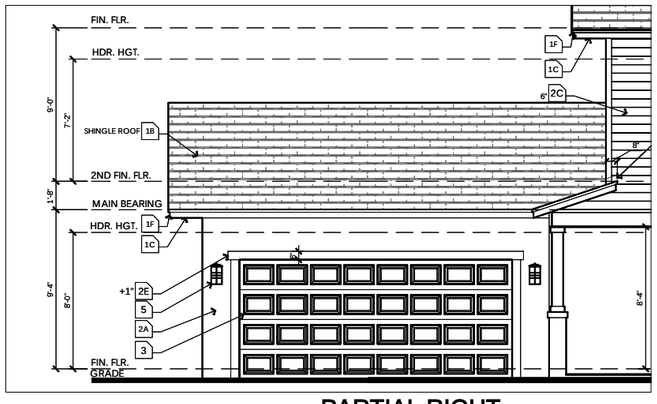
PARTIAL RIGHT
CRAFTSMAN ELEVATION "C"

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



PARTIAL RIGHT
CRAFTSMAN ELEVATION "B"

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



PARTIAL RIGHT
CRAFTSMAN ELEVATION "A"

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

- OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS - SIDING OPTION

SCALE: 1/4" = 1'

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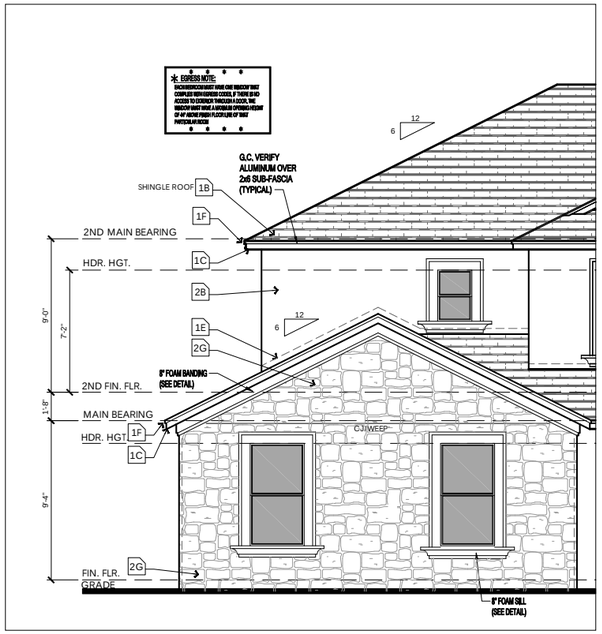
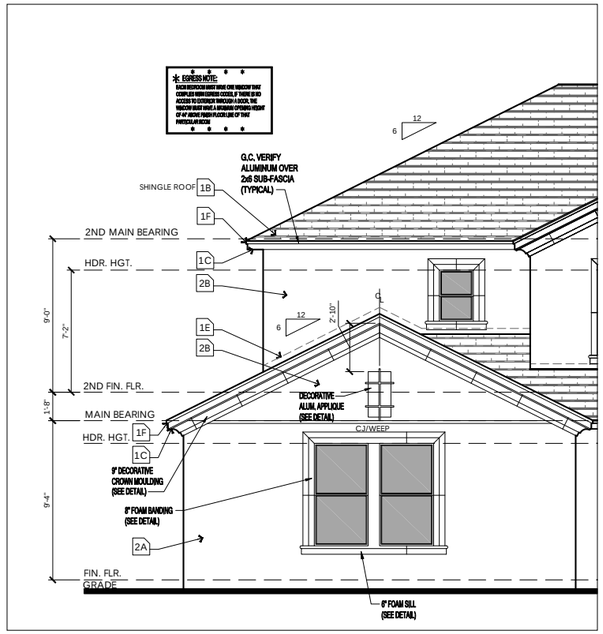


PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

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



PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

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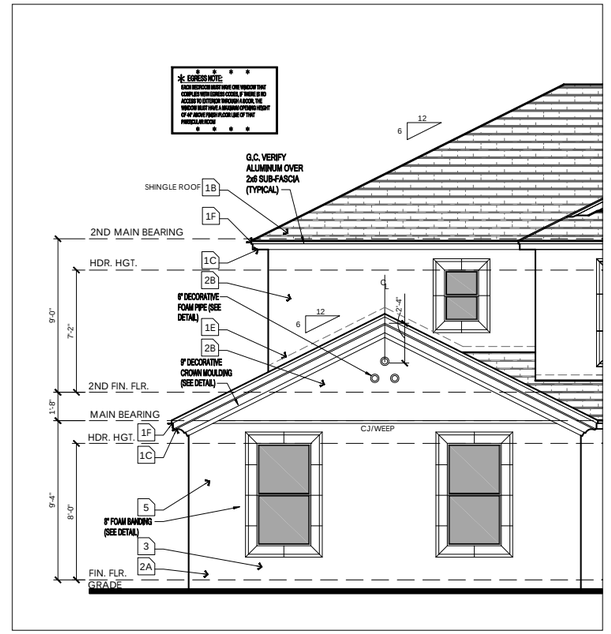

PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

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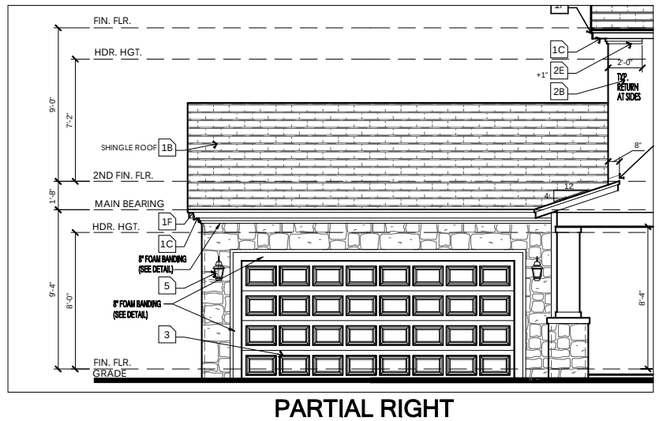

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MEDITERRANEAN ELEVATION "C"

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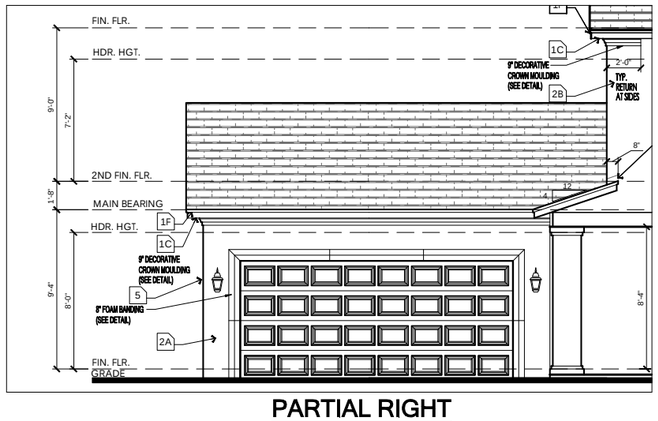

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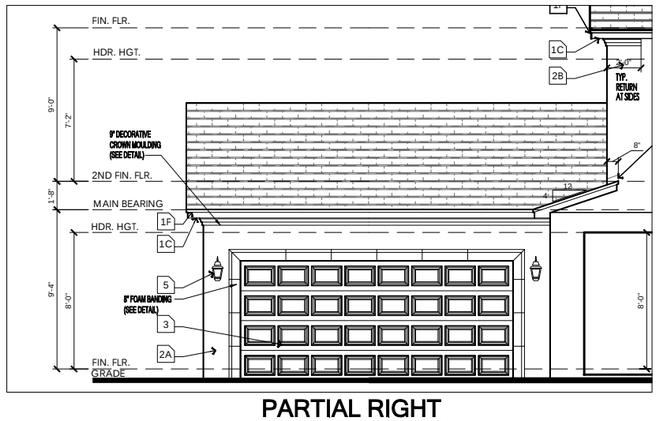
MEDITERRANEAN ELEVATION "B"

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



PARTIAL RIGHT
MEDITERRANEAN ELEVATION "A"

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

OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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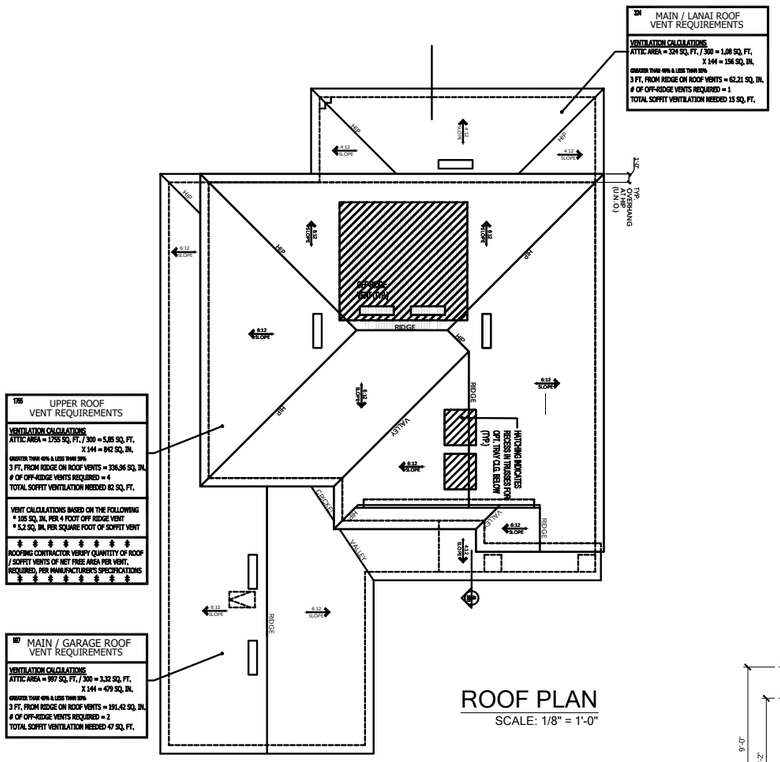
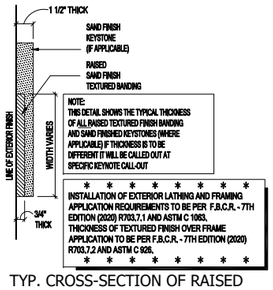
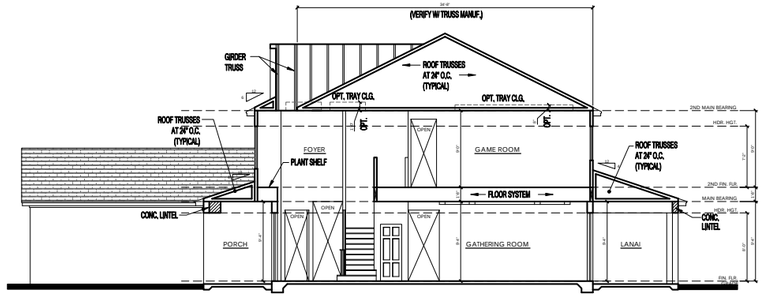


ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



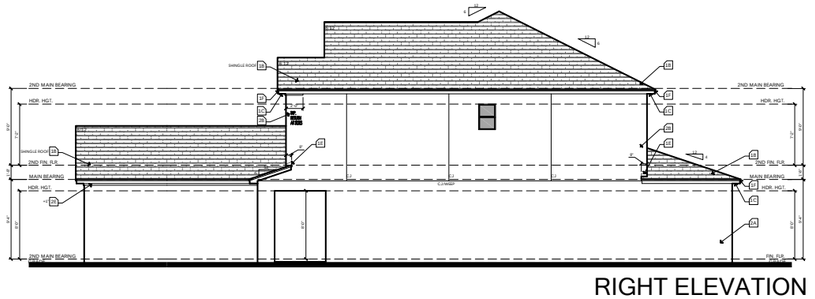
SECTION AA
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- INCLUDED ELEVATION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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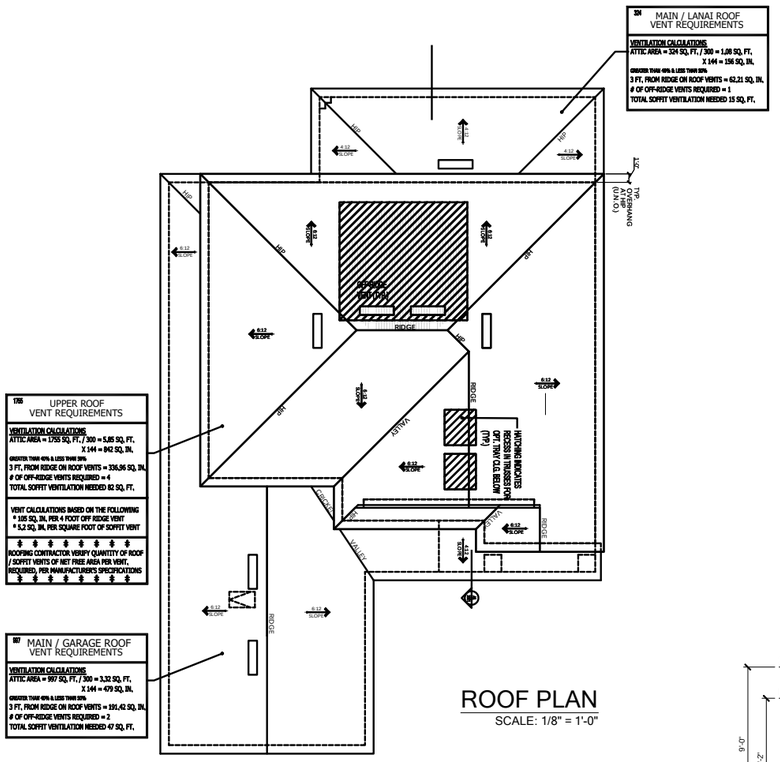
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Block: #### Street St.
Unit:
Lot:
Community:
Address: City, State Zip
Plot Date: 08 / 21 / 2023

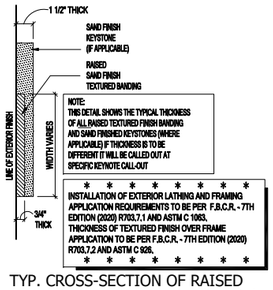
Reference No.
21-15376

Sheet
3SE1

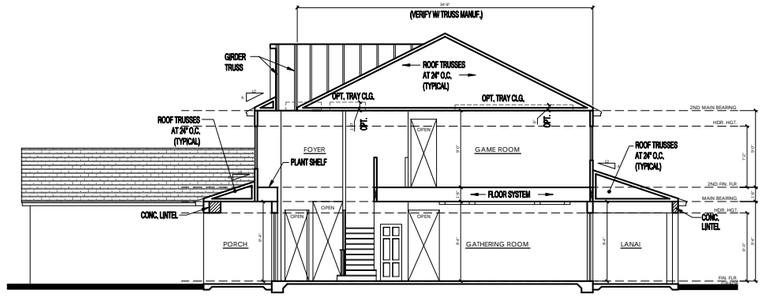


ROOF PLAN

SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA

SCALE: 1/8" = 1'-0"



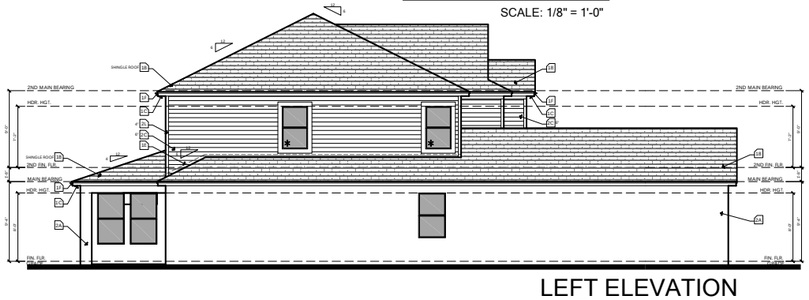
FRONT ELEVATION

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



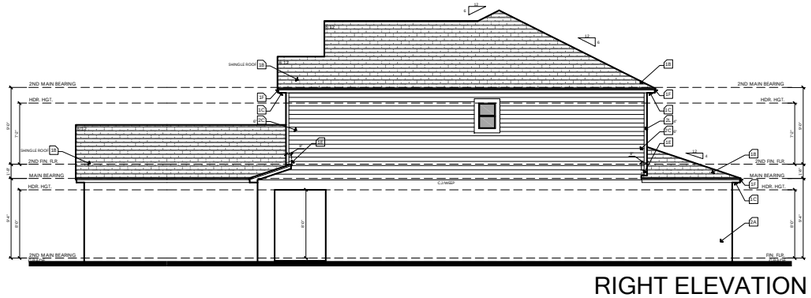
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

- INCLUDED ELEVATION - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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Sand Key
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Address:
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Plot Date:

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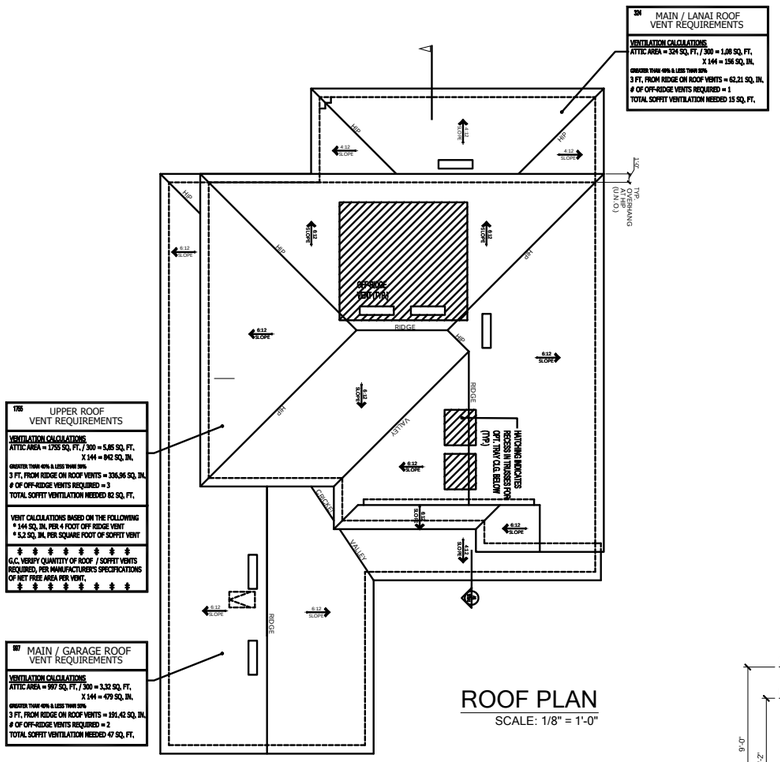
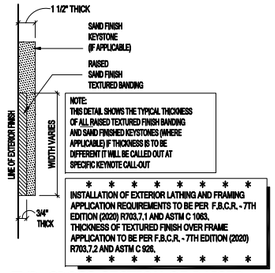
21-15376

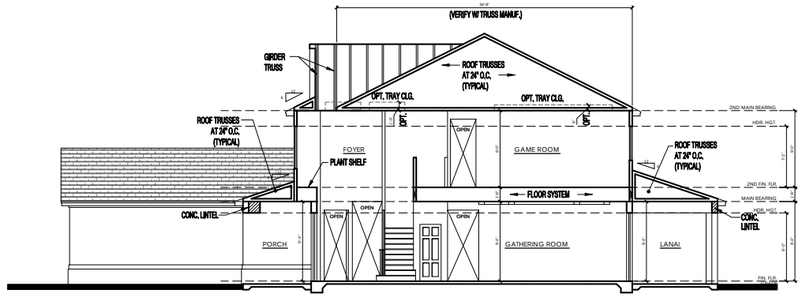
Sheet
3SE2



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



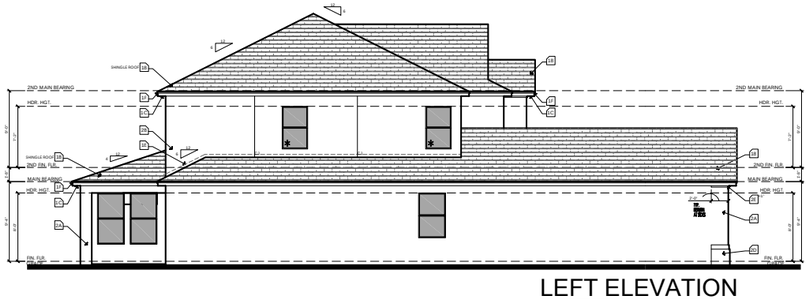
SECTION AA
SCALE: 1/8" = 1'-0"



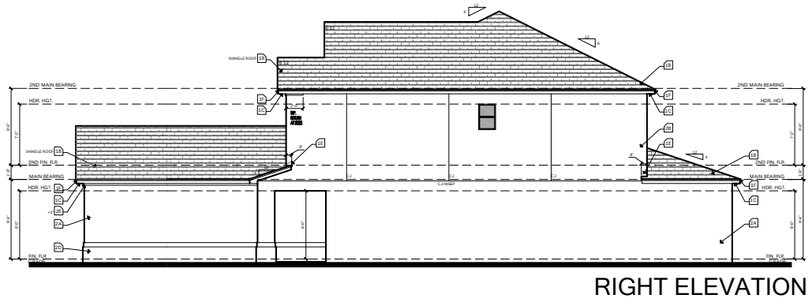
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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Builder: taylor morrison

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Community: 12 / 08 / 2022
Address: Plot Date:
Unit:

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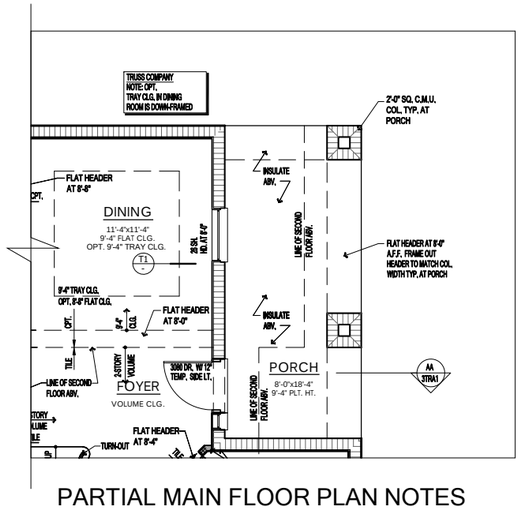
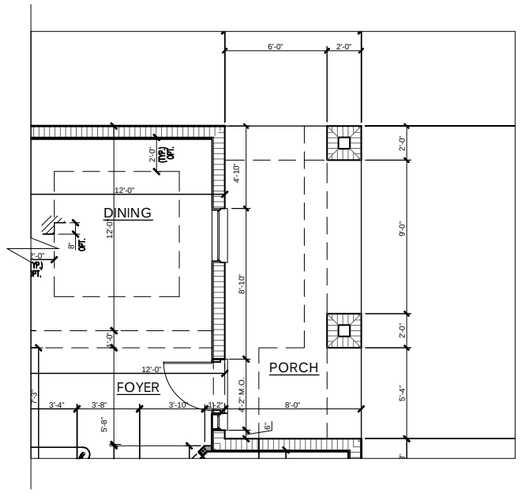
Sheet
3TRA1

- TRADITIONAL ELEVATION - A



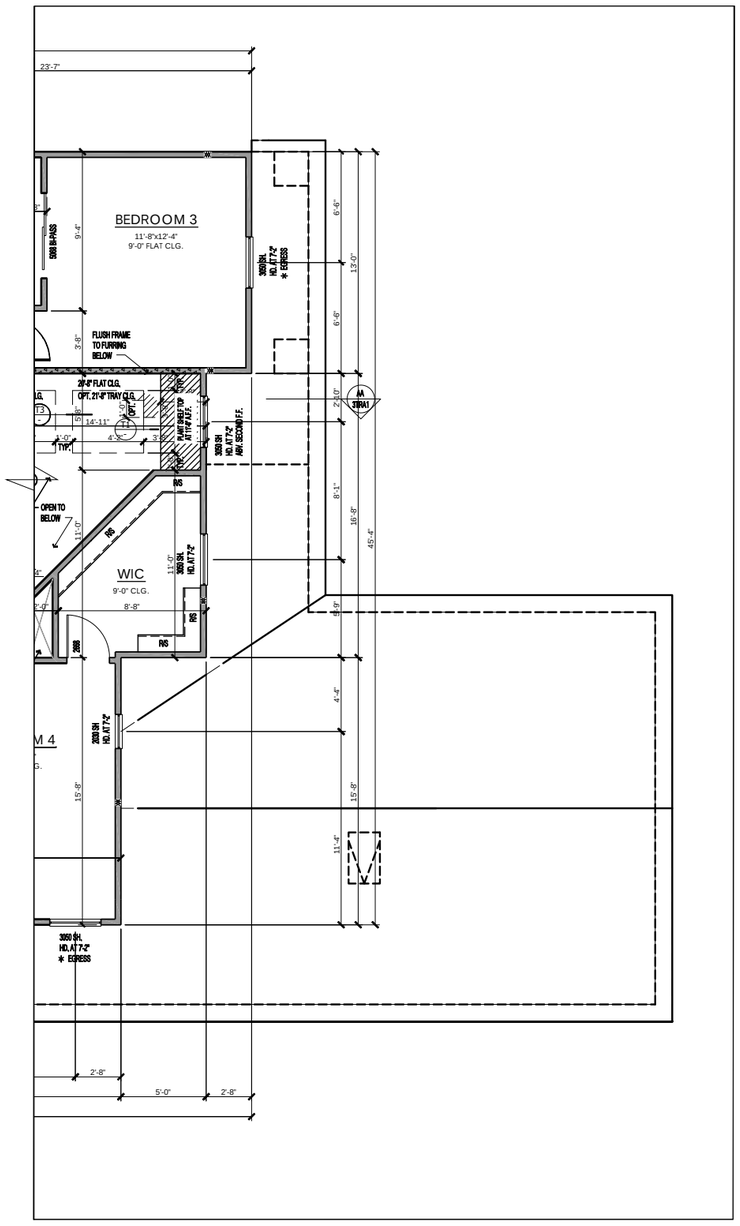
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A

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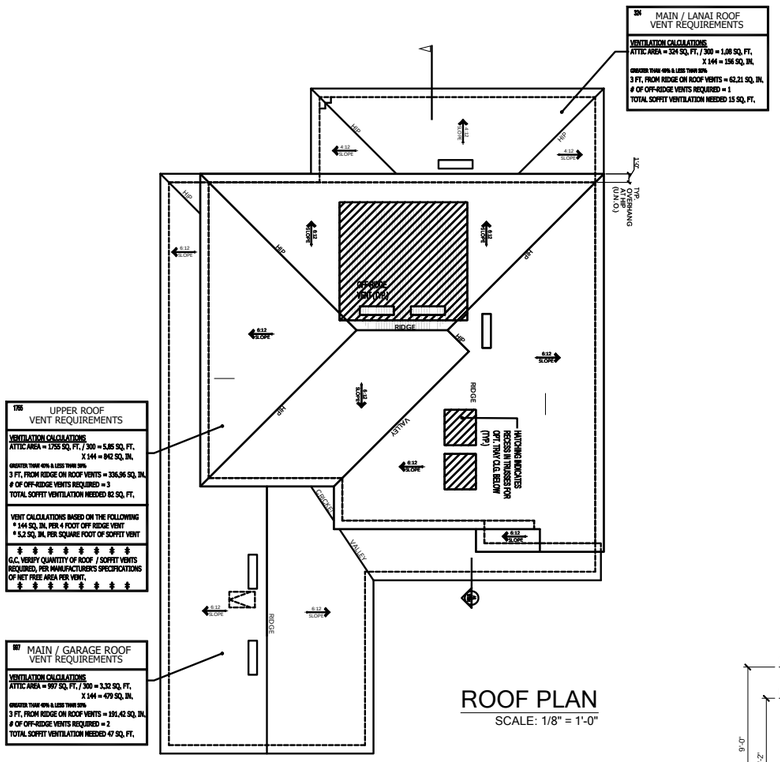
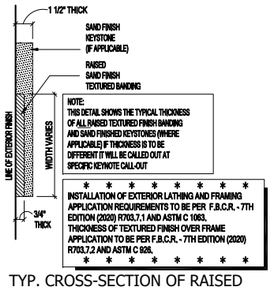


ROOF PLAN
SCALE: 1/8" = 1'-0"



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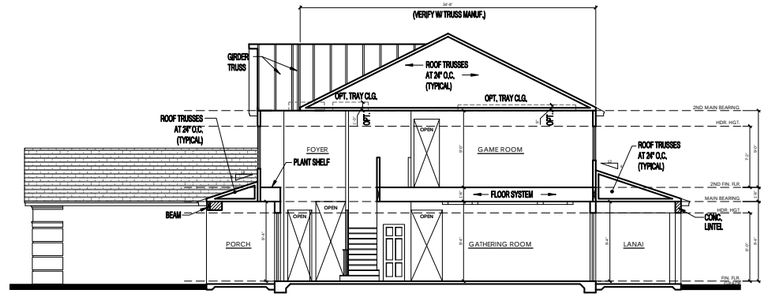
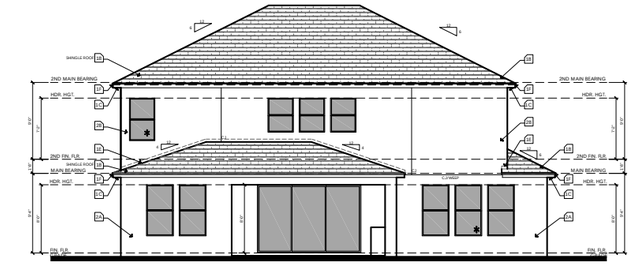


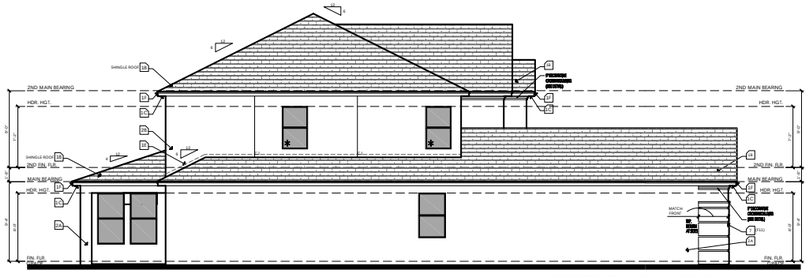
SECTION AA
SCALE: 1/8" = 1'-0"



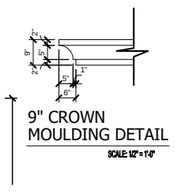
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



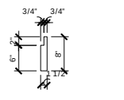
REAR ELEVATION
SCALE: 1/8" = 1'-0"



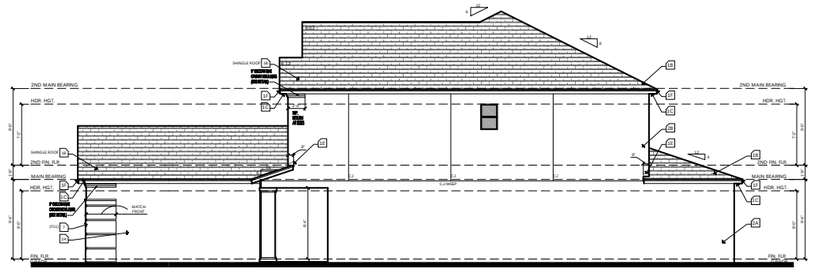
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



SCALE: 1/2" = 1'-0"



SCALE: 3/4" = 1'-0"



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Unit:
Plot Date: 12 / 08 / 2022

Reference No.
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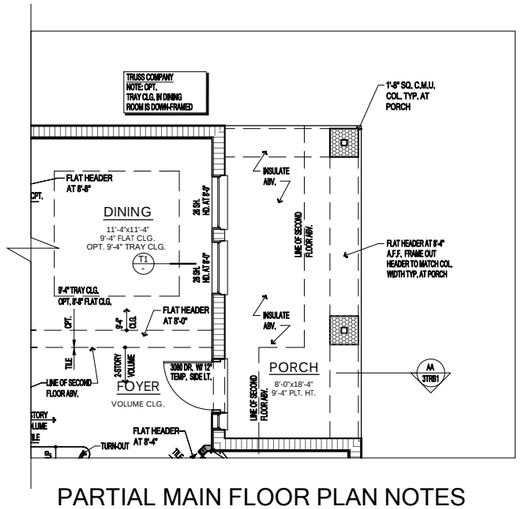
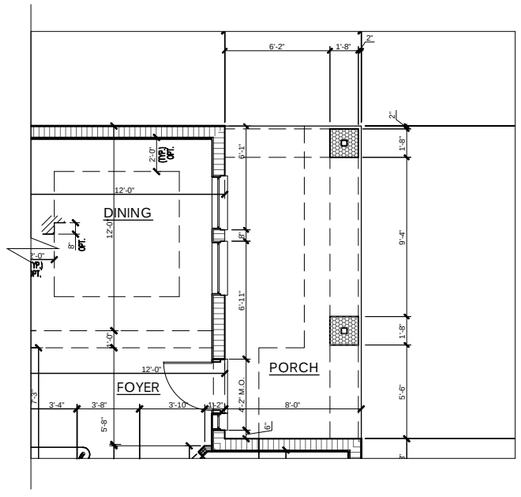
Sheet
3TRB1

TRADITIONAL ELEVATION - B



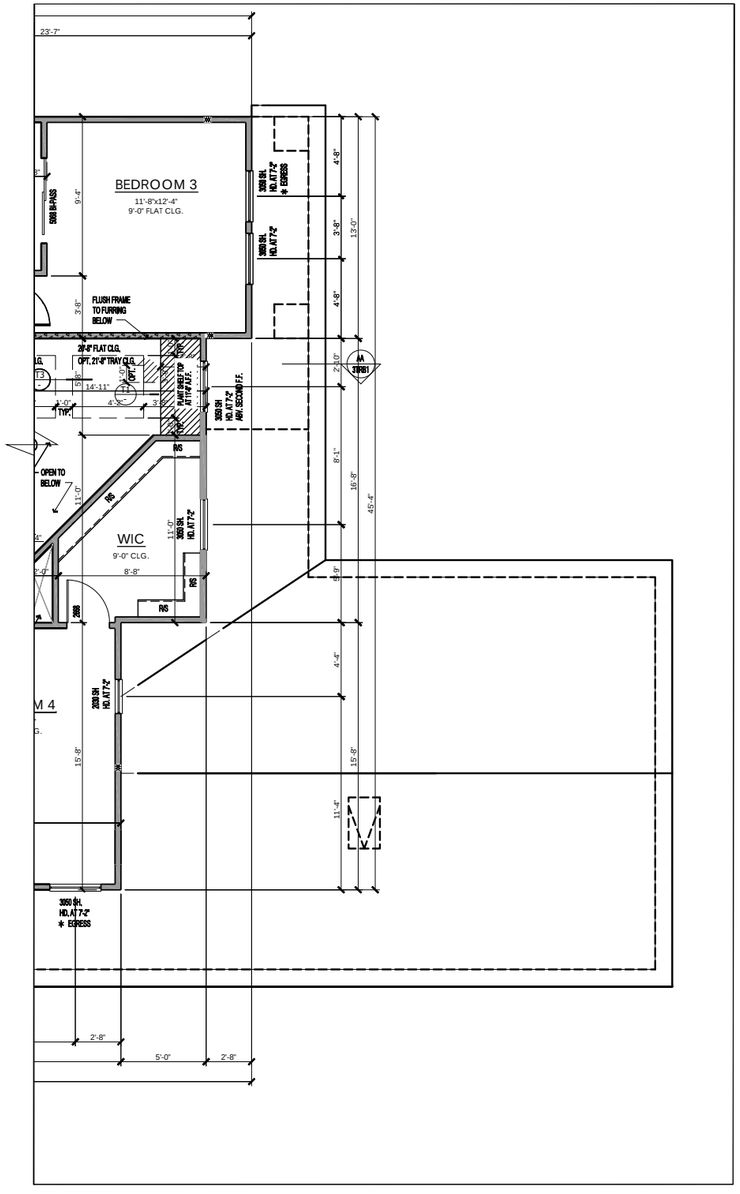
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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Builder: taylor morrison

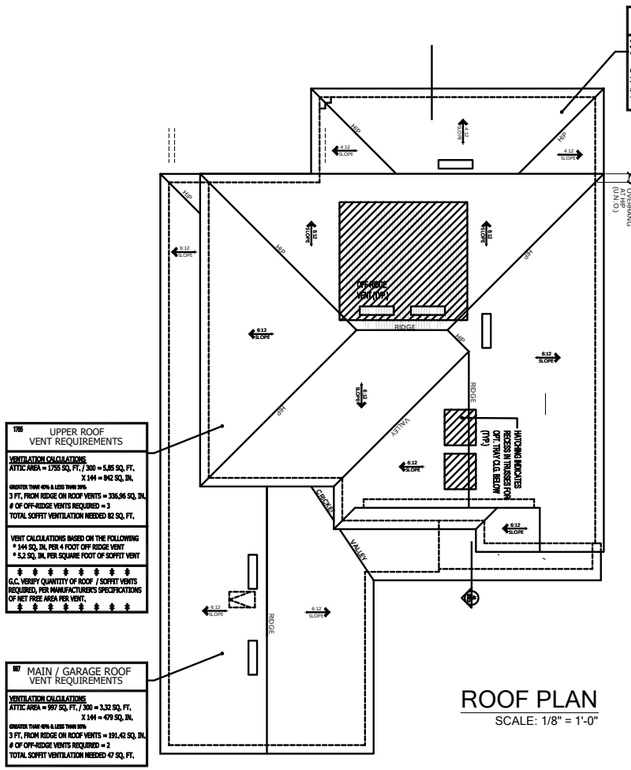
Job Information:

Sand Key
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 09 / 2023

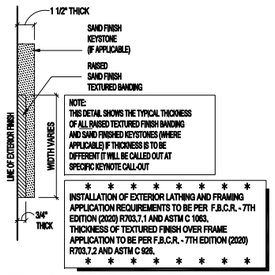
Reference No.
21-15376

Sheet:
3TRB2

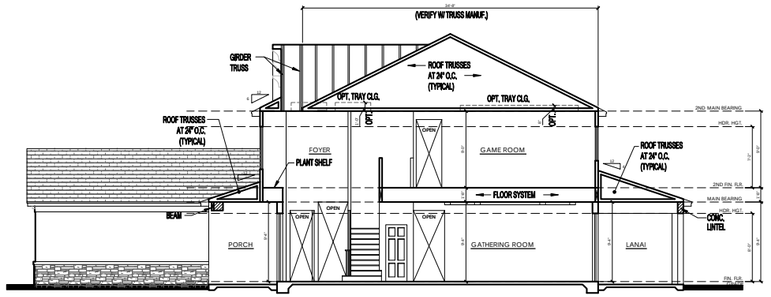
PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

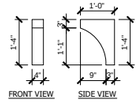


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

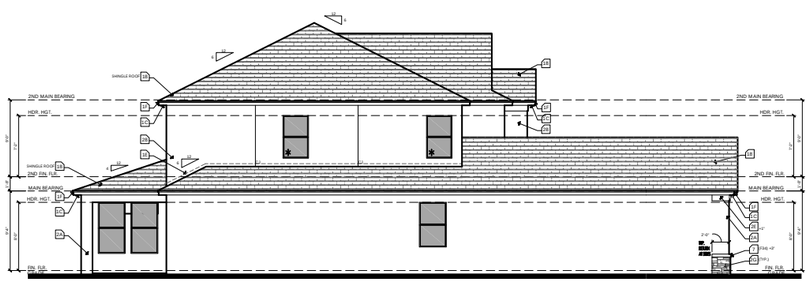
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE



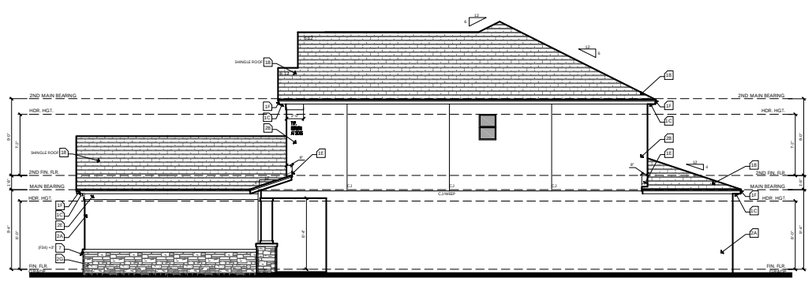
REAR ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
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   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
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   - K. Hardie Board and Batten.
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   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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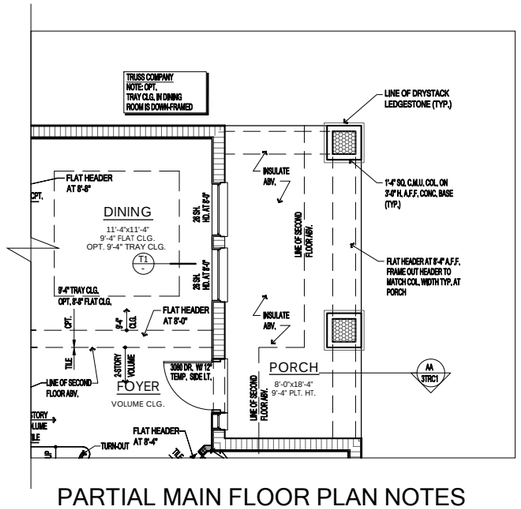
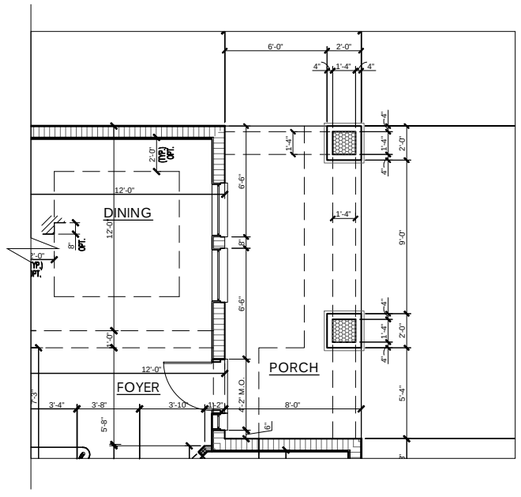


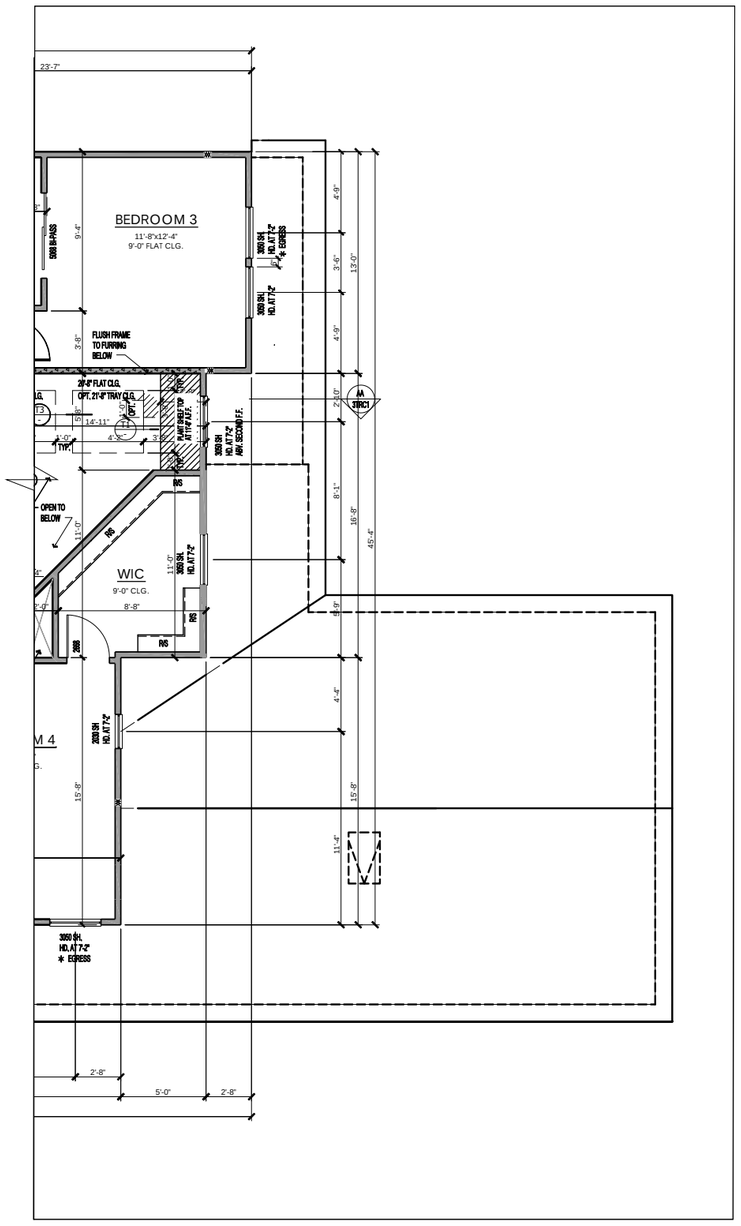
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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HATCHING LEGEND	
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INSULATE WALL	
LOW WALL AT 3'-4"	

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PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C

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Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Community: ####

Address: Street St.

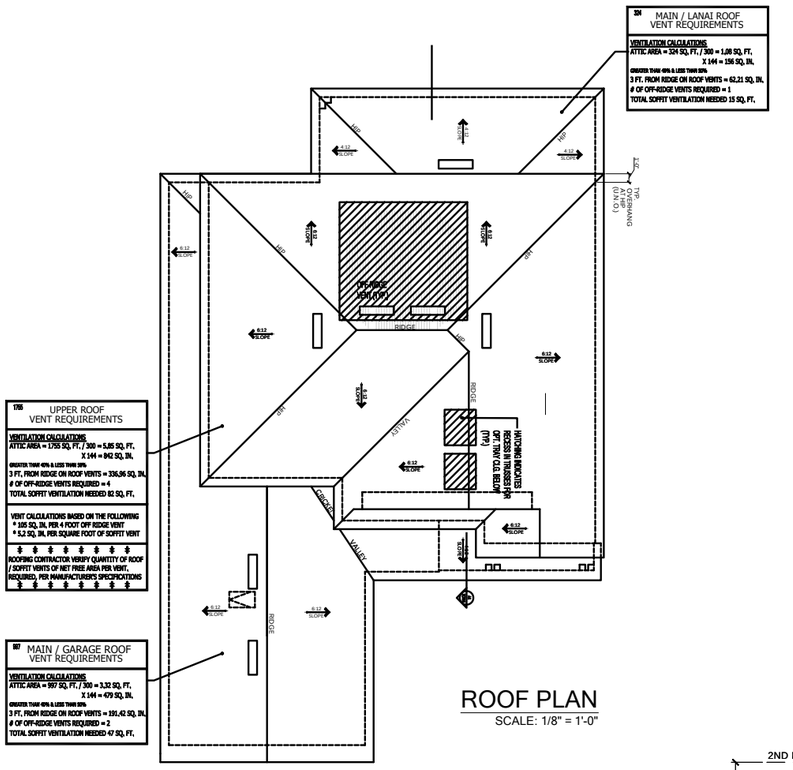
City, State Zip

Plot Date: 01 / 09 / 2023

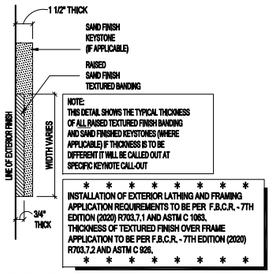
Reference No.

21-15376

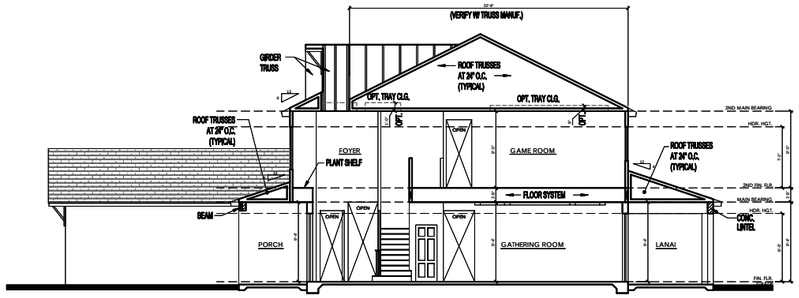
Sheet: 3TRC2



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
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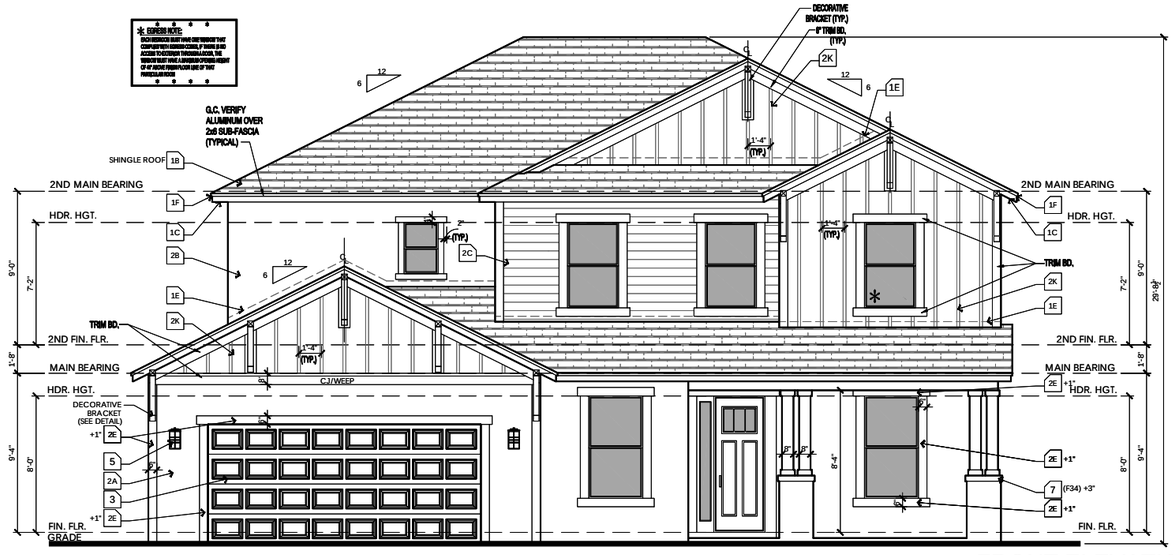
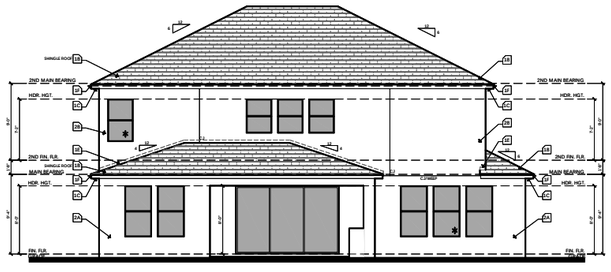
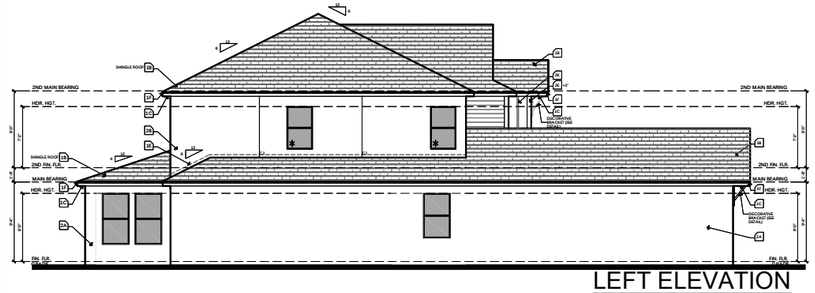
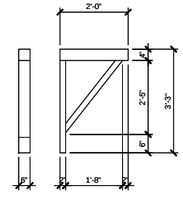


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

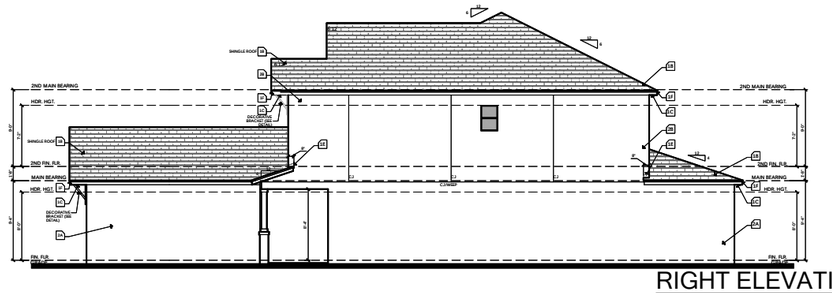




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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CRAFTSMAN ELEVATION - A

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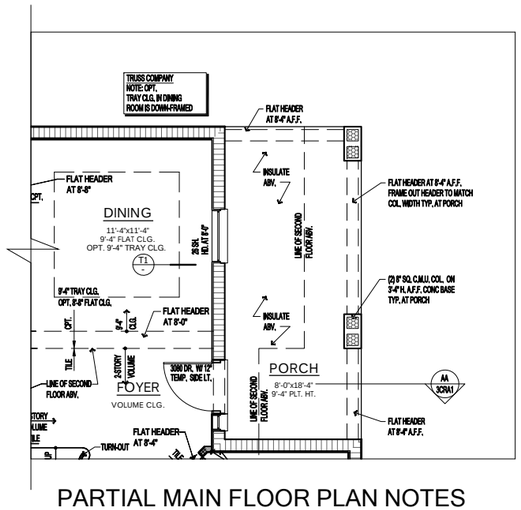
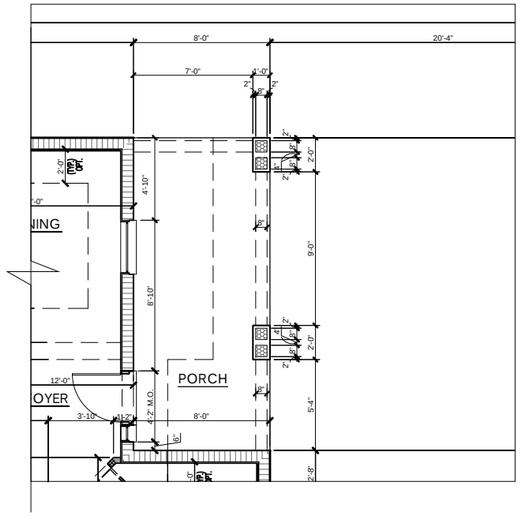


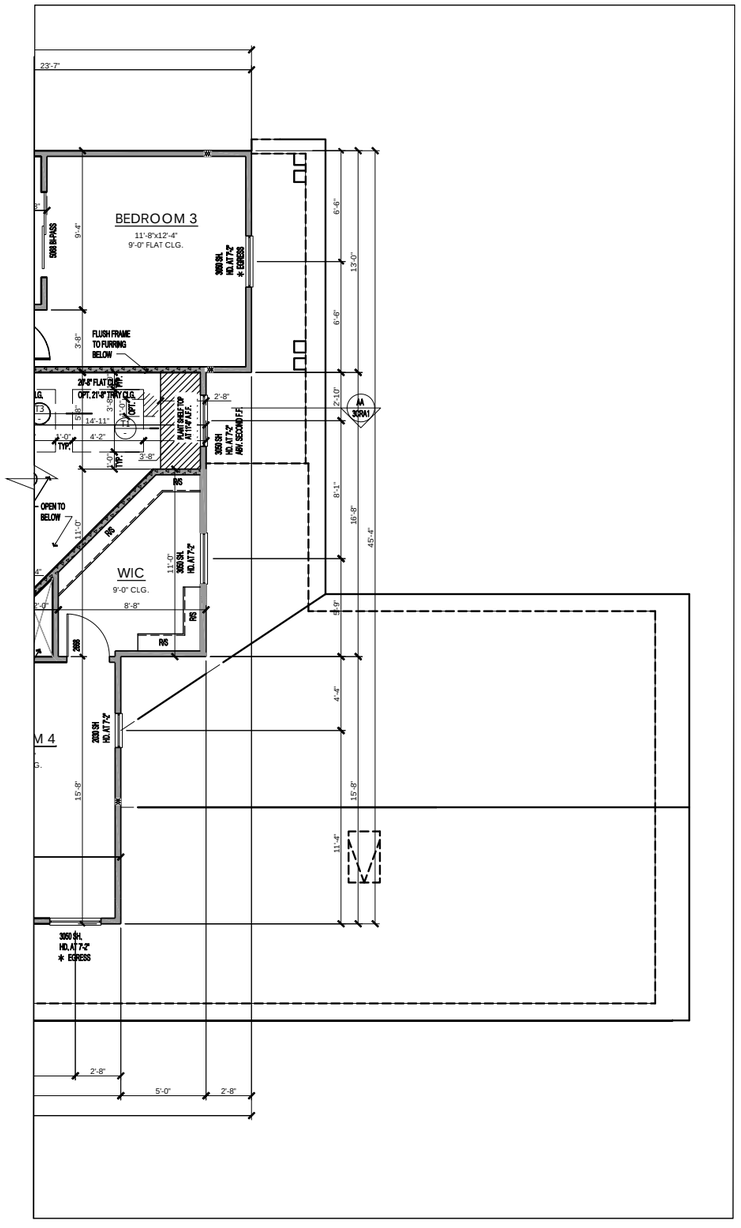
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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Sheet:
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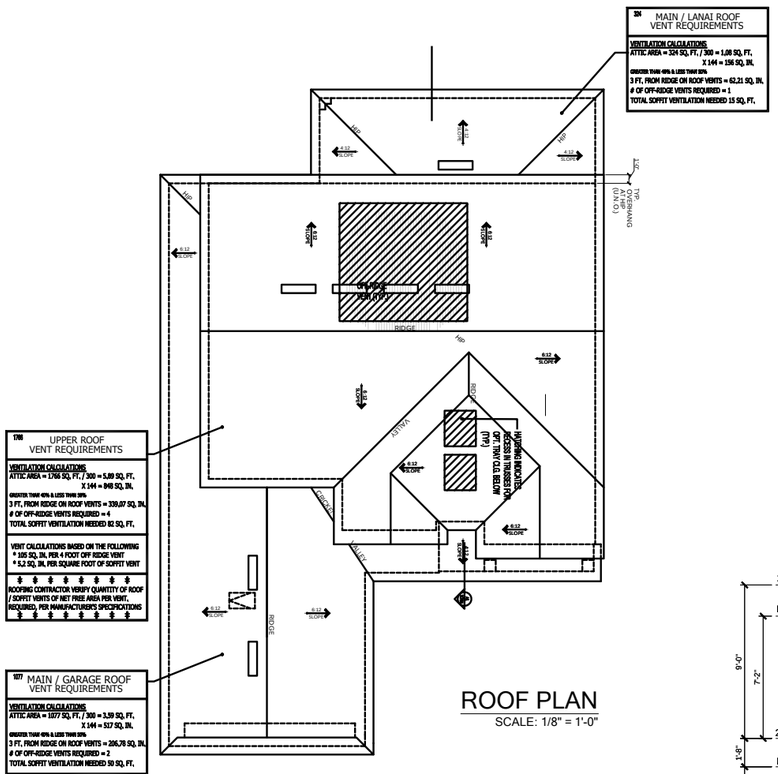
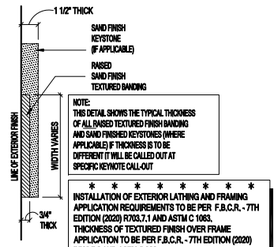
PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A & D



ROOF PLAN
SCALE: 1/8" = 1'-0"



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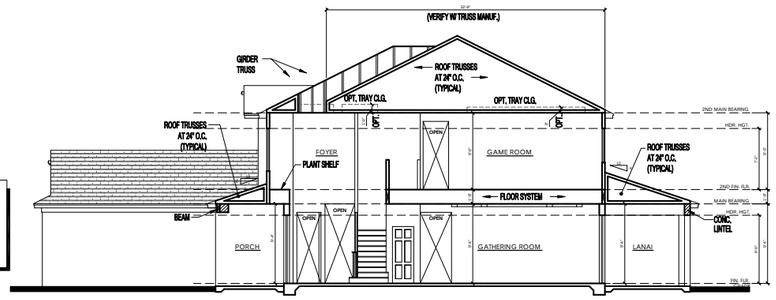


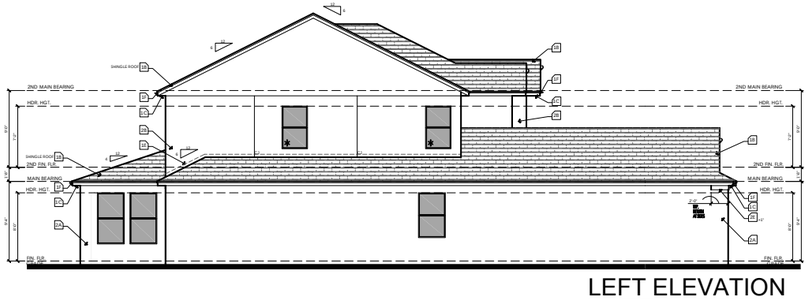
SECTION AA
SCALE: 1/8" = 1'-0"



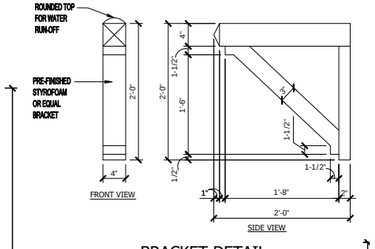
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



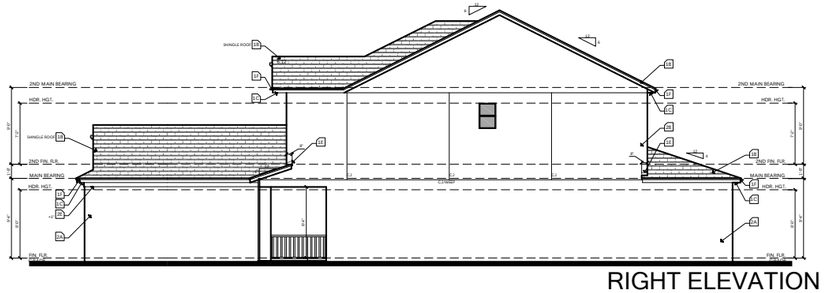
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BRACKET DETAIL
SCALE: 1" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - B

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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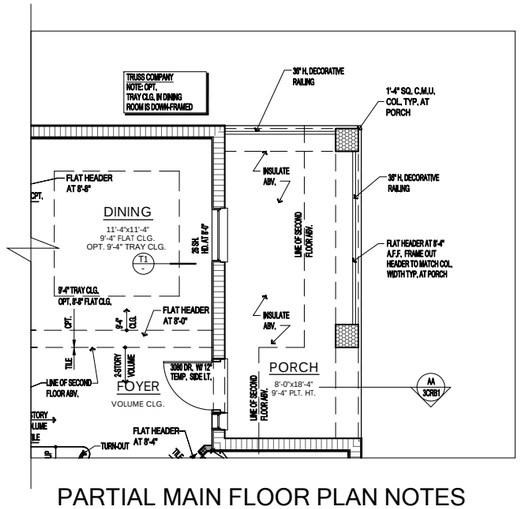
o.(407) 960 2535

Builder: taylor morrison

Job Information:

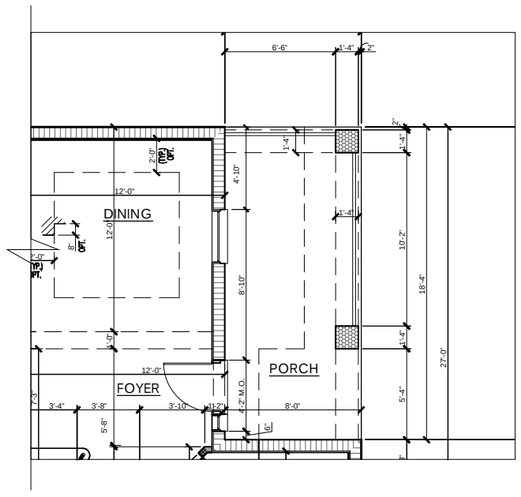
Sand Key
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Unit:
Plot Date: 08 / 21 / 2023

Reference No.
21-15376
Sheet:
3CRB1



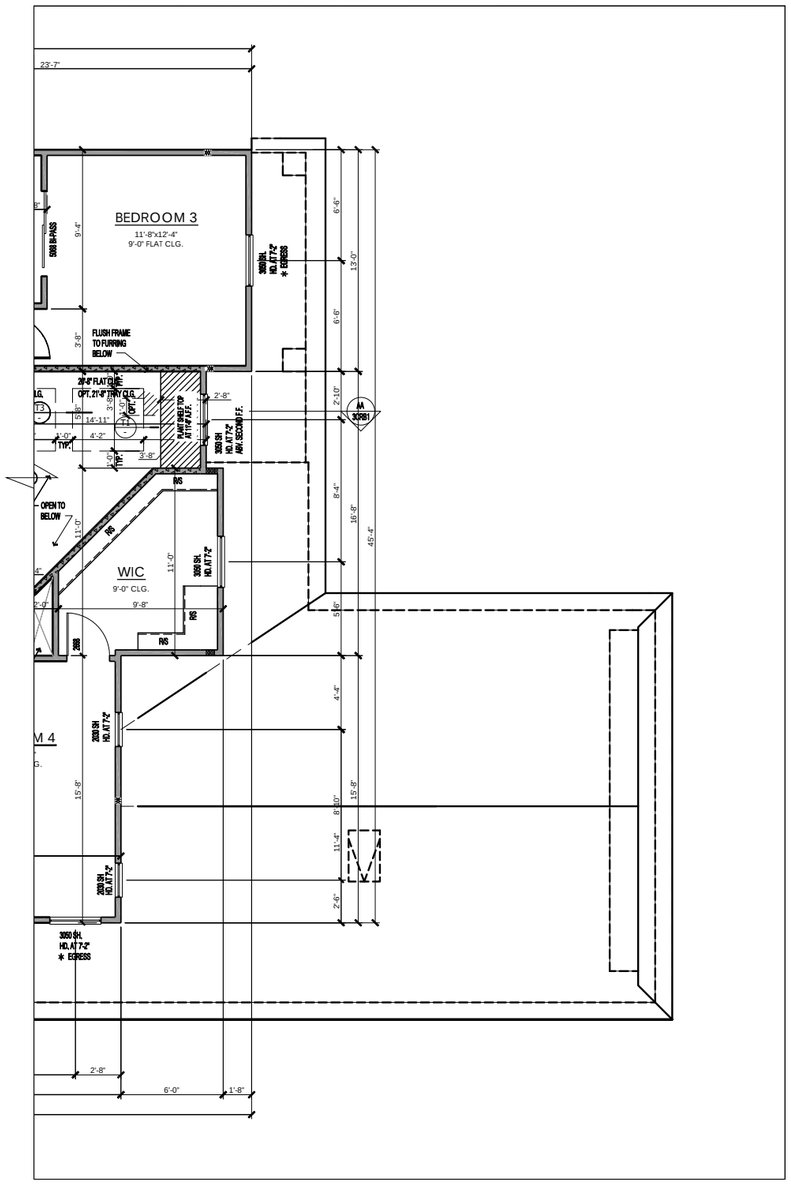
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B & E

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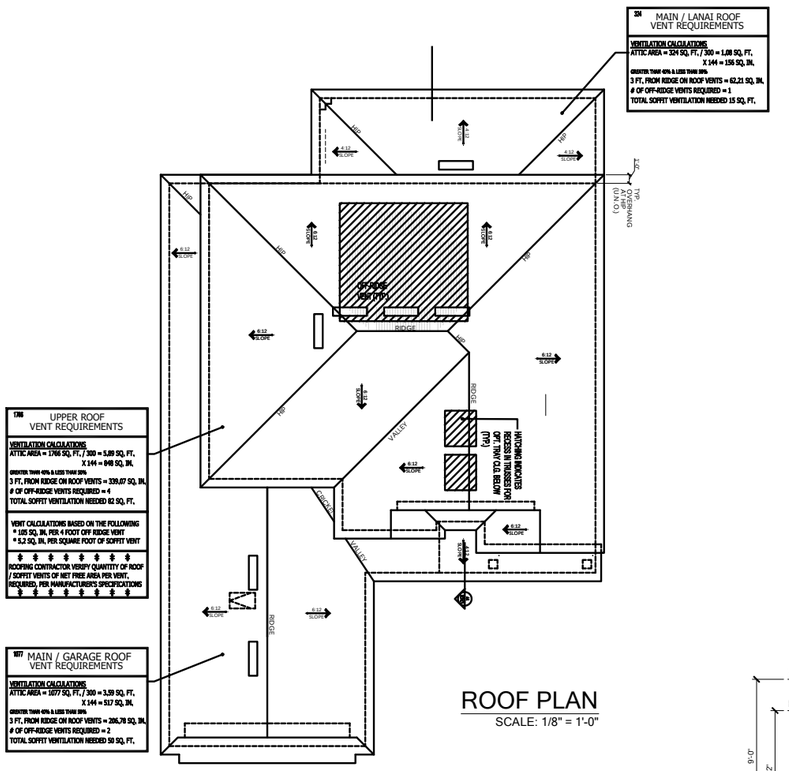

ROOF PLAN
SCALE: 1/8" = 1'-0"

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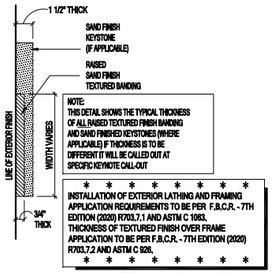
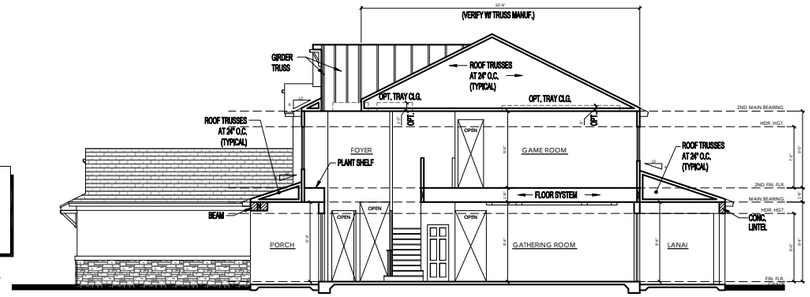


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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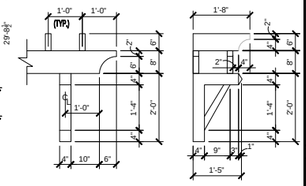
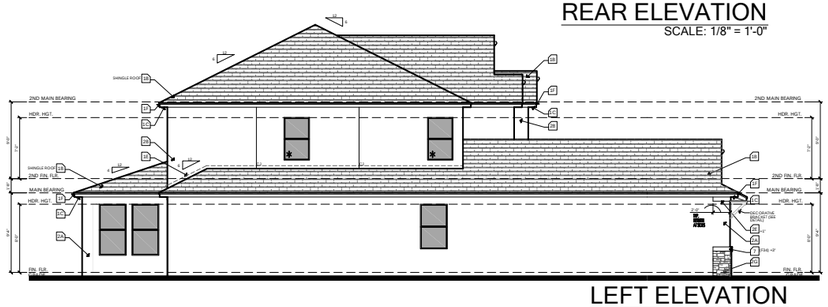
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



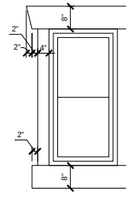
DECORATIVE BRACKET DETAIL



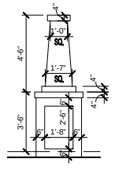
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL AT BALCONY
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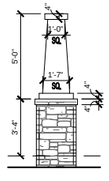
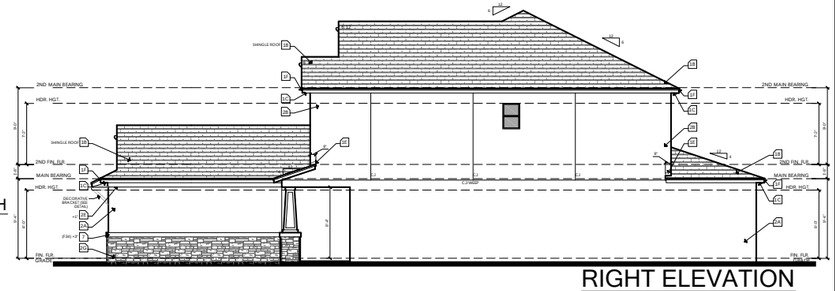


TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - C

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Job Information:

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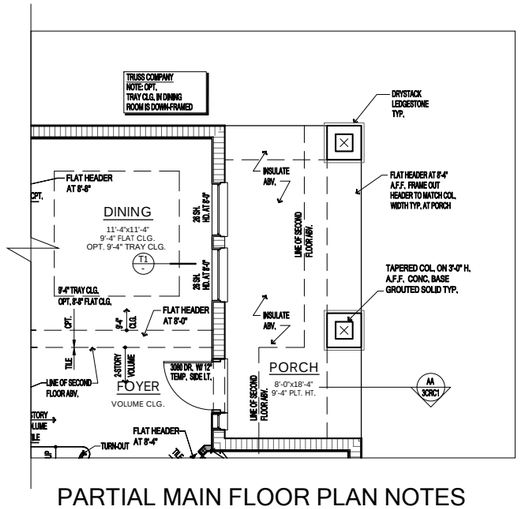
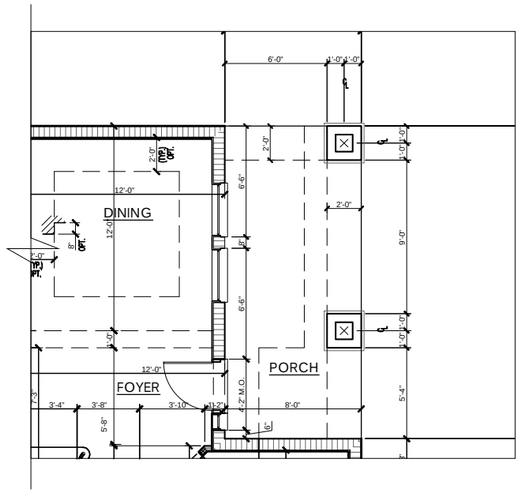


PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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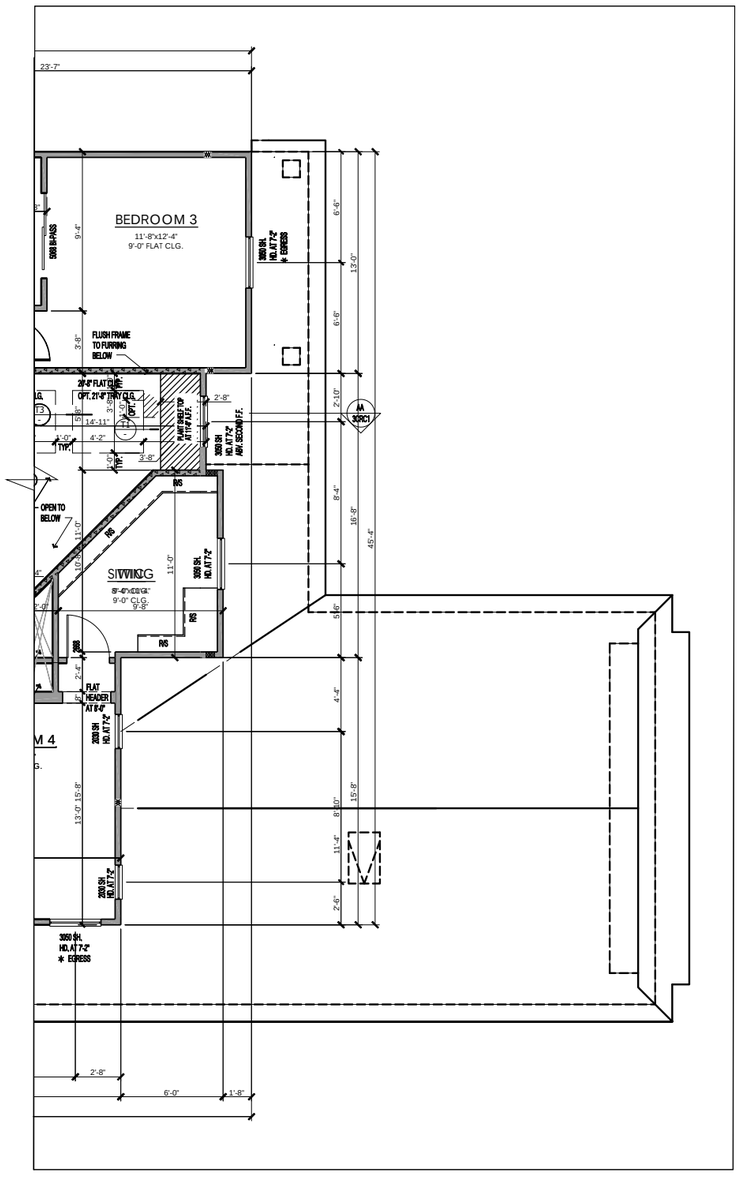

PARTIAL UPPER FLOOR PLAN

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LOAD BEARING WALL
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LOW WALL AT 3'-4"

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FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
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- 10'-8" T.O.M. (CMU Wall)
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PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C & F

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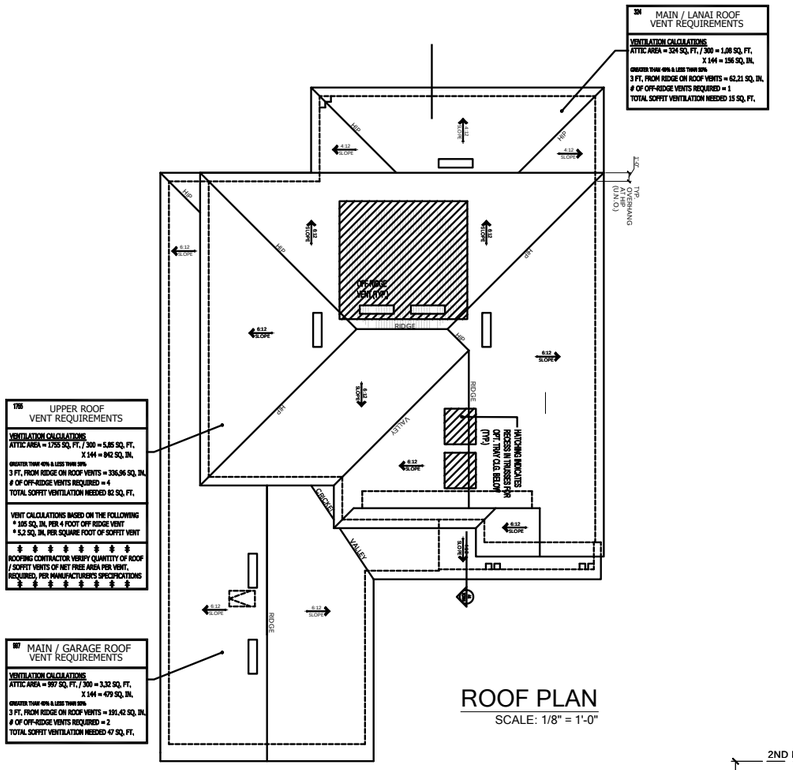

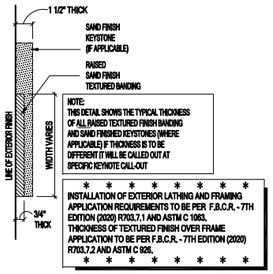

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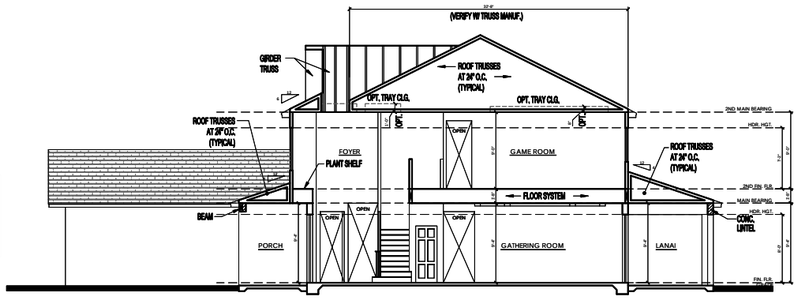

SECTION AA
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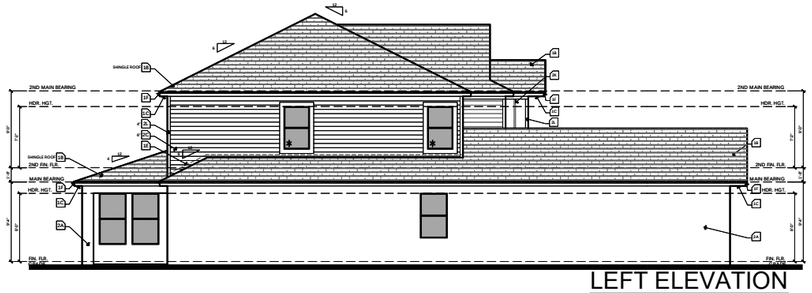

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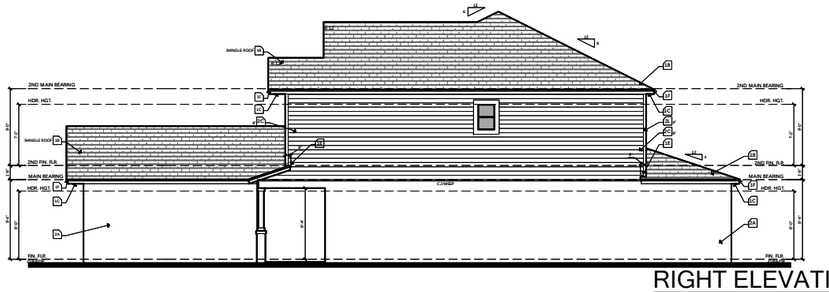
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - D - SIDING OPTION

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

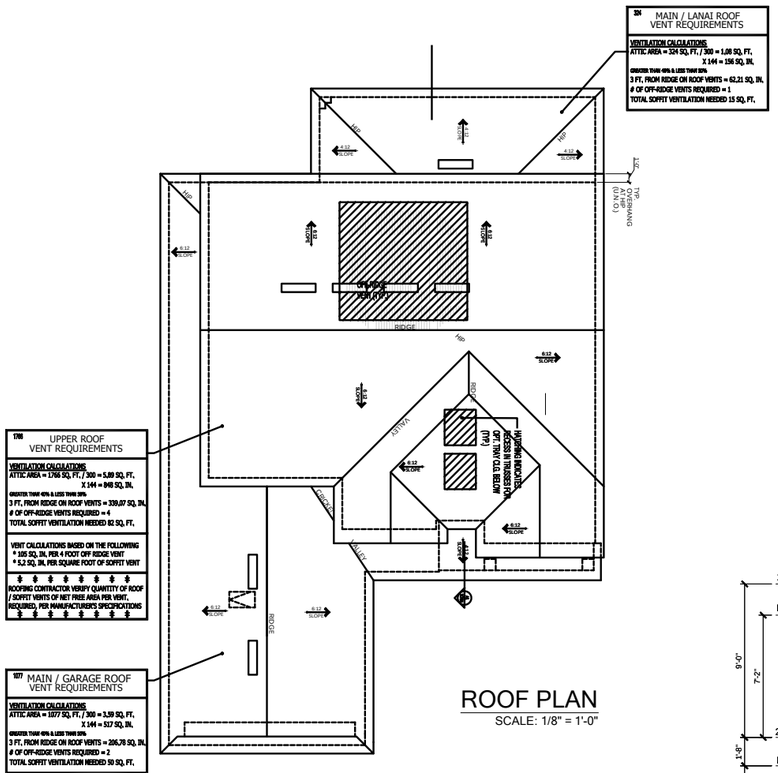
Builder: taylor morrison

Job Information:

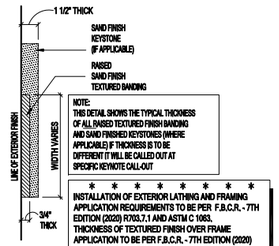
Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community Address:
08 / 21 / 2023
Rev Date:

Reference No.
21-15376

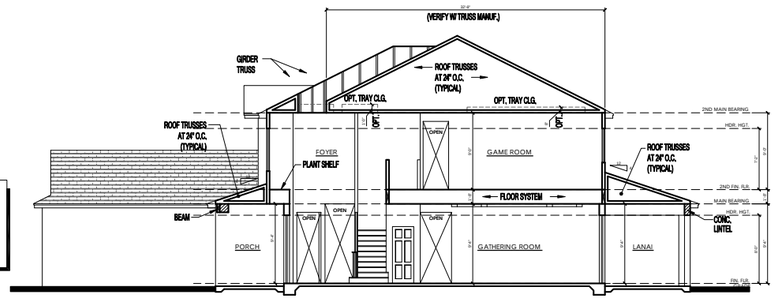
Sheet:
3CRD1



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



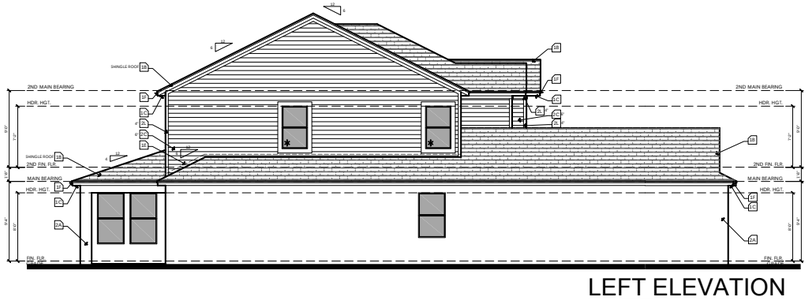
SECTION AA
SCALE: 1/8" = 1'-0"



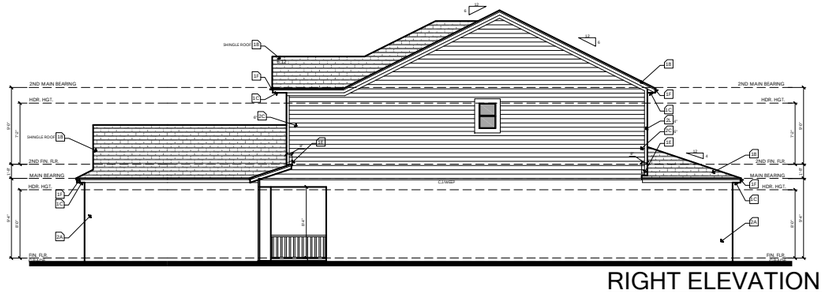
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - E - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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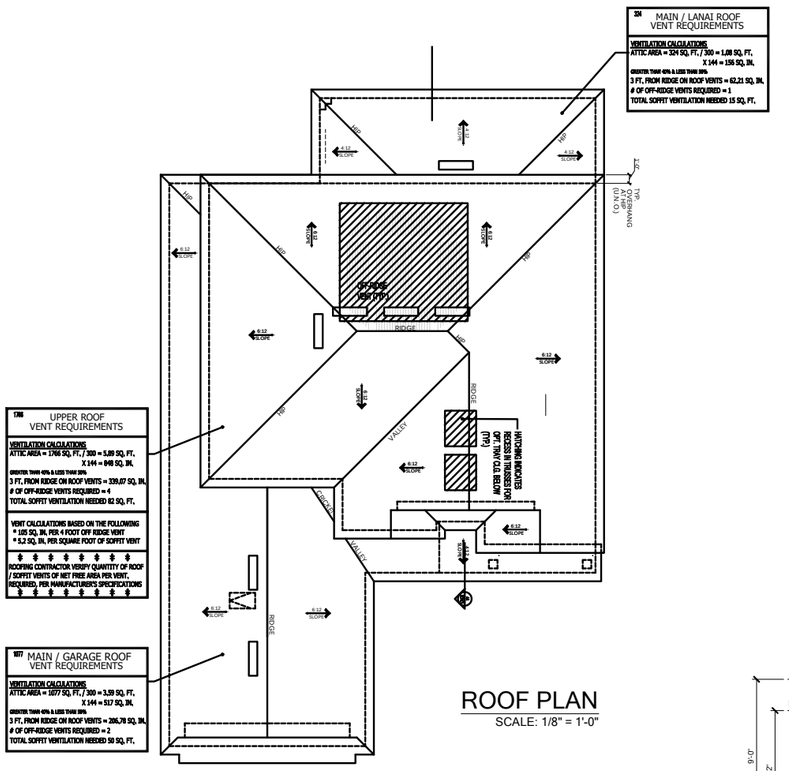

ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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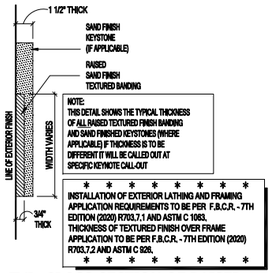
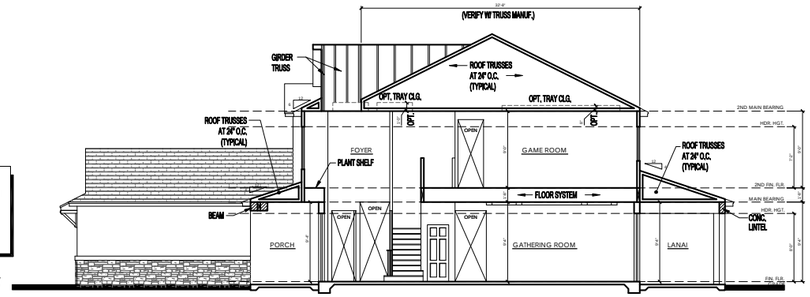


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
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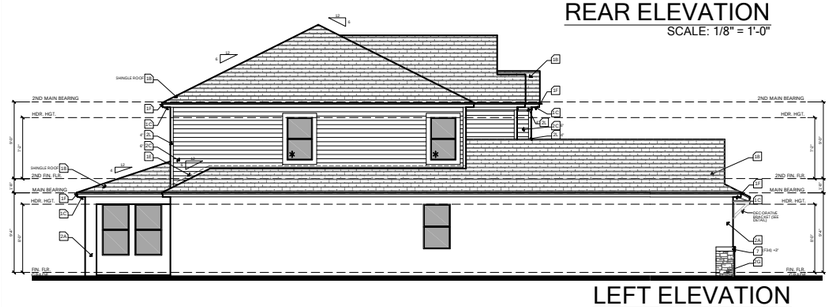
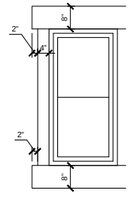
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



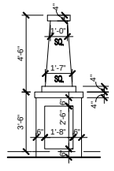
REAR ELEVATION
SCALE: 1/8" = 1'-0"



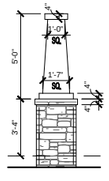
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



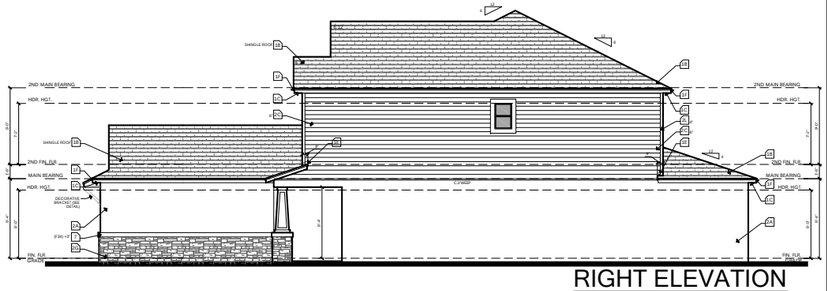
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



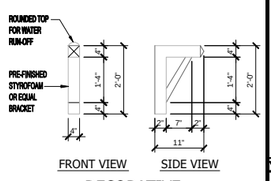
TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL

CRAFTSMAN ELEVATION - F - SIDING OPTION

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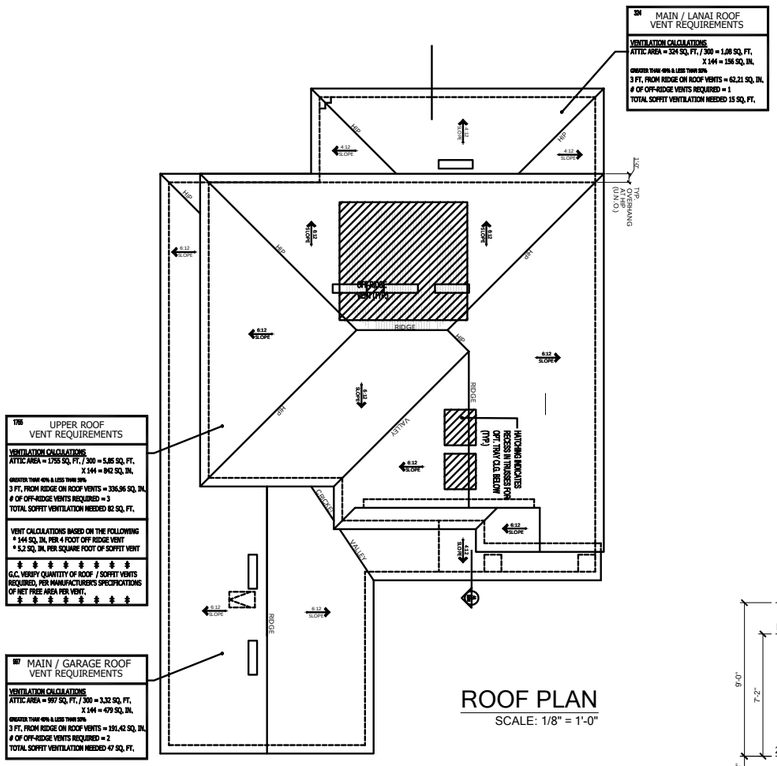
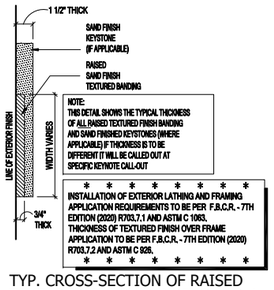
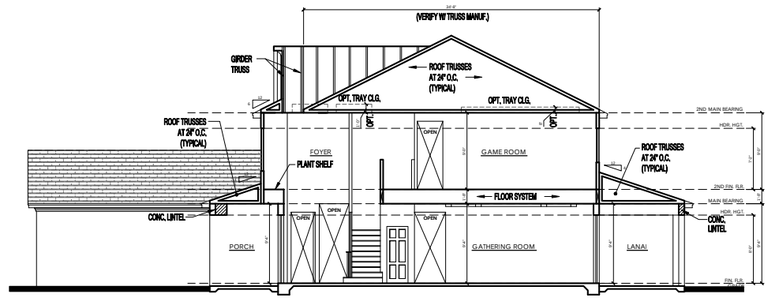
Sheet:
3CRF1



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

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   - G. Indicates simulated stone veneer.
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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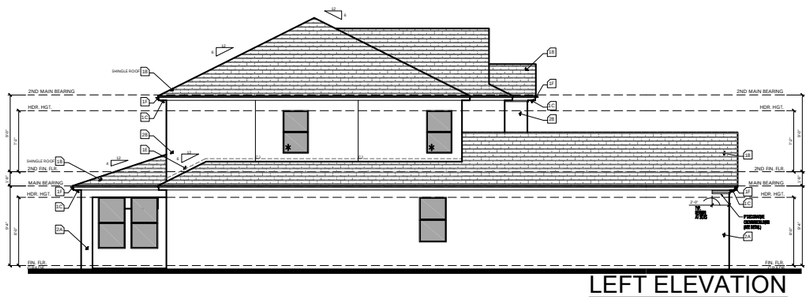
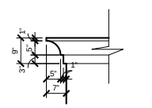
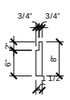
REAR ELEVATION
SCALE: 1/8" = 1'-0"



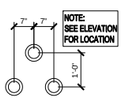
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



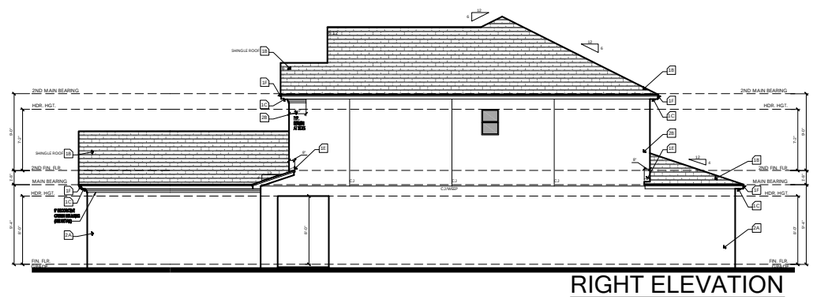
9" CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" DECORAIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

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Plot Date: 12 / 08 / 2022

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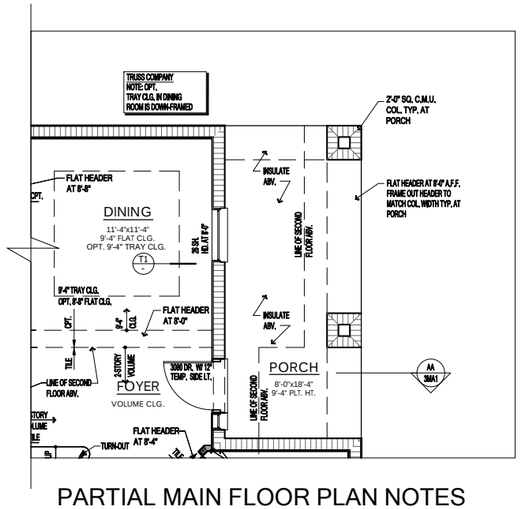
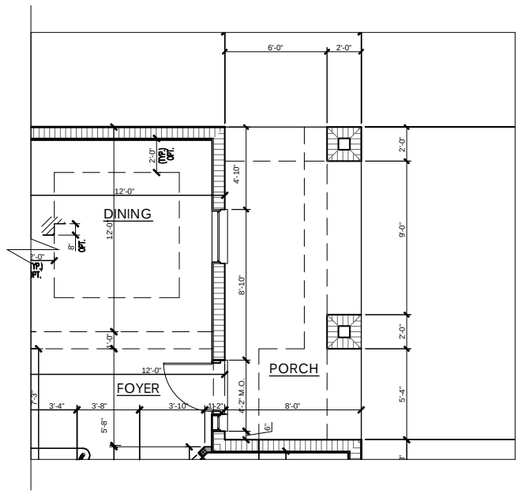


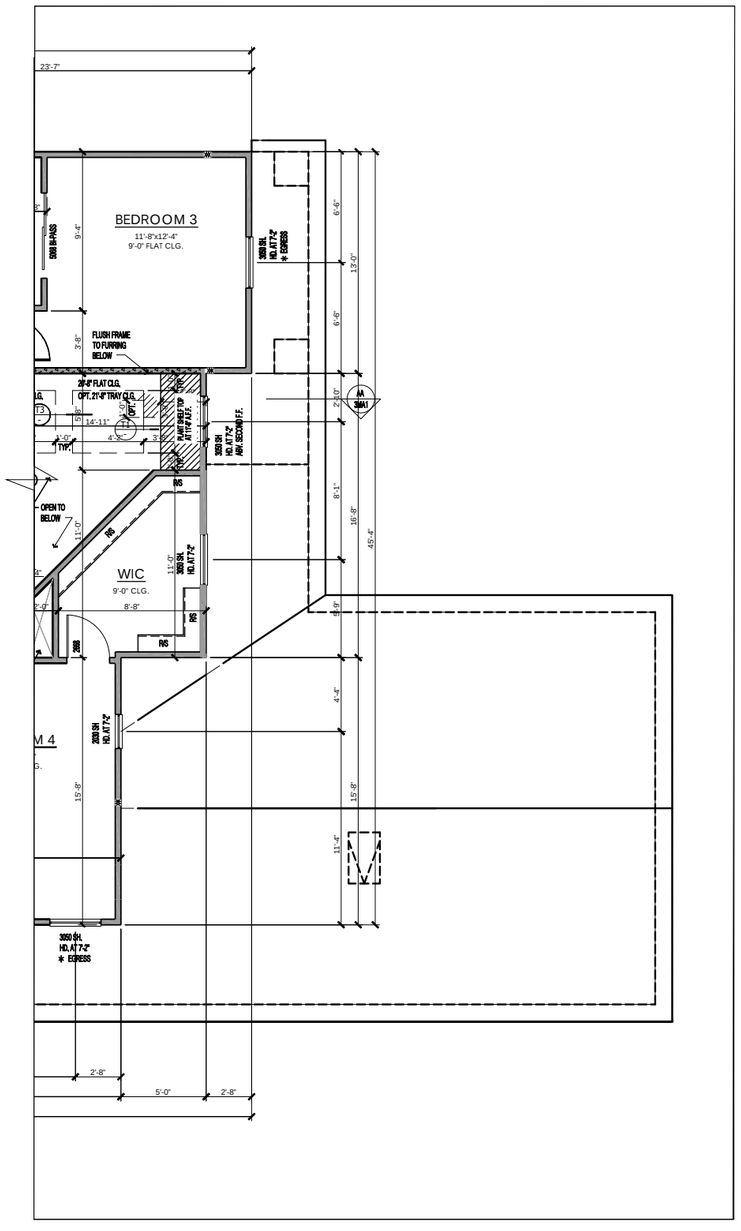
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2330

Builder: taylor morrison

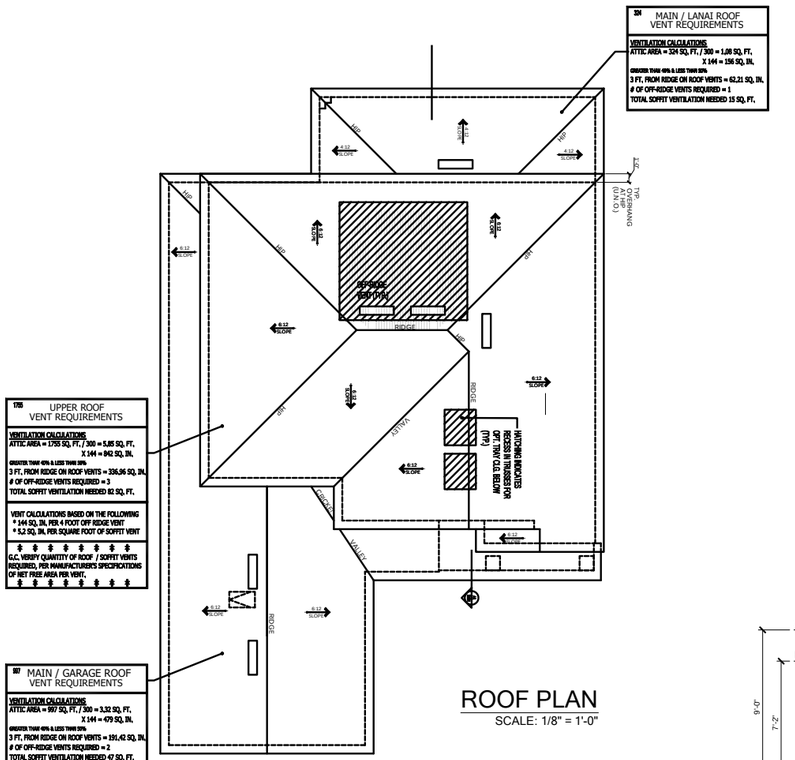
Job Information:

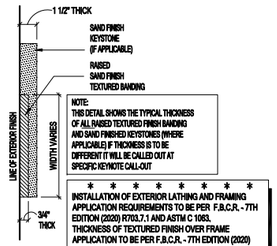
Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 01 / 09 / 2023

Reference No.
21-15376

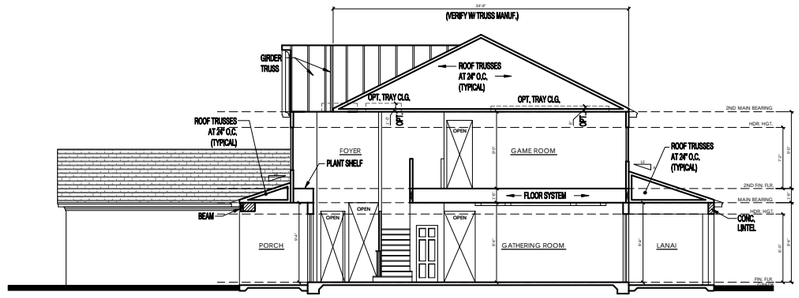
Sheet:
3MA2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A





TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



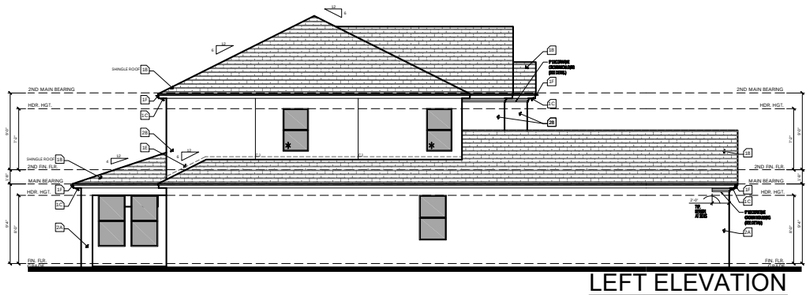
SECTION AA
SCALE: 1/8" = 1'-0"



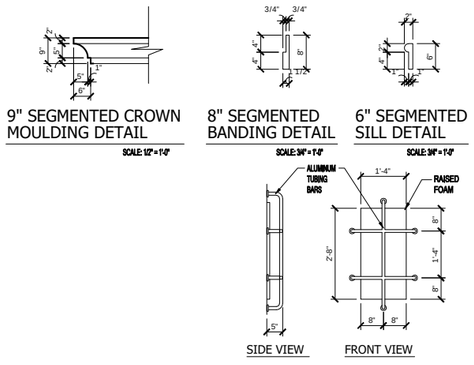
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

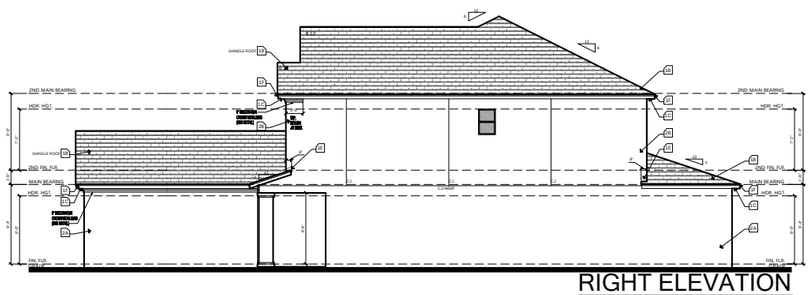


9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"

8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"

DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

MEDITERRANEAN ELEVATION - B

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Builder: taylor morrison

Job Information:

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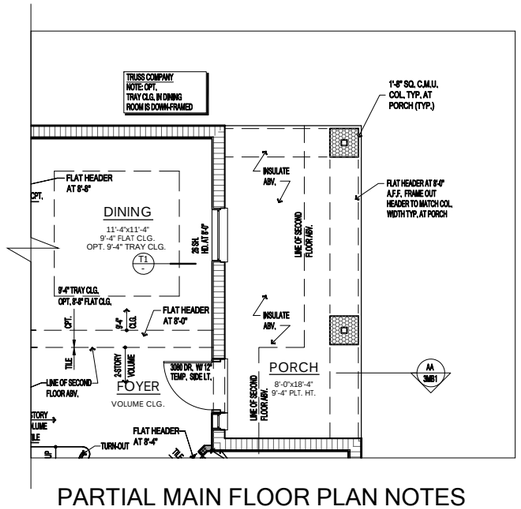
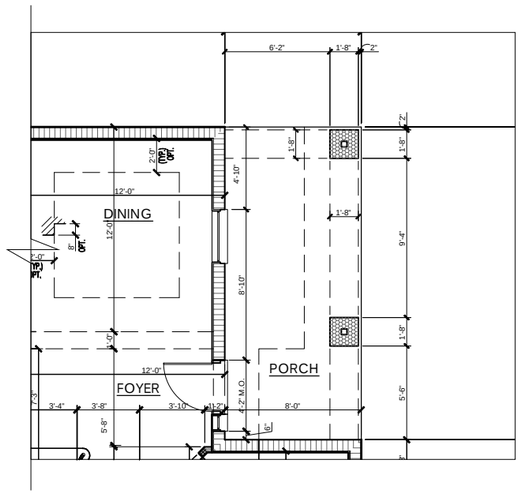


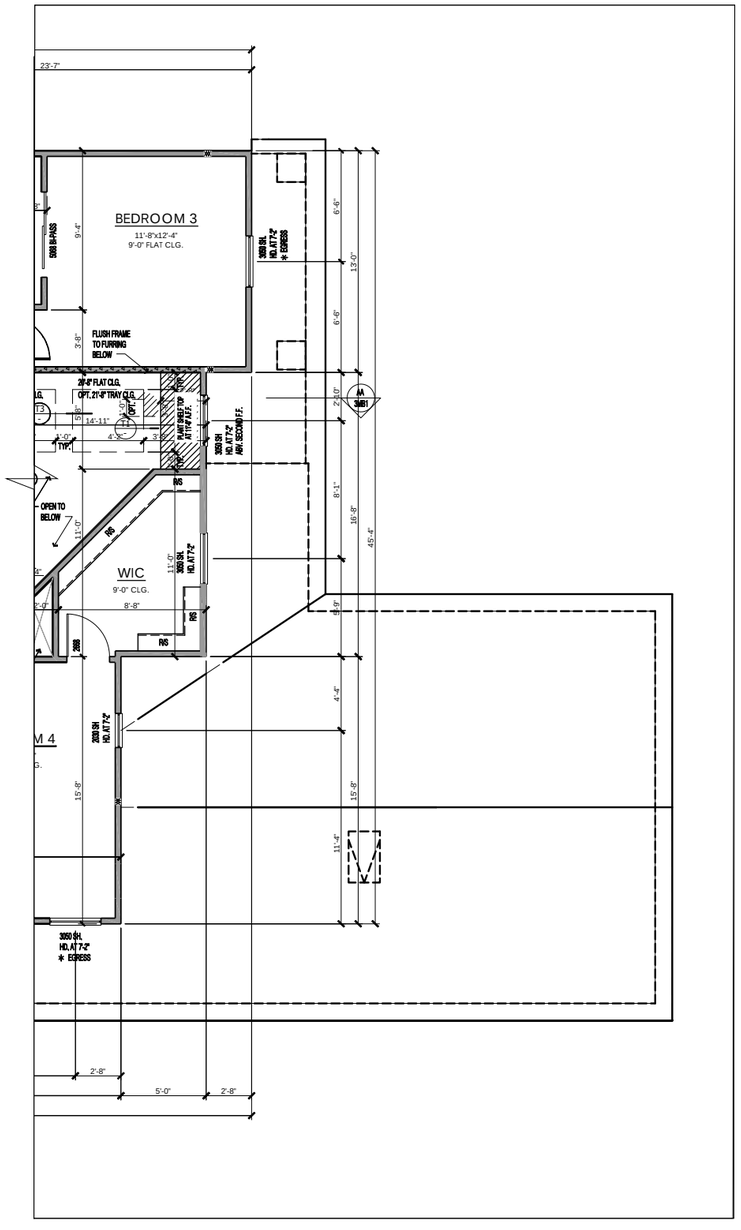
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

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- 9'-4" T.O.M. (CMU wall)
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- 2x Framing
- 2x Interior Bearing Wall
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PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B

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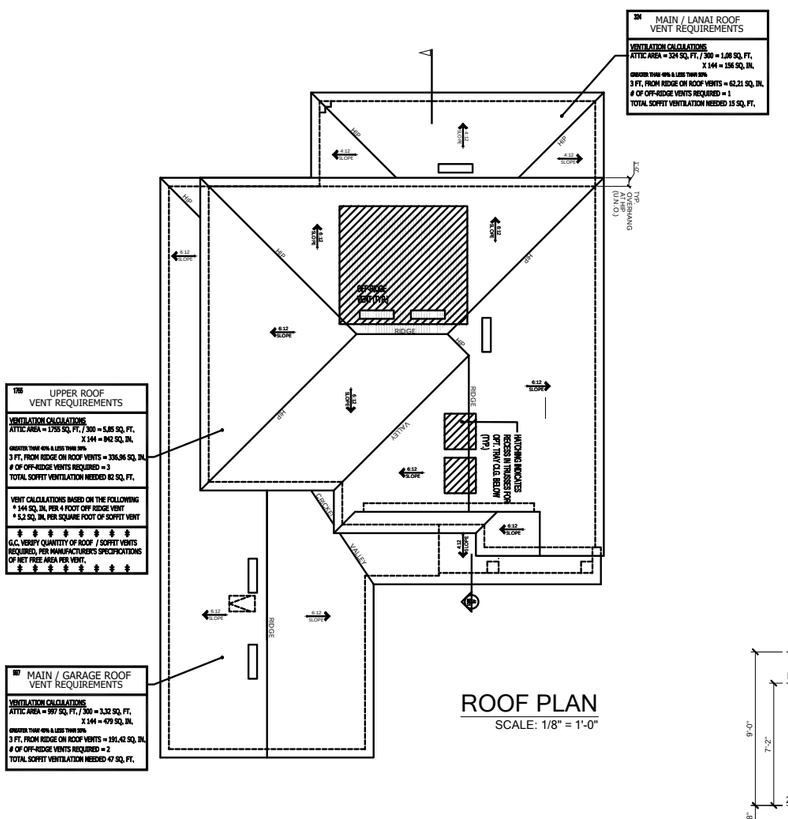
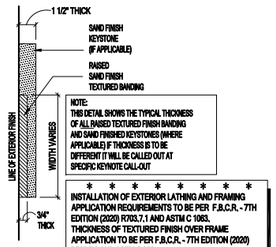
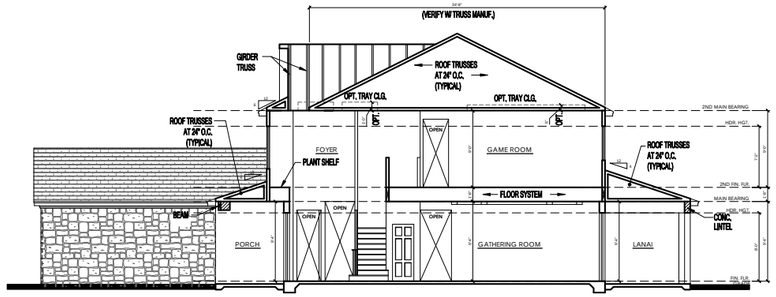


ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

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

WINDOW FALL PROTECTION

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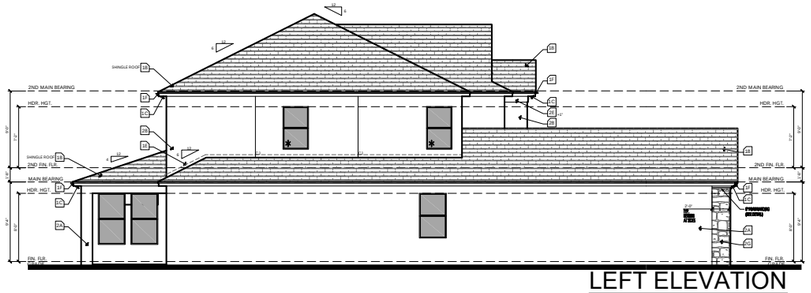
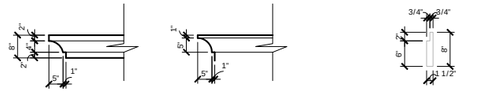
REAR ELEVATION
SCALE: 1/8" = 1'-0"



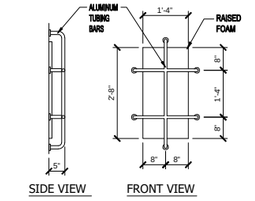
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



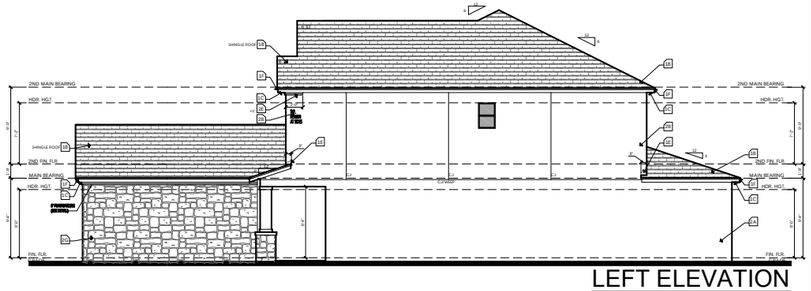
8" FOAM SILL DETAIL
SCALE: 1/2" = 1'-0"

6" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

8" FOAM BANDING DETAIL
SCALE: 3/4" = 1'-0"



DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

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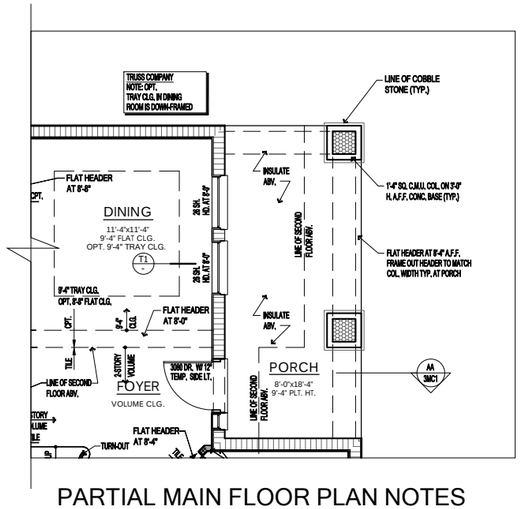
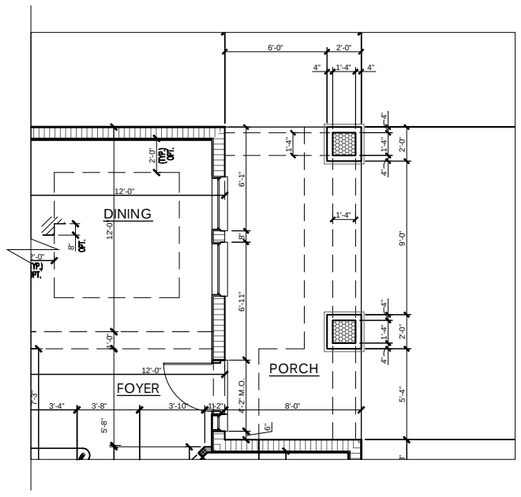


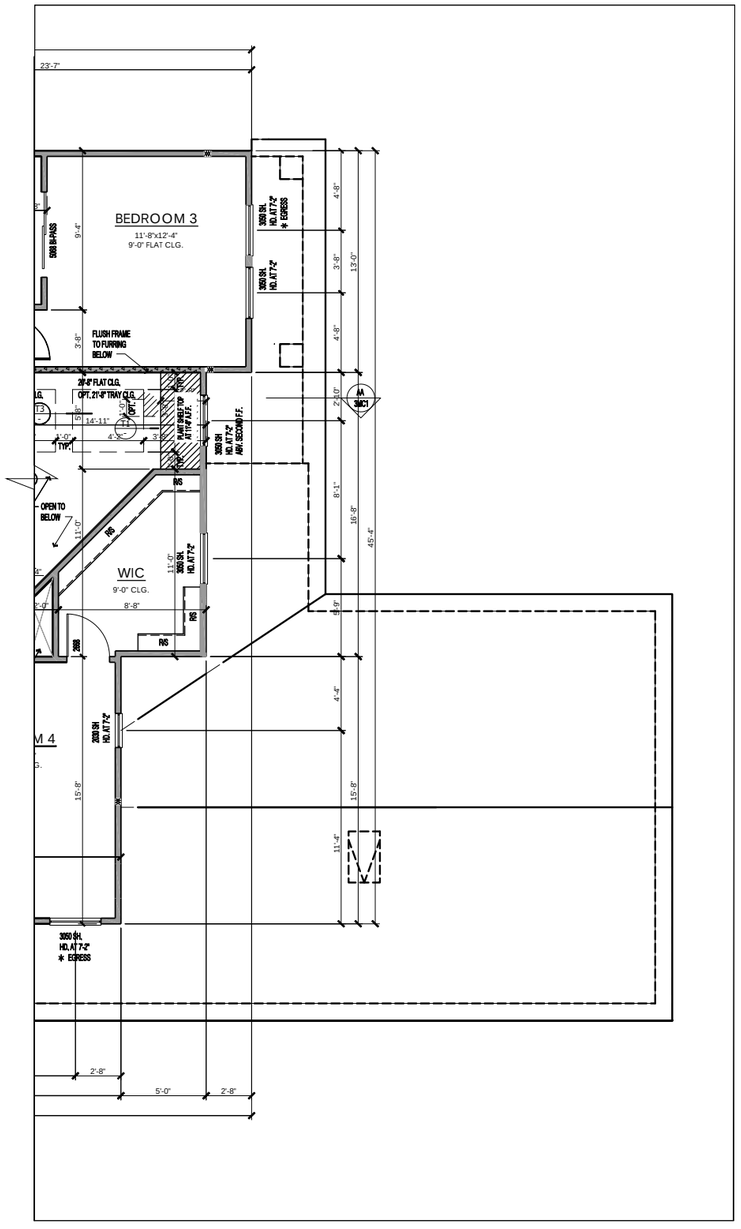
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

✱ WINDOW FALL PROTECTION ✱

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LOW WALL AT 3'-4"	

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- 10'-8" T.O.M. (CMU Wall)
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- 2x Framing
- 2x Interior Bearing Wall
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PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

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Builder: taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Community Address: #### Street St. City, State Zip

Plot Date: 01 / 09 / 2023

Reference No.

21-15376

Sheet: 3MC2

WINDOW FALL PROTECTION

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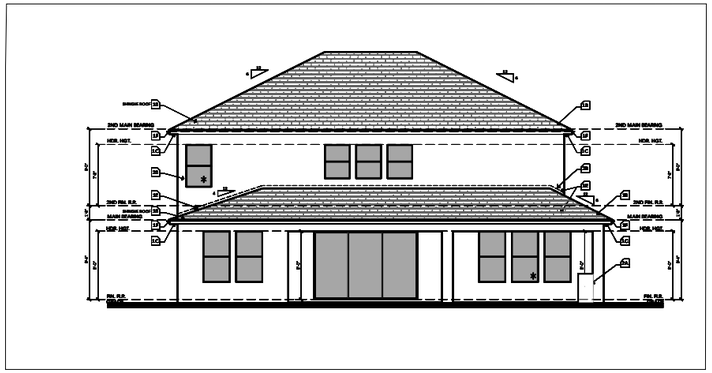
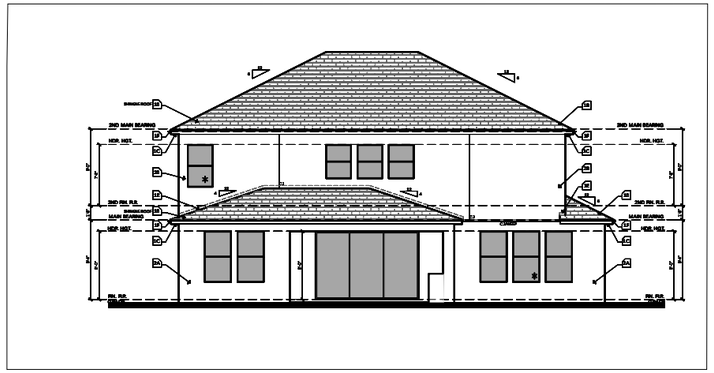


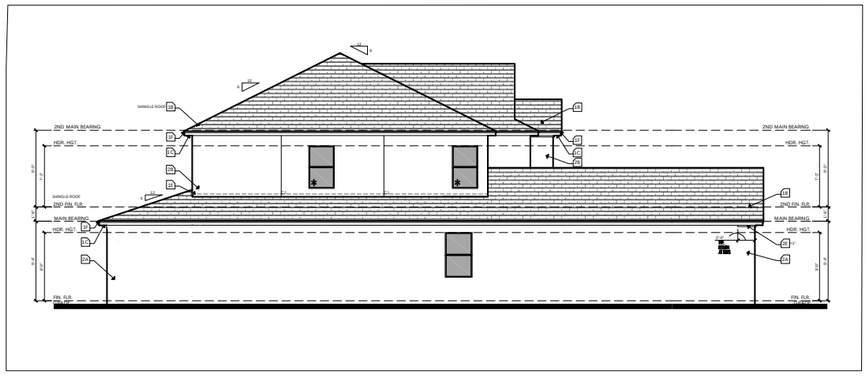
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



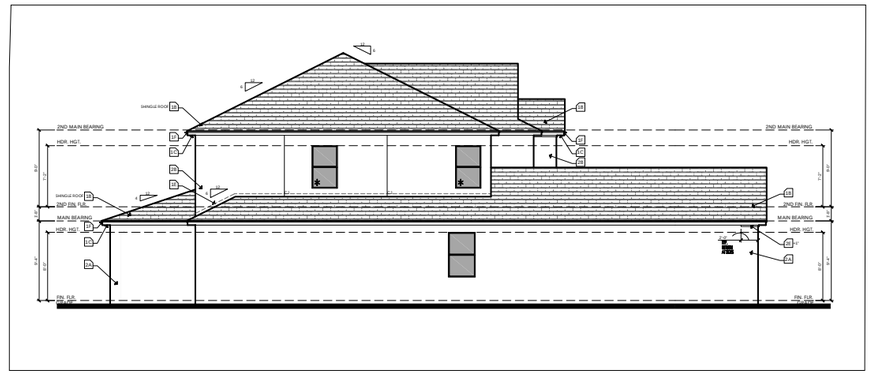
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"

OPTIONAL ELEVATIONS

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3K1 -

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



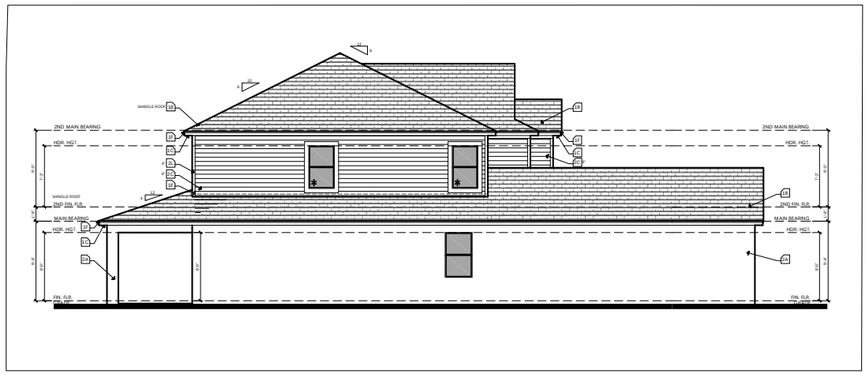
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



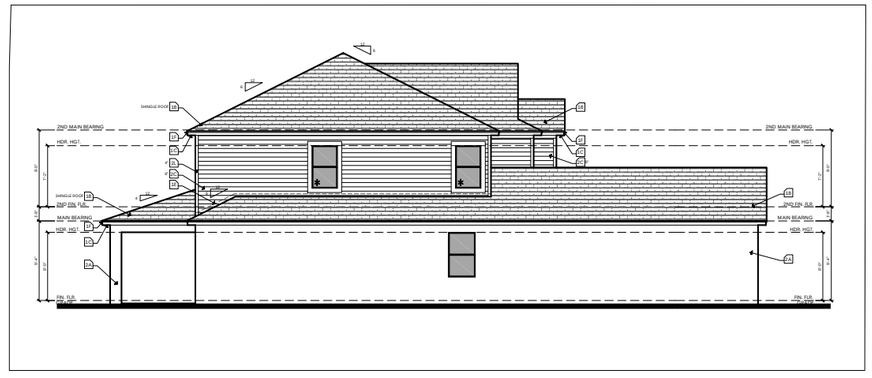
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"

OPTIONAL ELEVATIONS - SIDING OPTION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Community:

Address: #### Street St. City, State Zip

Plot Date: 08 / 21 / 2023

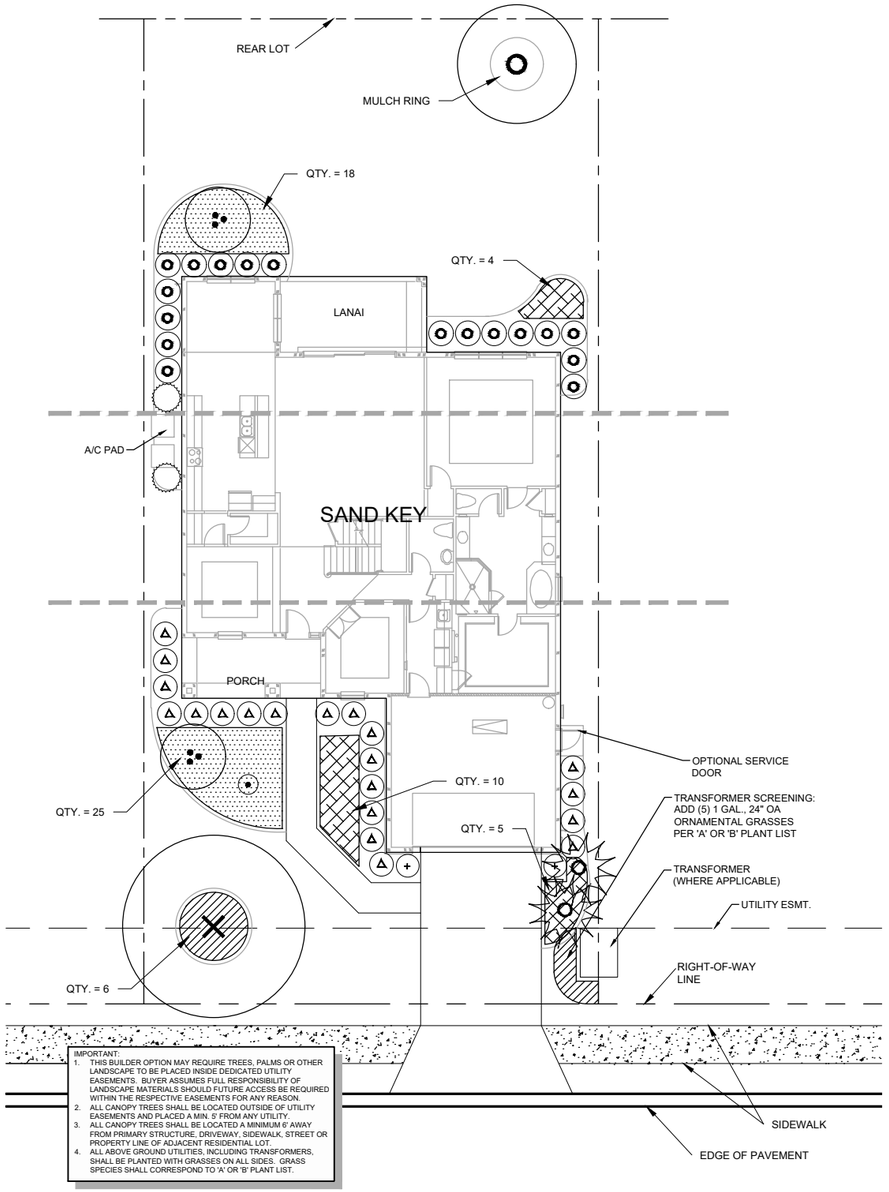
Reference No.

21-15376

Sheet:

3K2 -

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

SAND KEY LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

SAND KEY 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	2
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	2
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	20
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	19
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	43
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,000 S.F.

SAND KEY 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	2
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	2
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	20
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	19
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	43
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,000 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Sand Key Master Landscape.dwg
UPDATED: 2019/02/28

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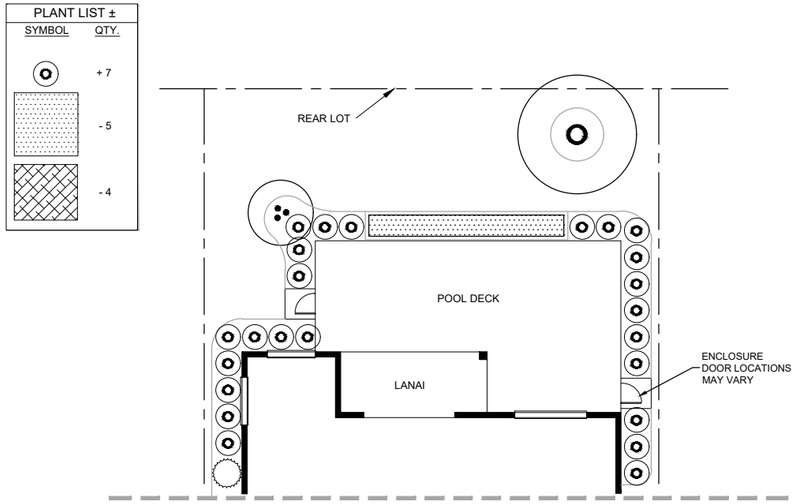
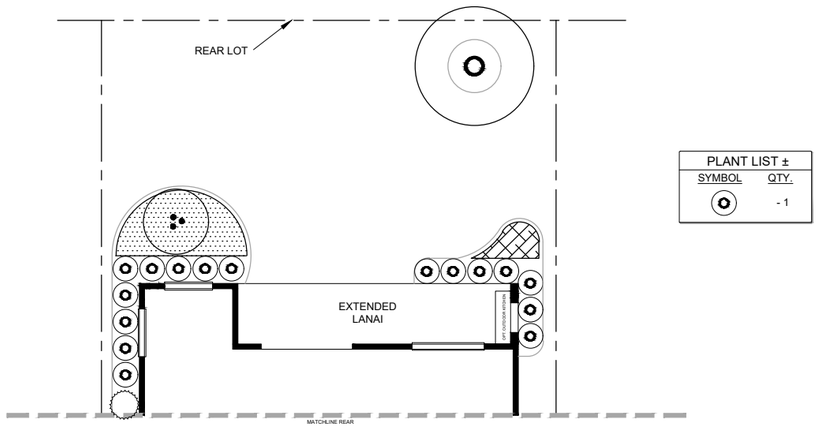
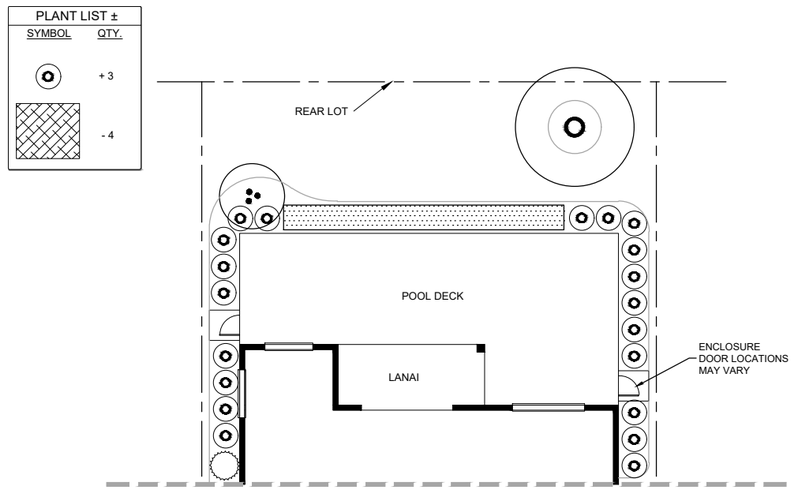


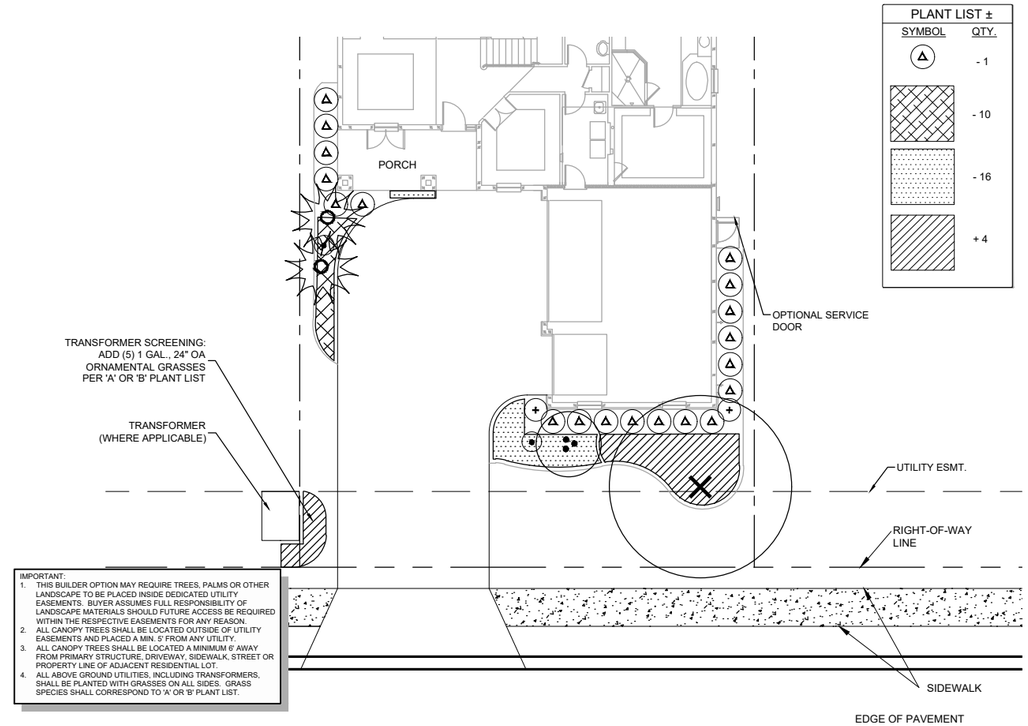
D OPTION ~ POOL
SCALE: 1"=20'



C OPTION ~ EXTENDED LANAI
SCALE: 1"=20'



A OPTION ~ EXPANDED POOL DECK
SCALE: 1"=20'



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A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Sand Key Master Landscape.dwg
UPDATED: 2019/02/28

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SAINT THOMAS GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

09-23-16 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C", CRAFTSMAN "A", "B", AND "C", MEDITERRANEAN "A", "B", AND "C".

11-02-16 COMPLETED REVISIONS TO INCLUDE:

COMPLETED VORTEX ENGINEERING MARK UPS

RENAMED PLAN TO SAINT THOMAS ILO TB40-2055

ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.

REVISED SHOWER RECESS TO BE 3 1/2" DEEP.

TUB DECK AT 22" ILO 20".

11-11-16 COMPLETED REVISIONS TO INCLUDE:

FLIPPED SWING OF ENTRY DOOR AT ELEVATION "TR-C" AND "ME-C" TO MATCH OTHER ELEVATIONS.

12-23-16 COMPLETED REVISIONS TO INCLUDE:

ADDED ELEVATION "SE" TO PLAN SET AS STANDARD ELEVATION.

REVISED SHEET NUMBERS FOR EACH ELEVATION.

03-20-17 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

06-09-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SLAB THICKNESS NOTE ON FOUNDATION TO BE 3.5" ILO 4".

REVISED ROOM NAMES TO MATCH CORPORATE ROOM NAMES.

MADE CROWN MOULDING DETAIL AT ROTUNDA OPTIONAL.

06-26-17 COMPLETED REVISIONS TO INCLUDE:

REVISED STANDARD ELEVATION TO BE "INCLUDED ELEVATION".

07-21-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SIDE WINDOWS TO 6' HT. AT ALL ELEVATIONS.

02-06-18 COMPLETED REVISIONS TO INCLUDE:

ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.

REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2055	2055	2055	2055	2055	2055	2055	2055	2055	2055
GARAGE S.F.	460	460	460	460	460	460	460	460	460	460
LANAI S.F.	176	176	176	176	176	176	176	176	176	176
PORCH S.F.	46	46	46	49	46	201	203	46	46	49
TOTAL UNDER ROOF S.F.	2737	2737	2737	2740	2737	2892	2894	2737	2737	2740
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	70'-0"	70'-0"	70'-0"	70'-0"	70'-0"	74'-4"	74'-4"	70'-0"	70'-0"	70'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	+220	+220	+220	+220	+220	+220	+220	+220	+220	+220
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	70'-0"	70'-0"	70'-0"	70'-0"	70'-0"	74'-4"	74'-4"	70'-0"	70'-0"	70'-0"

08-06-18 COMPLETED REVISIONS TO INCLUDE:

MOVED THE ATTIC ACCESS TO THE SIDE OF THE GARAGE.

09-08-18 COMPLETED REVISIONS TO INCLUDE:

ADDED 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

09-18-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-08-18 COMPLETED REVISIONS TO INCLUDE:

ADDED VORTEX ENGINEERING AND TRUSS LAYOUTS FOR 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

12-17-18 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AIR SWITCH AT DISP.

REVISED SIDE WALL AT REF. TO BE 25" LONG.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS AND REMOVED ALL PLANT SHELVES.

06-27-19 COMPLETED REVISIONS TO INCLUDE:

UPDATED ELECTRICAL PLAN WITH LIST OF CHANGES, UPDATED TO INCLUDE LED LIGHTING, 9000 SERIES.

09-27-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

REVISED SIMPSON FASTENERS PER VORTEX MARK-UPS

10-15-19 COMPLETED REVISIONS TO INCLUDE:

ADDED DIMENSION TO LIGHT AT CASUAL DINING.

10-23-19 CREATED 3 CAR ELEVATION FOR MEDITERRANEAN ELEVATIONS.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

04-02-20 COMPLETED REVISION TO INCLUDE:

REVISED FOUNDATION AT OWNER'S SHOWER TO MATCH FLOOR PLAN.

04-08-20 COMPLETED REVISIONS TO INCLUDE:

REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.

06-22-20 COMPLETED REVISION TO INCLUDE:

REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

10-31-20 COMPLETED 2020 BI-ANNUAL REVISIONS.

07-12-21 COMPLETED REVISION TO INCLUDE:

REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES

REVISED ELECTRICAL RISER TO 200 AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

01-10-23 COMPLETED REVISIONS TO INCLUDE:

ADDED THE ADDITIONAL 12" CABINET OPTION TO THE GOURMET KITCHEN OPTION

06-22-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PARTIAL PLANS AT OPT. 3 CAR GARAGE
2C	OPTIONAL 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL OPTIONS
SP3.2	STRUCTURAL PARTIAL PLANS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ OPT. CAR GARAGE TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

keesee associates
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AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2533

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 1503.1 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THESE TRUSS DRAWINGS ARE FOR PRE-ENGINEERED TRUSS MARK LAYOUT TO DETERMINE LOCATIONS AND SIZES OF ATTIC ACCESS. ARCHITECT RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS ENGINEER HAS BEEN SUPPLIED TO THE ENGINEER.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FL 33563
1.877.SVORTEX (786-7839)

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ANDREW J. MEGHREG, P.E. - FL REG #86237
ASHED A. AVENDAÑO, P.E. - FL REG #86623

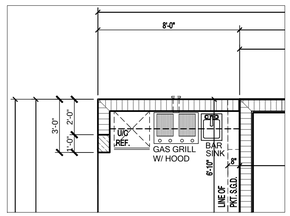
Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 22 / 2023

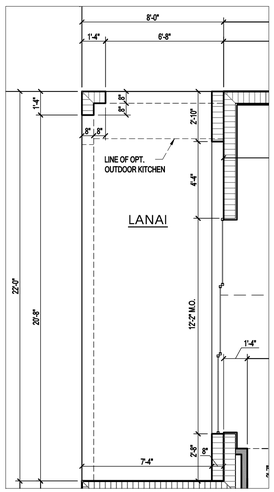
Reference No.
21-13500

Sheet:
COV



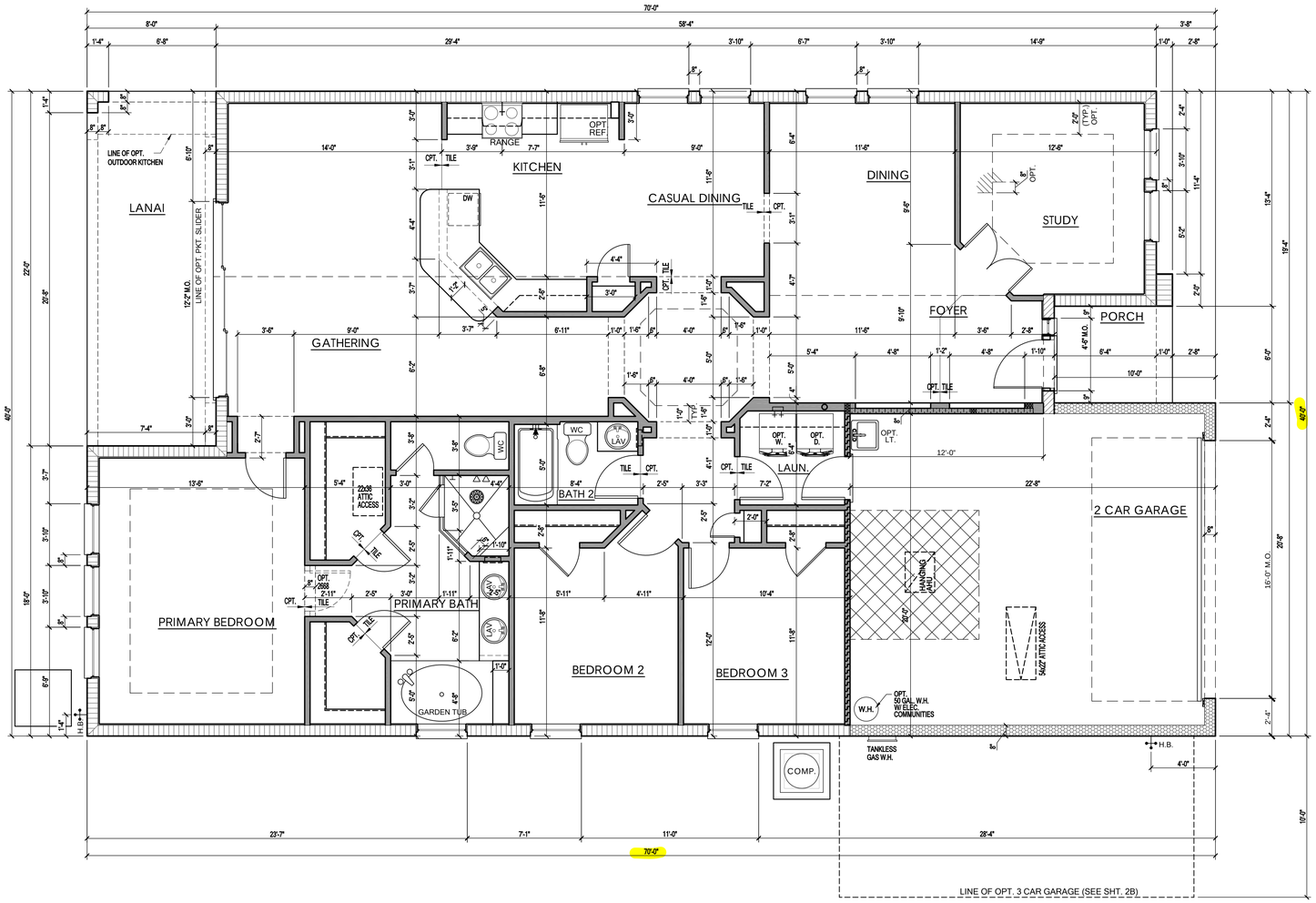
OPT. OUTDOOR KITCHEN

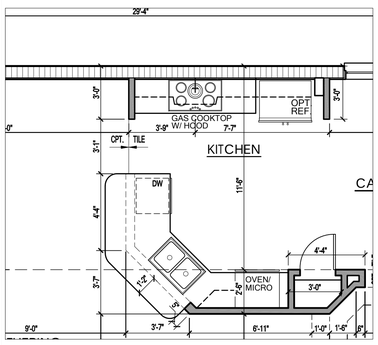
SCALE: 1/4" = 1'-0"



OPT. 12'-0" POCKET SLIDER

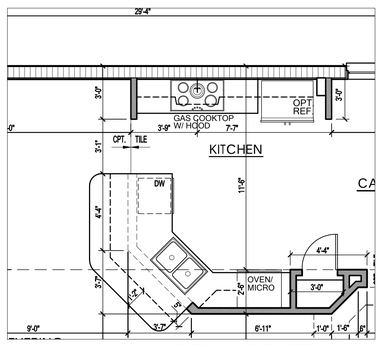
SCALE: 1/4" = 1'-0"





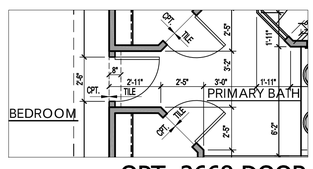
OPT. GOURMET KITCHEN

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



OPT. CABINETS W/ OPT. GOURMET KITCHEN

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



OPT. 2668 DOOR AT OWNER'S BATH

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

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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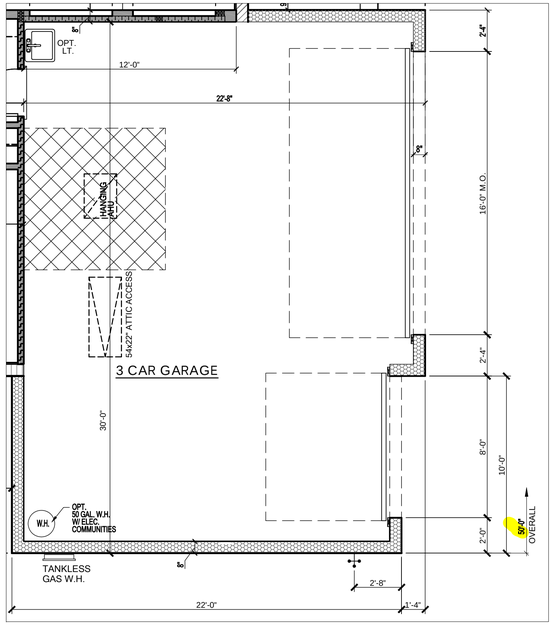
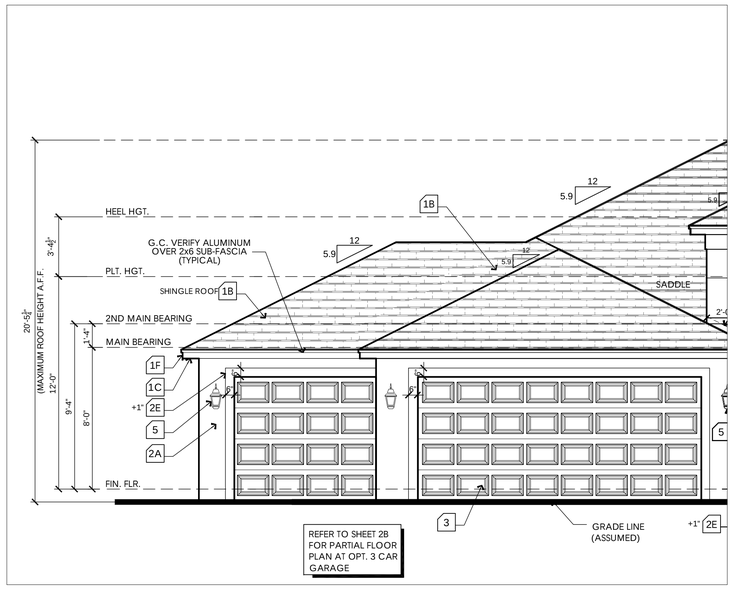


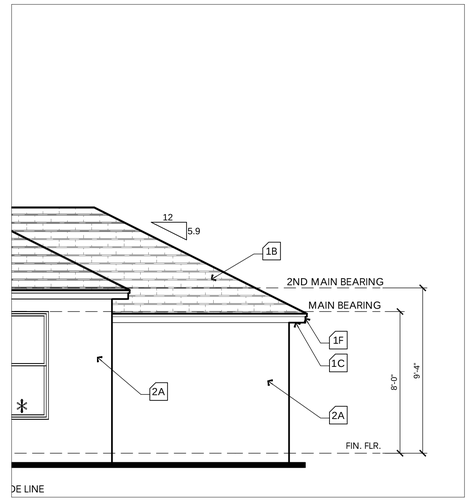
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

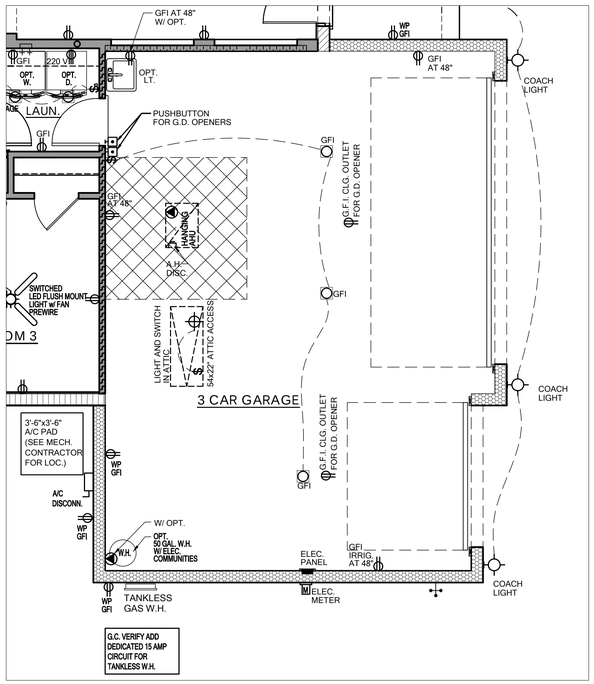


PARTIAL REAR ELEV. "INCLUDED"

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

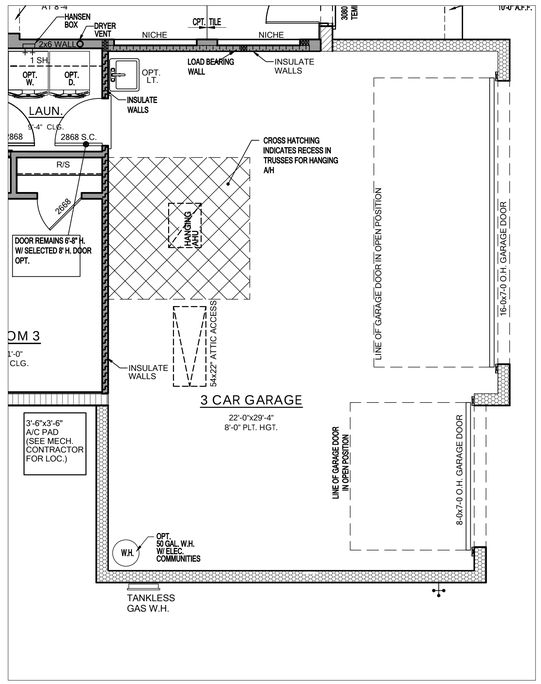
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

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

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

AREA TABULATION - CRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	201	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2892	SQ.FT.
OPT 3 CAR GARAGE	+220	

OPTIONAL 3 CAR GARAGE

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

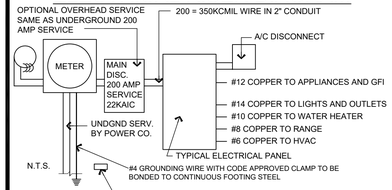
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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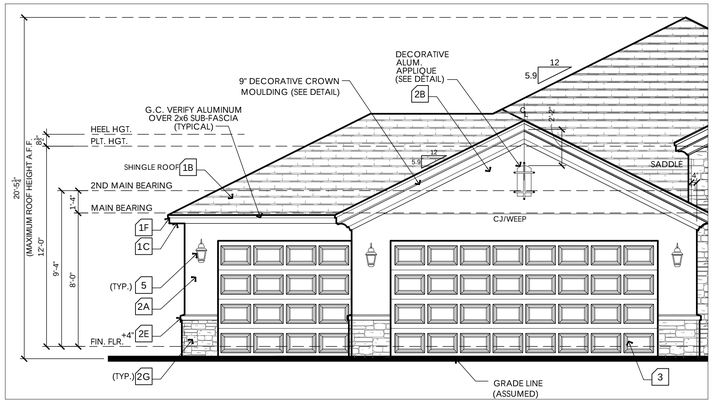
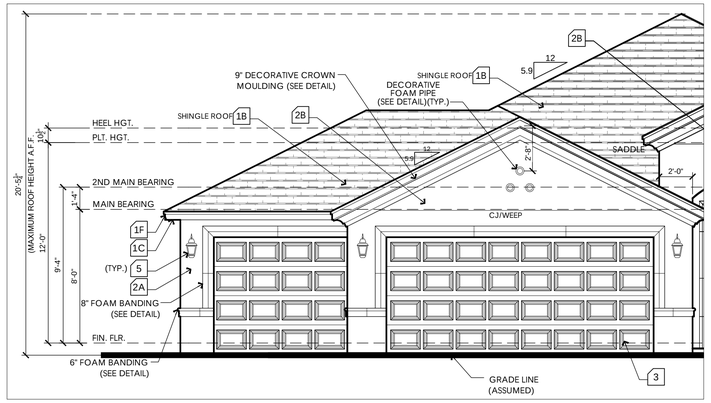


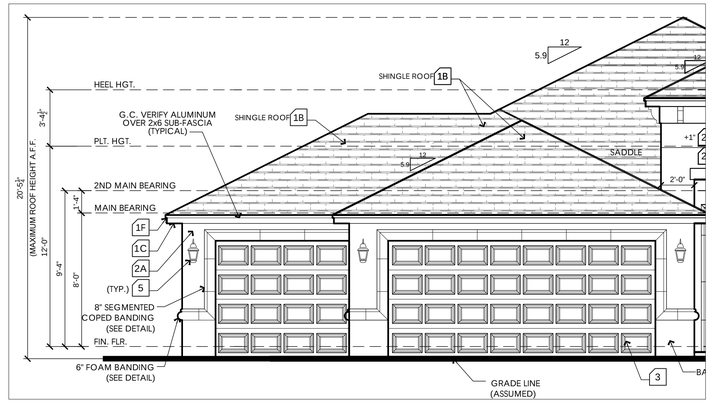
PARTIAL FRONT MEDITERRANEAN ELEVATION "C"

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



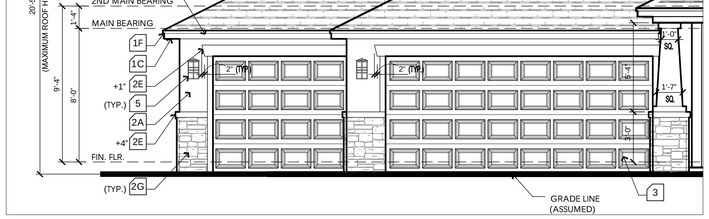
PARTIAL FRONT MEDITERRANEAN ELEVATION "B"

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



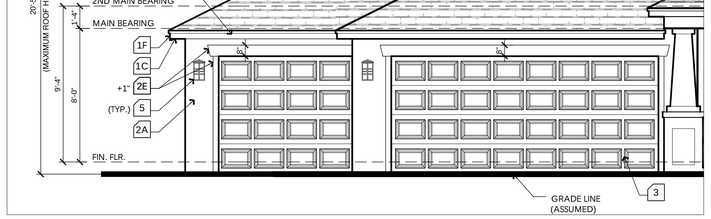
PARTIAL FRONT MEDITERRANEAN ELEVATION "A"

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



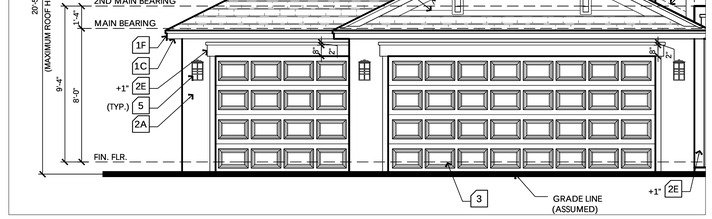
PARTIAL FRONT CRAFTSMAN ELEVATION "C"

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



PARTIAL FRONT CRAFTSMAN ELEVATION "B"

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



PARTIAL FRONT CRAFTSMAN ELEVATION "A"

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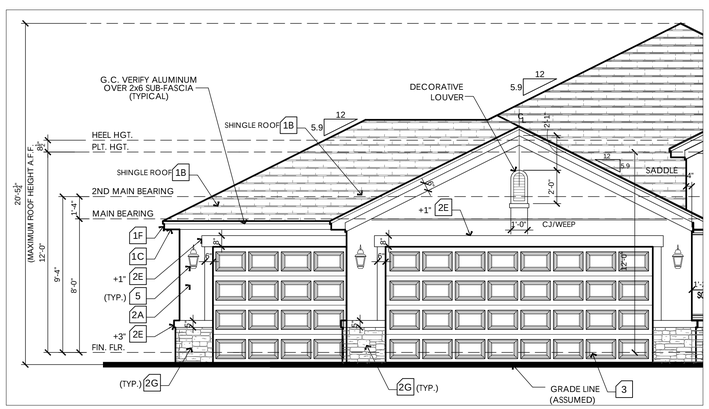
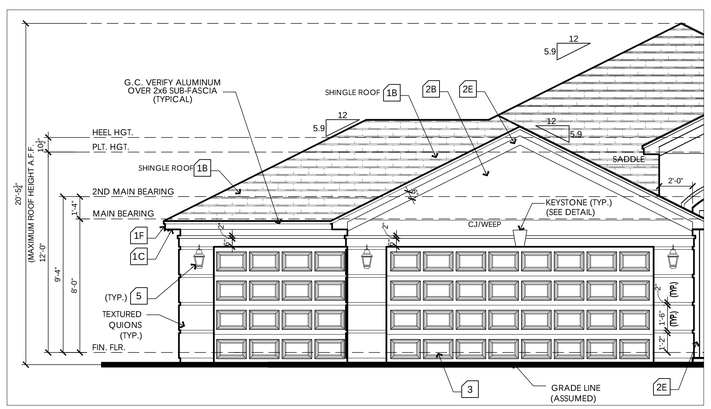


PARTIAL FRONT TRADITIONAL ELEVATION "C"

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



PARTIAL FRONT TRADITIONAL ELEVATION "B"

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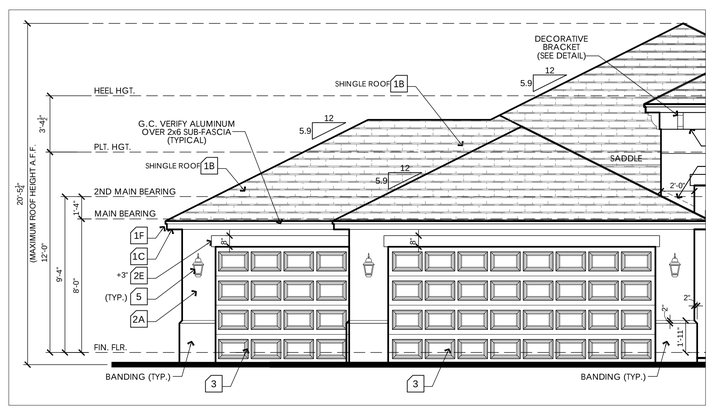

PARTIAL FRONT TRADITIONAL ELEVATION "A"

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

OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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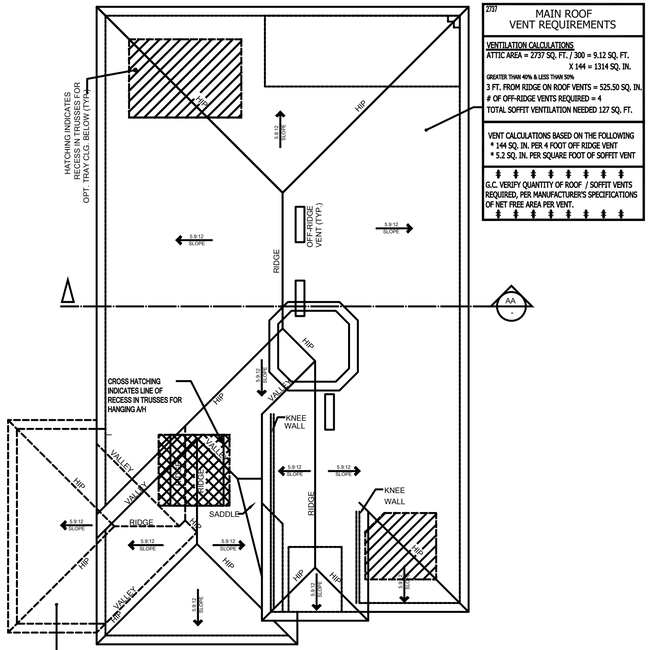


2737

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

3114

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

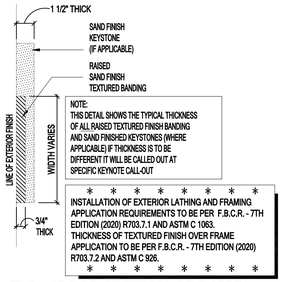
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

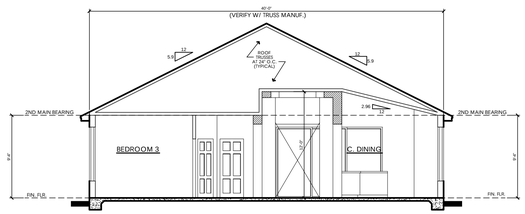
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

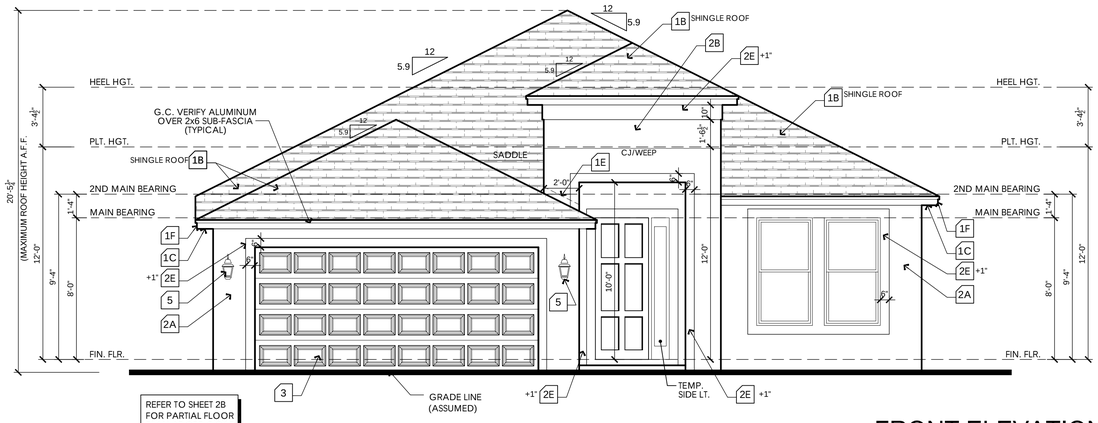


SECTION AA
SCALE: 1/8" = 1'-0"

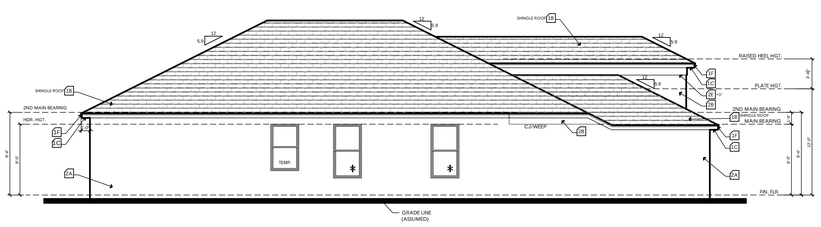
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

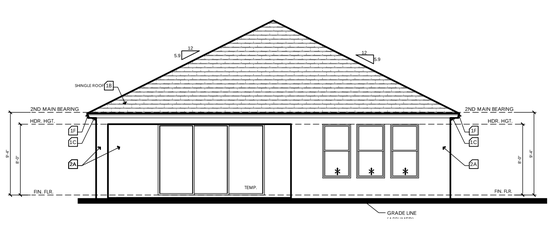
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



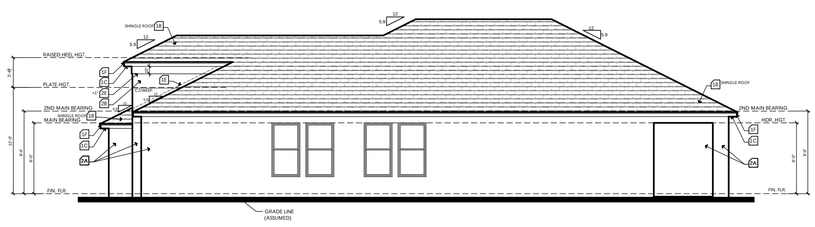
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION

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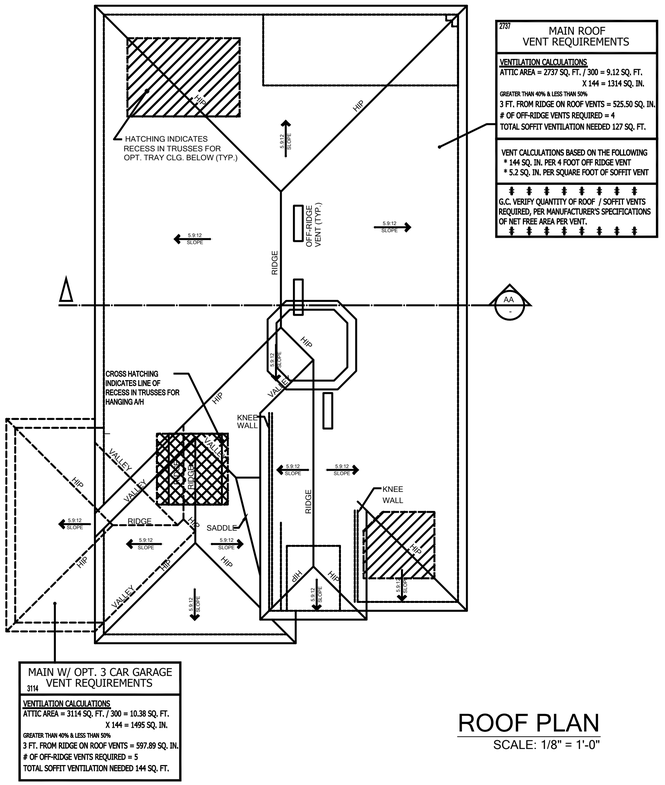
Sheet:
3SE



2737

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

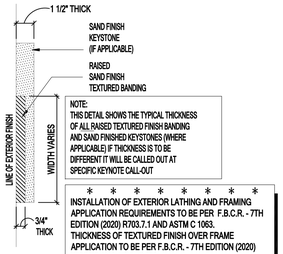
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

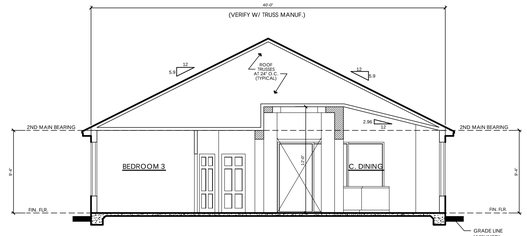
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

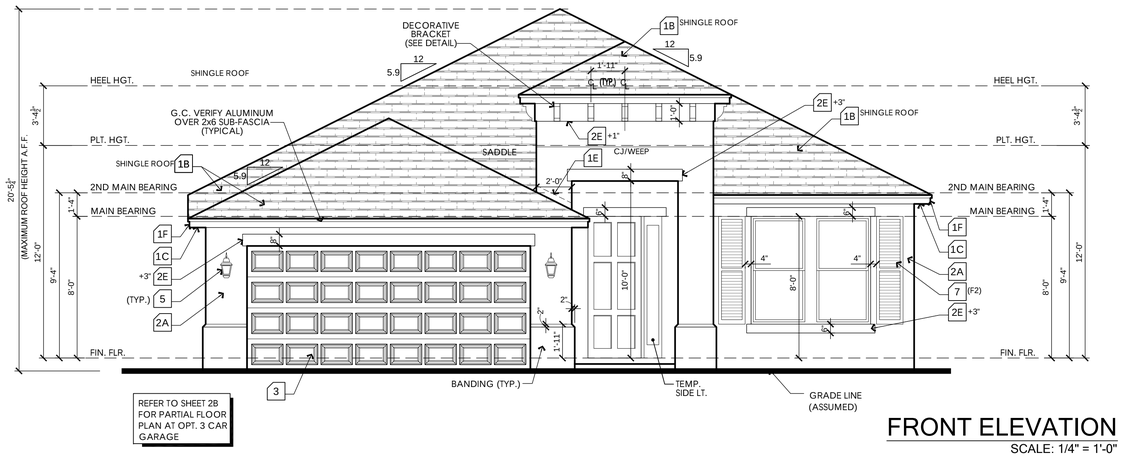
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

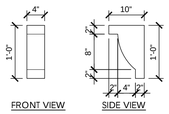


SECTION AA
SCALE: 1/8" = 1'-0"

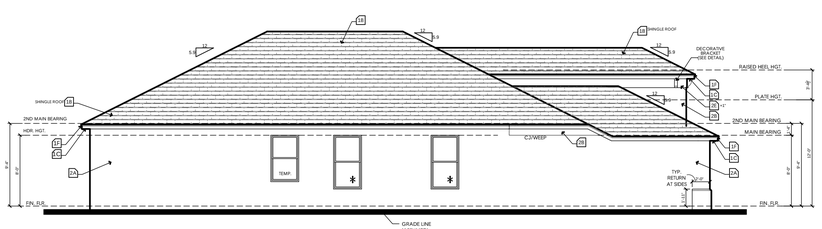


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

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



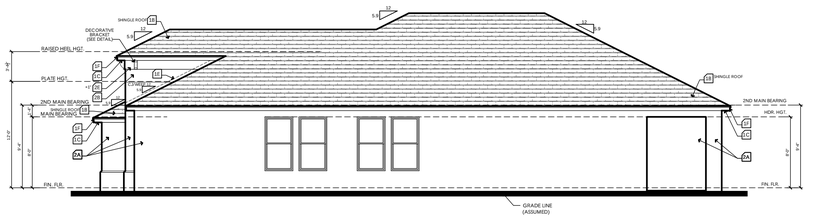
DECORATIVE STUCCO BRACKET DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
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   - L. Hardie Board Corner/Head/Sill Trim.
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3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Lot: Block:
Community: ####
Address: Street St.
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet: 3TRA1

WINDOW FALL PROTECTION

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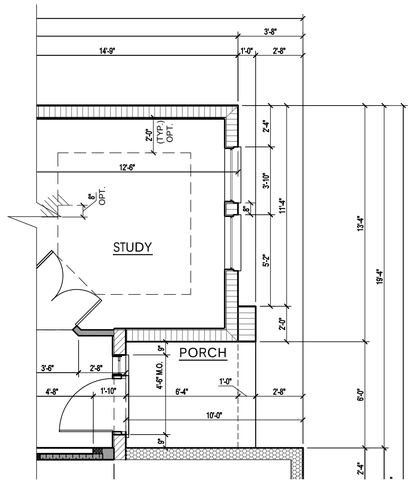
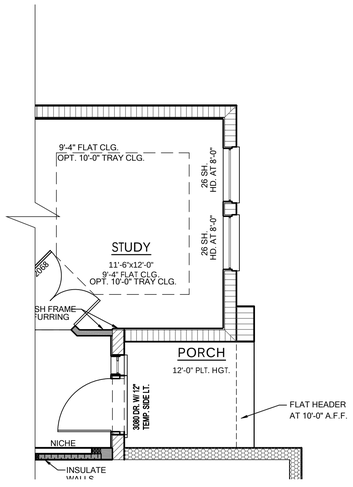


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
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- 2x Framing
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- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

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MASONRY WALLS	R 4.1
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LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "A"

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

Builder: taylor morrison

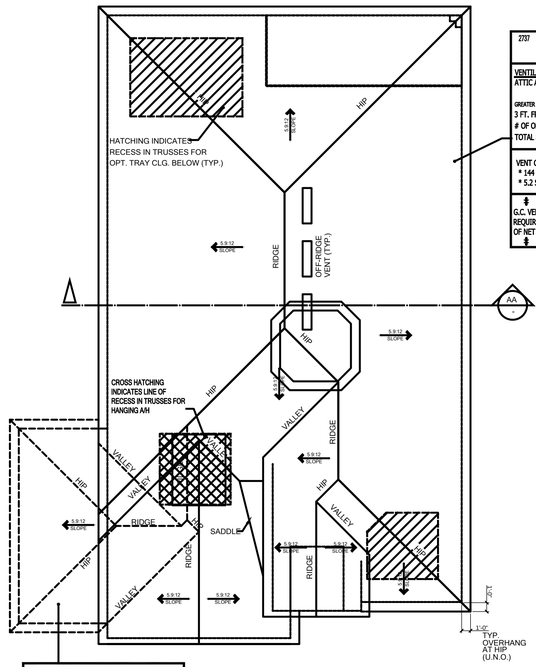
Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A



2737 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS

ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%

3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.

OF OFF-RIDGE VENTS REQUIRED = 4

TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

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G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

3114

VENTILATION CALCULATIONS

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GREATER THAN 40% & LESS THAN 50%

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OF OFF-RIDGE VENTS REQUIRED = 5

TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN

SCALE: 1/8" = 1'-0"

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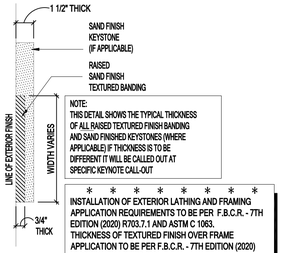
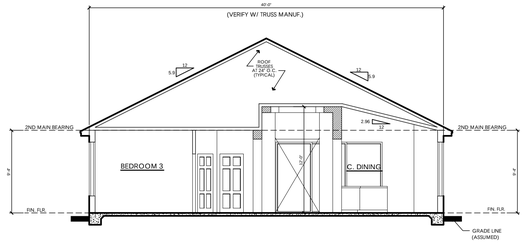


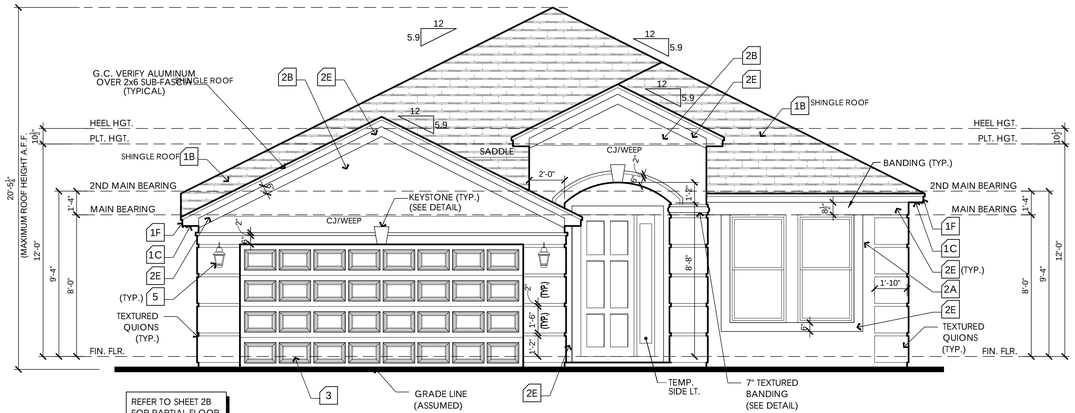
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



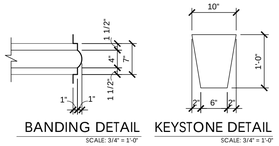
SECTION AA

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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



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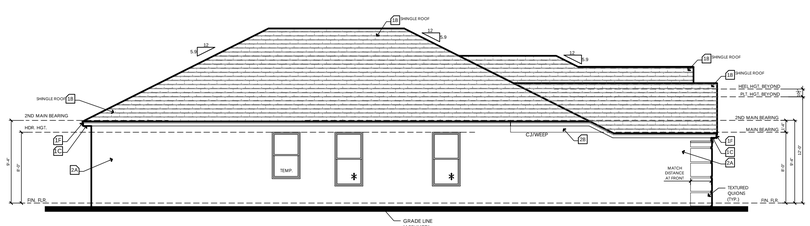
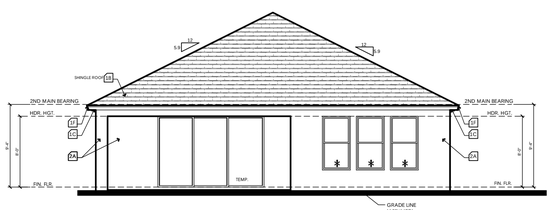


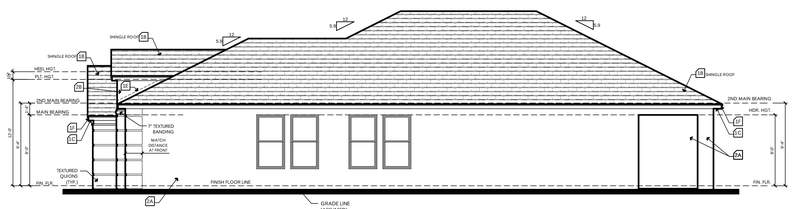
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet: 3TRB1

TRADITIONAL ELEVATION - B

WINDOW FALL PROTECTION

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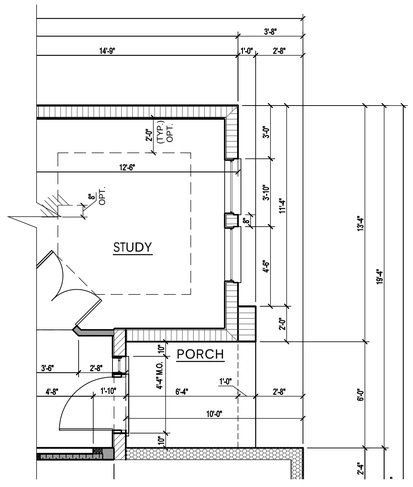
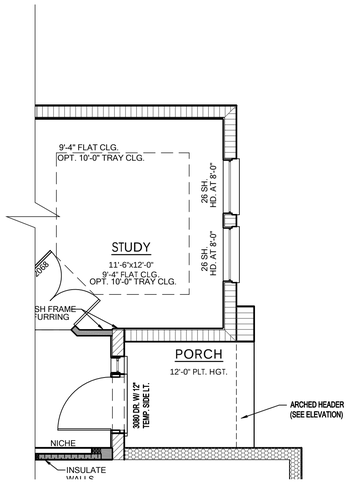


PARTIAL FLOOR PLAN DIMENSIONS

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



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PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "B"

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PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

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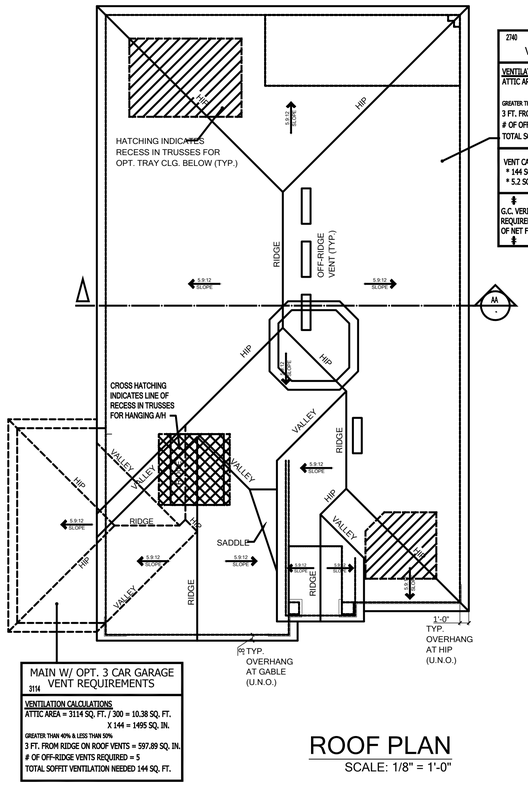
Community
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3TRB2



2740 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2740 SQ. FT. / 300 = 9.13 SQ. FT. X 144 = 1315 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 526.08 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

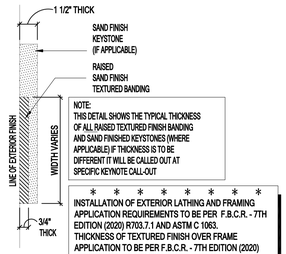
3114 MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

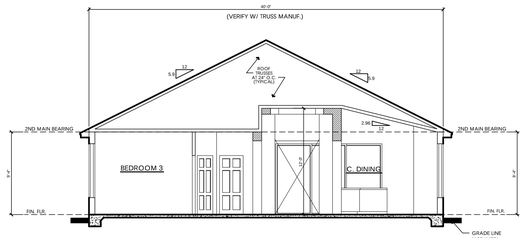
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

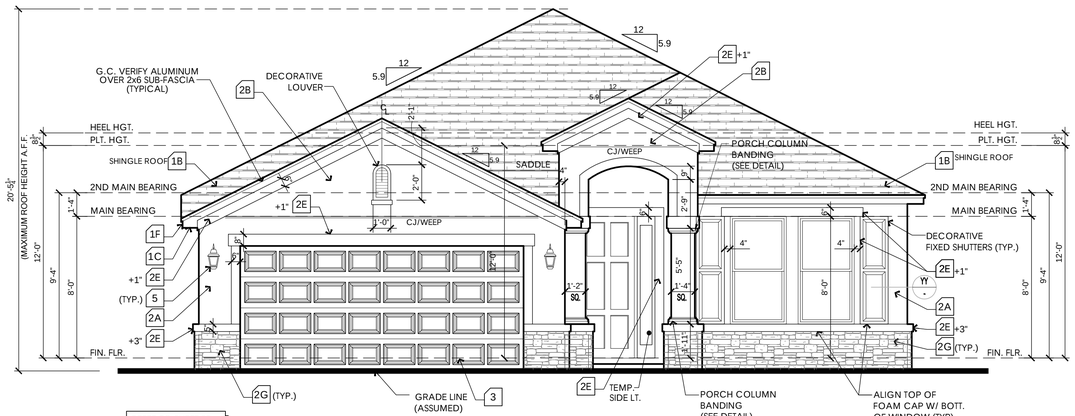


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

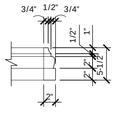
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

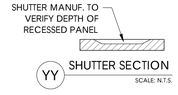


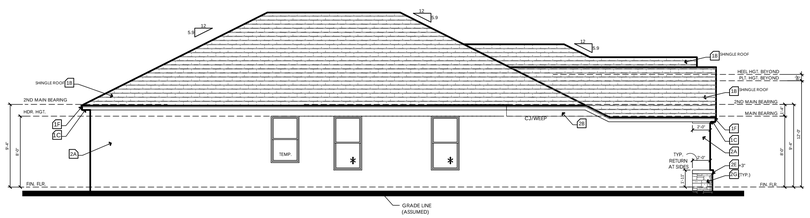
* G.C. VERIFY - FOAM CAP AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE *

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

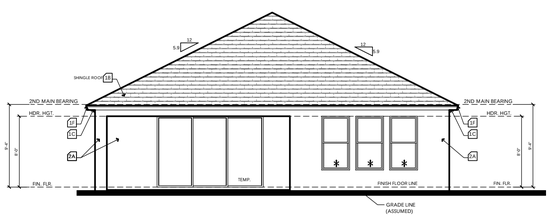


PORCH COLUMN BANDING DETAIL
SCALE: 1" = 1'-0"

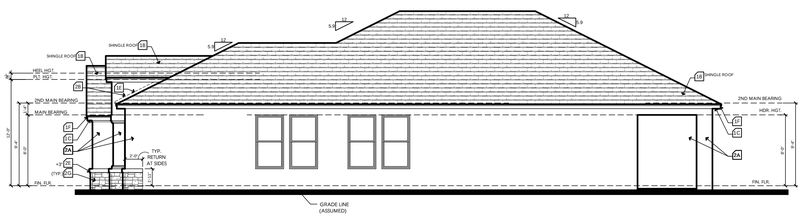




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

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255 Southhall Lane Suite 200
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(407) 896-2032

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block: ####
Lot: Street St.
Community: City, State Zip
Address: 01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3TRC1

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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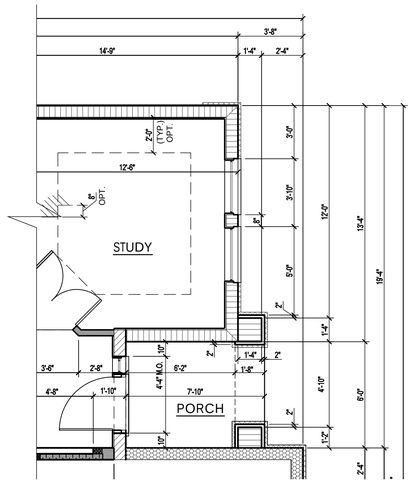
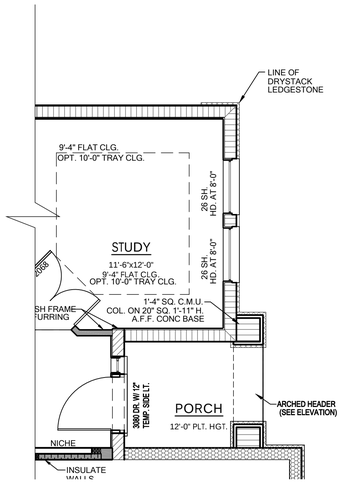


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - TRC

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	49	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2740	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "C"

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

Builder: taylor morrison

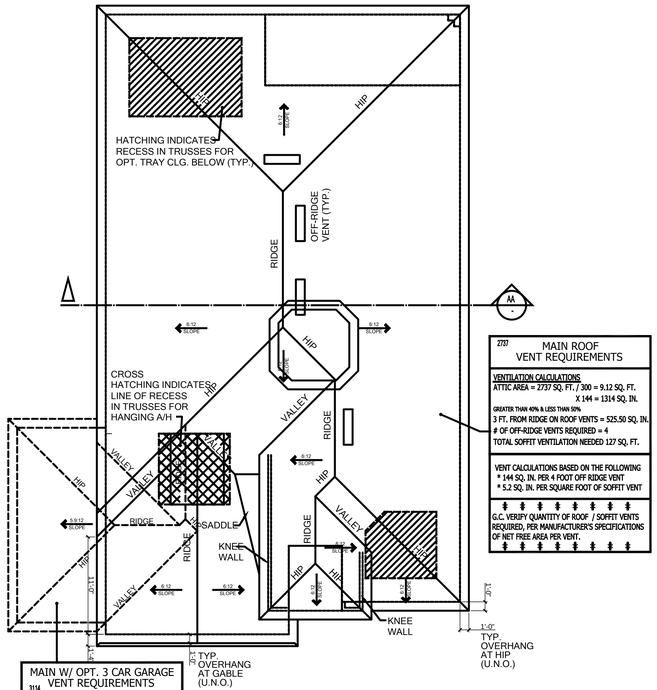
Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3TRC2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C



2737	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 4	
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.	
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT	
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.	

3114	MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 5	
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.	

ROOF PLAN
SCALE: 1/8" = 1'-0"

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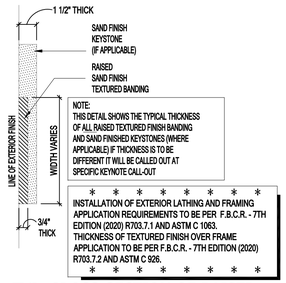

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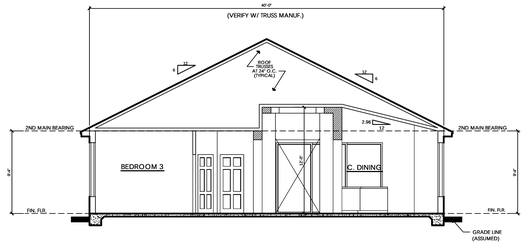
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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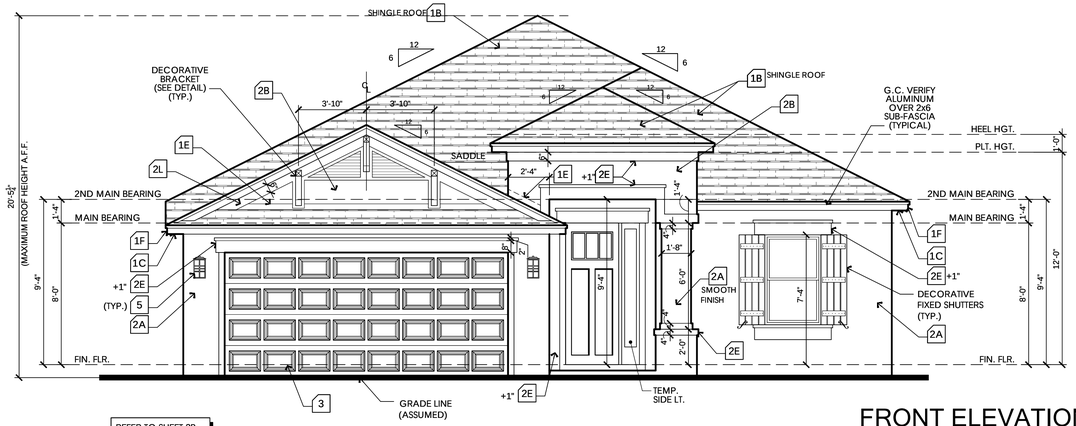
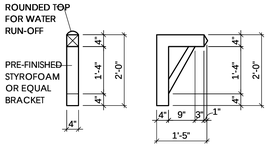
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

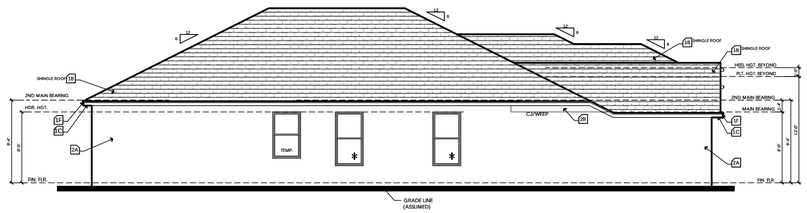


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

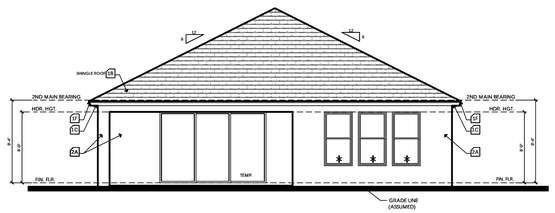
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
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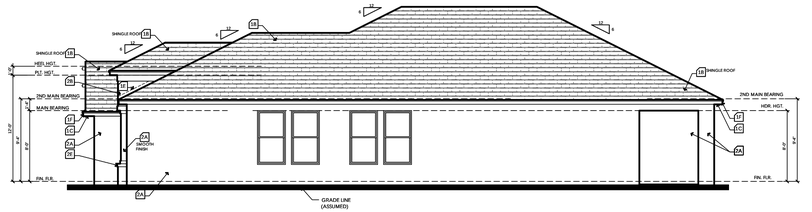

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - A

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goKeesee.com
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Builder: taylor morrison

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Lot: Street St.
Community: City, State Zip
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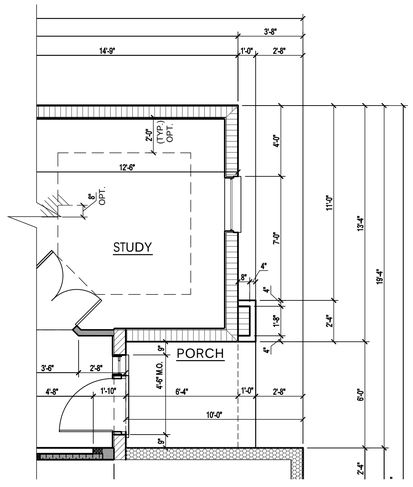
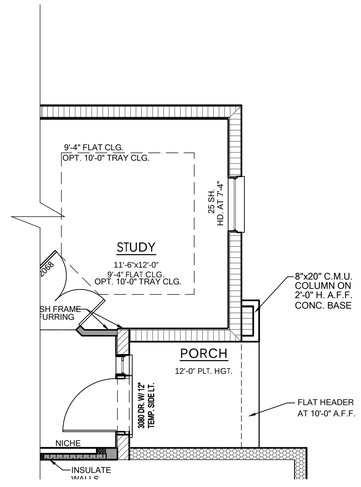


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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WALL TYPES LEGEND

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- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRA

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "A"

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

Builder: taylor morrison

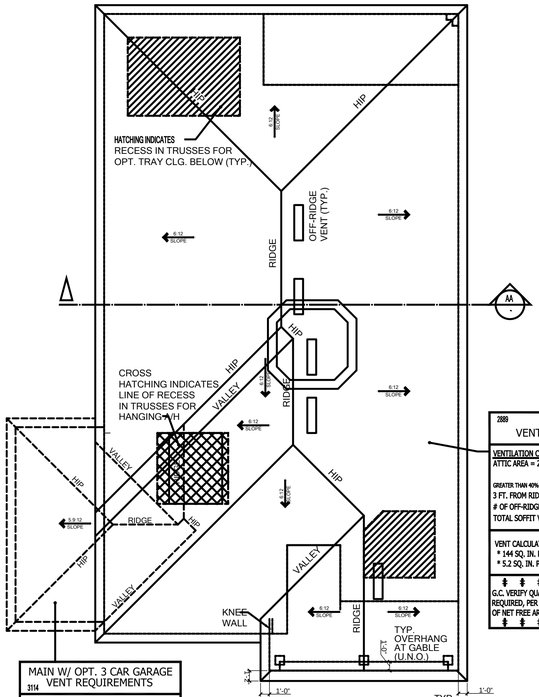
Job Information:

Saint Thomas
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRA2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A



ROOF PLAN

SCALE: 1/8" = 1'-0"

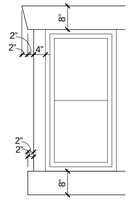
2889 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 2889 SQ. FT. / 300 = 9.63 SQ. FT. X 144 = 1387 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 554.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 134 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE 3114 VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

WINDOW FALL PROTECTION

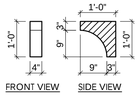
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



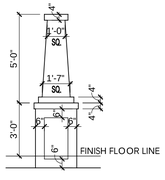
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



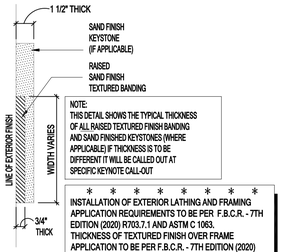
SMALL DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"



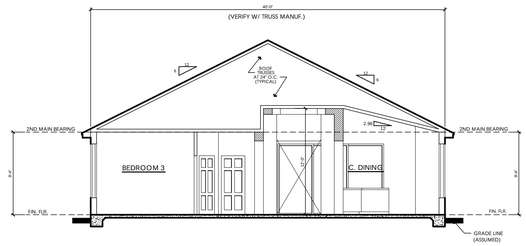
TYP. COLUMN DETAIL

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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



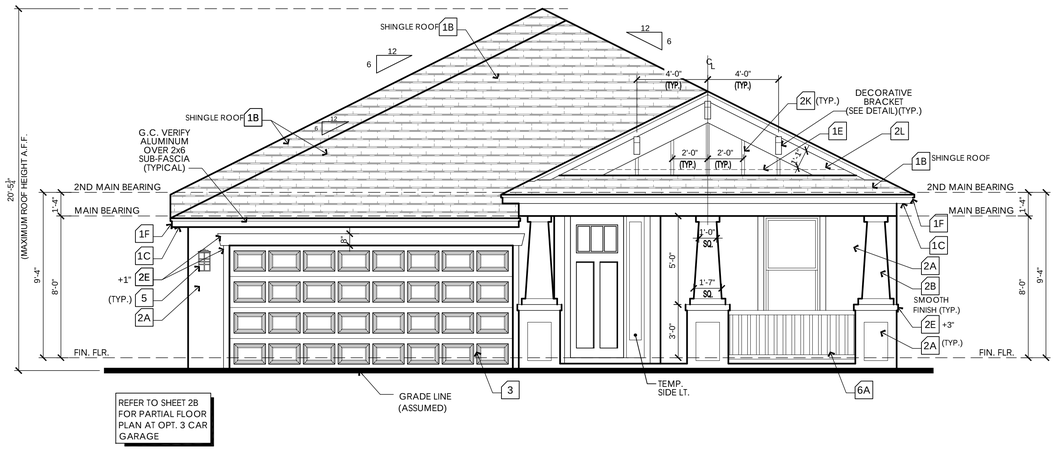
SECTION AA

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

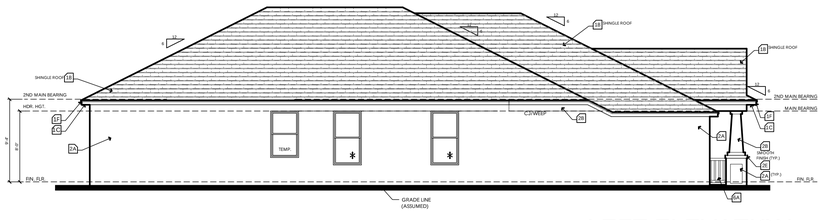
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

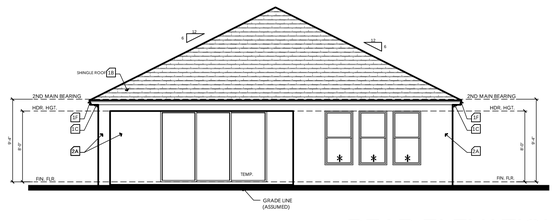
FRONT ELEVATION

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



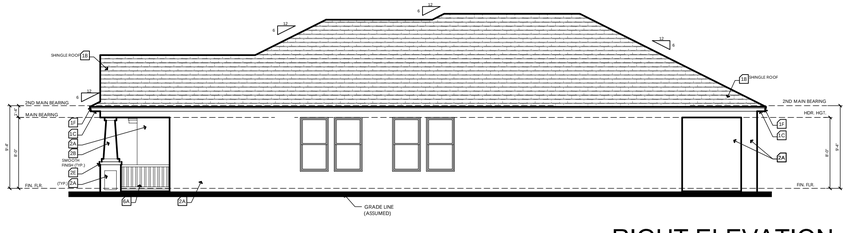
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2533

Builder: taylor morrison

Job Information:

Saint Thomas

Community Name

Lot: Block: ####

Community: Street St.

Address: City, State Zip

Plot Date: 01 / 12 / 2023

Reference No.

21-13500

Sheet: 3CRB1

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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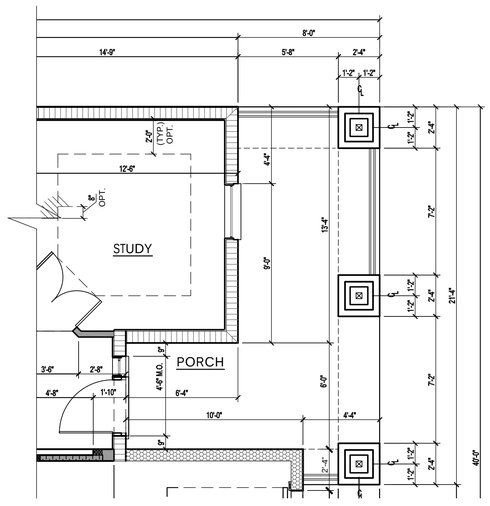
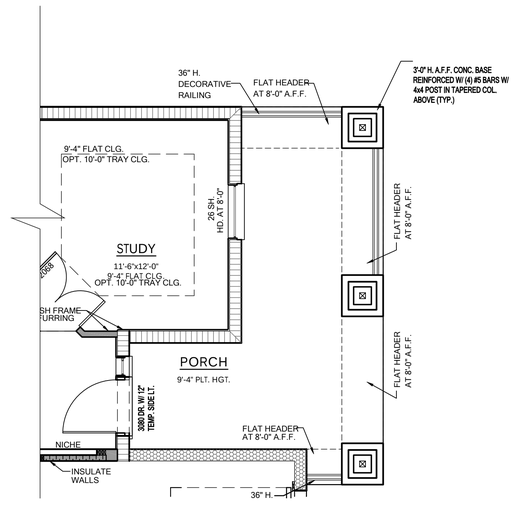
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t:(407)660-0333



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	201	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2892	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "B"

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

Builder: taylor morrison

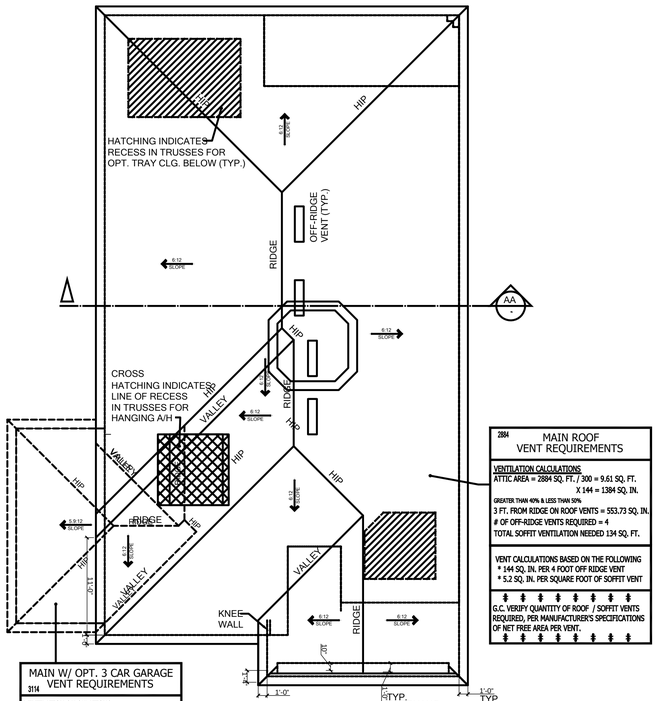
Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRB2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B



MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114
VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

MAIN ROOF VENT REQUIREMENTS
2884
VENTILATION CALCULATIONS
ATTIC AREA = 2884 SQ. FT. / 300 = 9.61 SQ. FT. X 144 = 1384 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 553.73 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 134 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

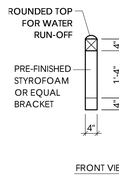
ROOF PLAN

SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

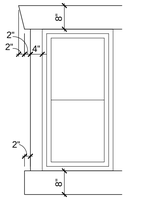
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



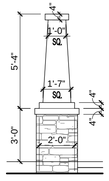
DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"



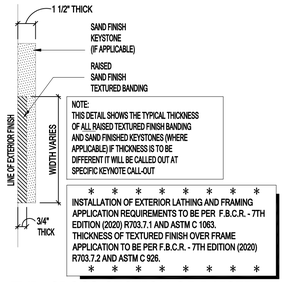
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



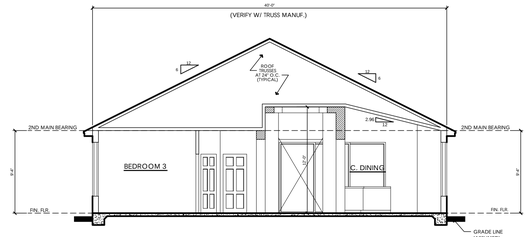
TYP. COLUMN DETAIL

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



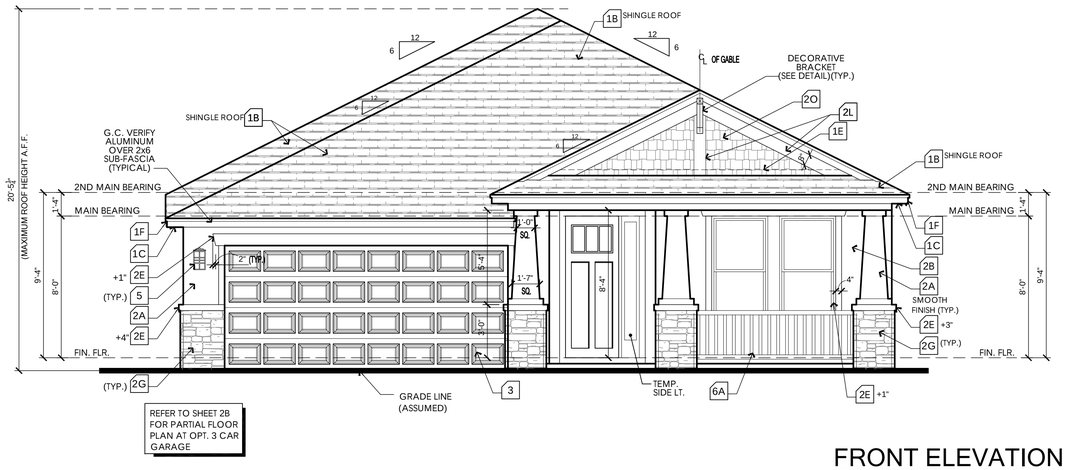
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE:3" = 1'-0"



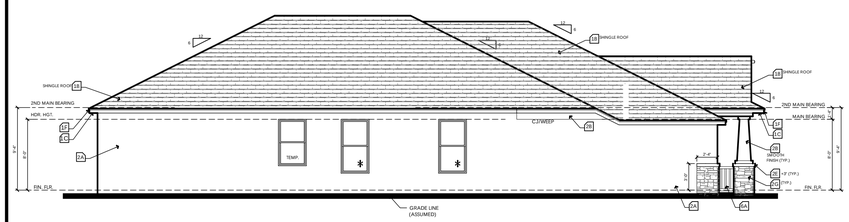
SECTION AA

SCALE: 1/8" = 1'-0"



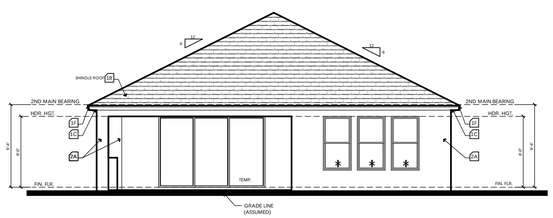
FRONT ELEVATION

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



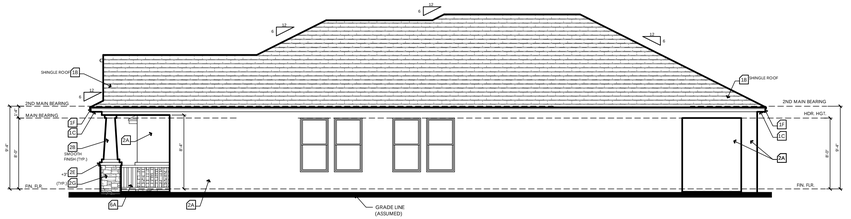
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
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   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
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   - G. Indicates simulated stone veneer.
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   - I. Indicates simulated brick veneer.
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 645-5333

Builder:

taylor morrison

Job Information:

Saint Thomas

Community Name

Block:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.

21-13500

Sheet:
3CRC1

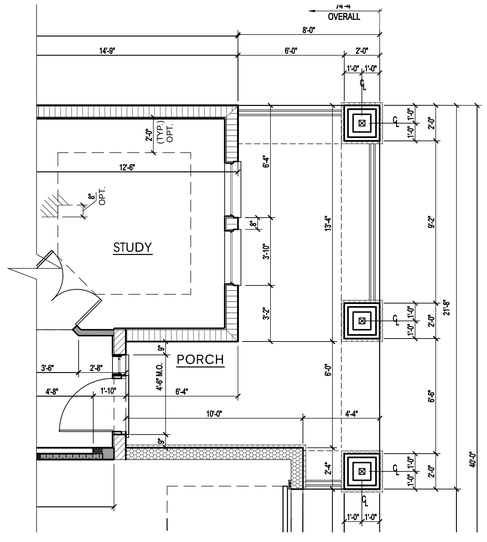
CRAFTSMAN ELEVATION - C

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

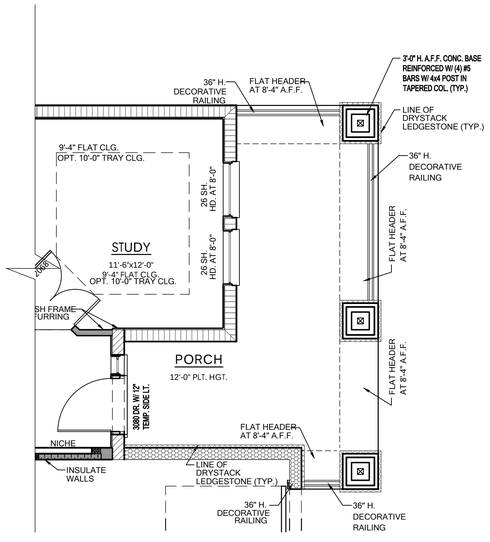
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
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- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRC

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	203	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2894	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "C"

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

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Builder: taylor morrison

Job Information:

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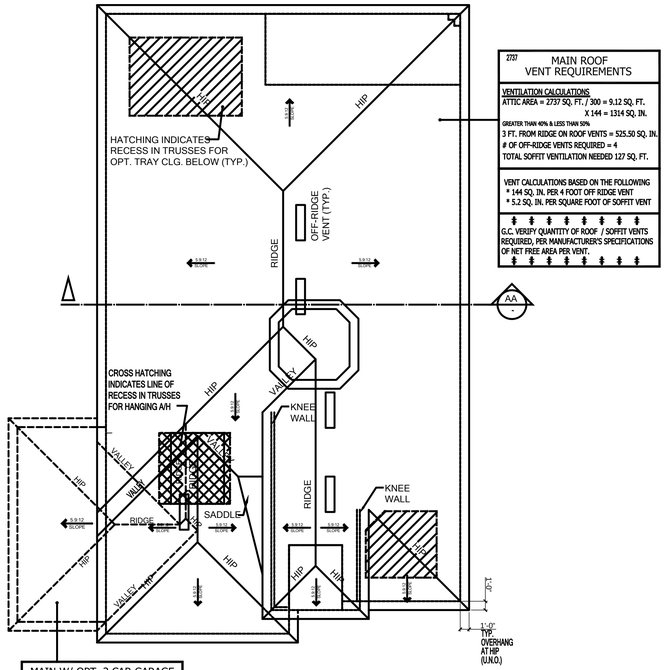
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRC2



2737 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE 3114 VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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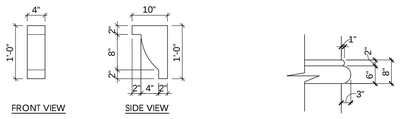
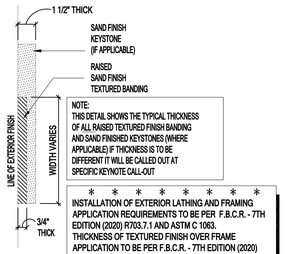


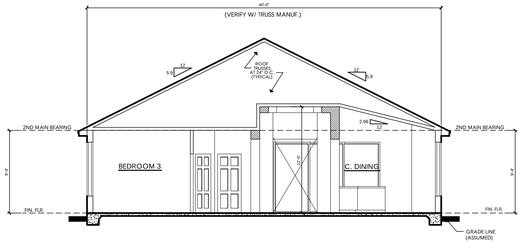
FRONT VIEW — SIDE VIEW

DECORATIVE STUCCO BRACKET DETAIL
SCALE: 3/4" = 1'-0"

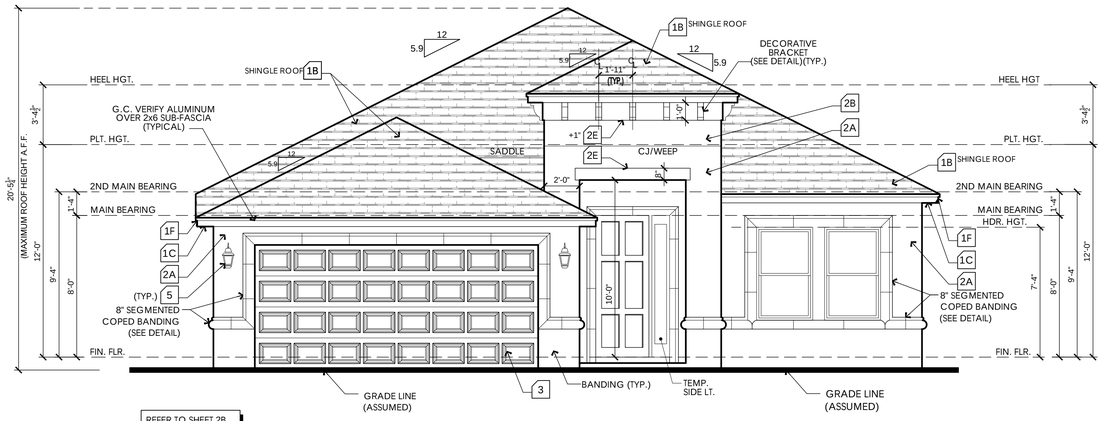
8" SEGMENTED COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
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2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
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   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
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   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
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3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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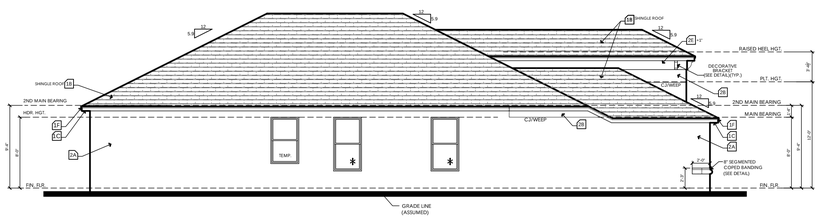
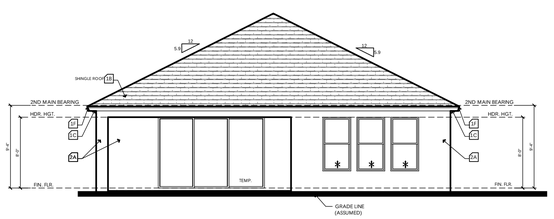
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

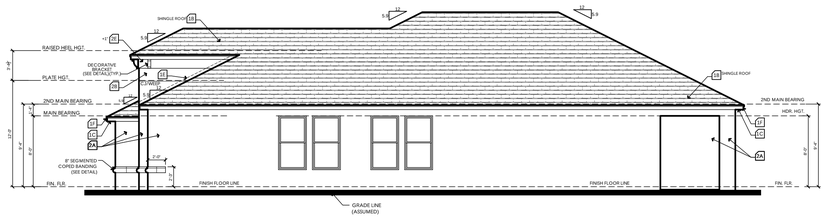
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Lot: Block: #### Street St.
Community: City, State Zip
Address: Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet
3MA1

MEDITERRANEAN ELEVATION - A

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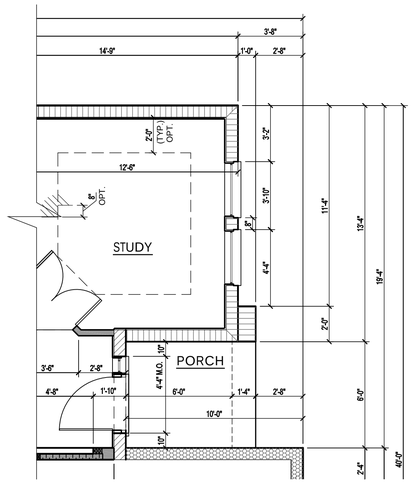
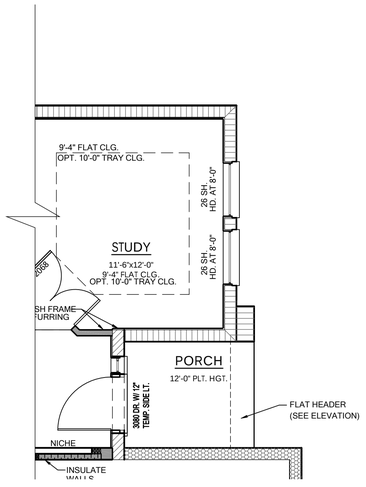


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
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PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "A"

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A

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Block:
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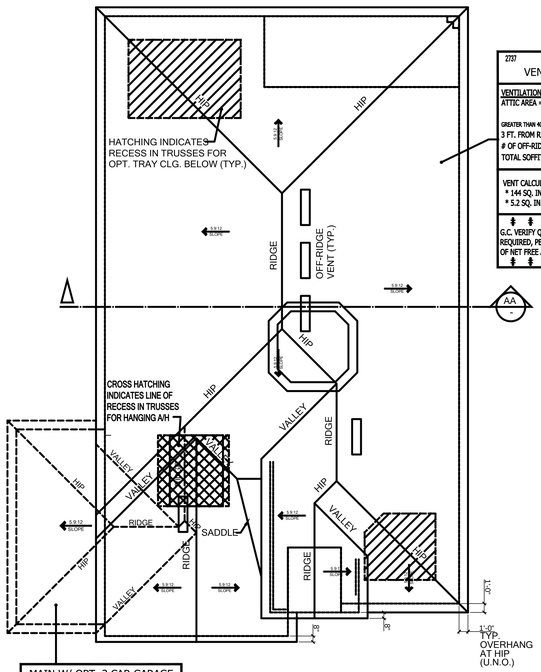
Reference No.

21-13500

Sheet:

3MA2



2737
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT.
X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
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G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

3114
MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

VENTILATION CALCULATIONS
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GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
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ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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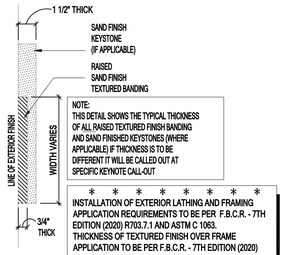

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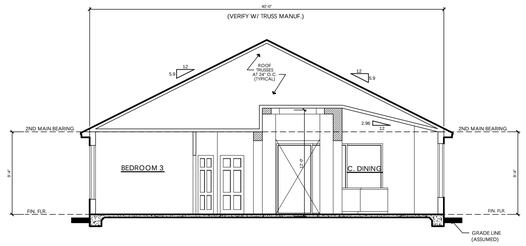
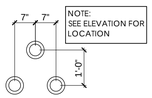
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



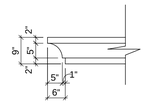
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



SEGMENTED CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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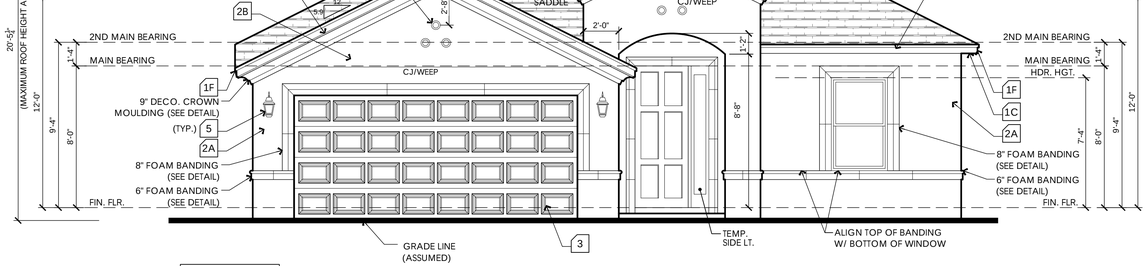
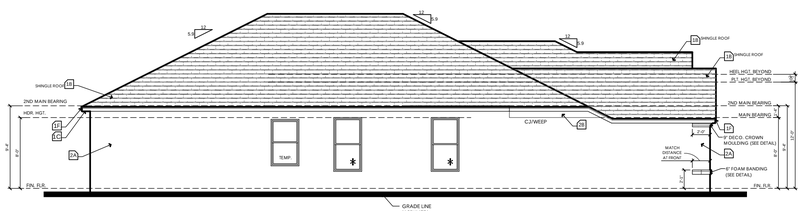
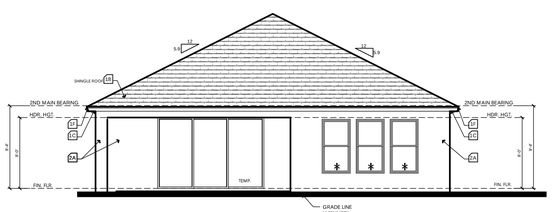


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

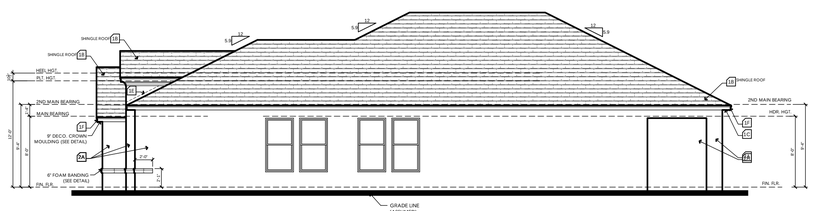
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3MB1

MEDITERRANEAN ELEVATION - B

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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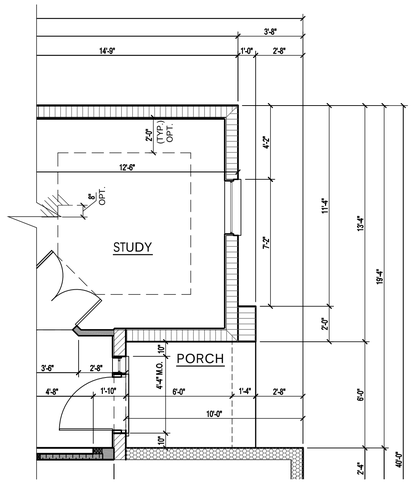
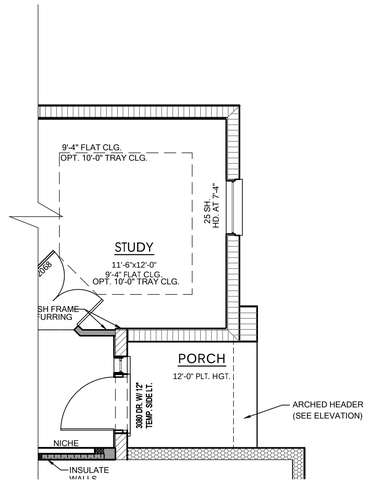


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - MEB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "B"

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B

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Builder:

taylor morrison

Job Information:

Saint Thomas

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Lot: Block:
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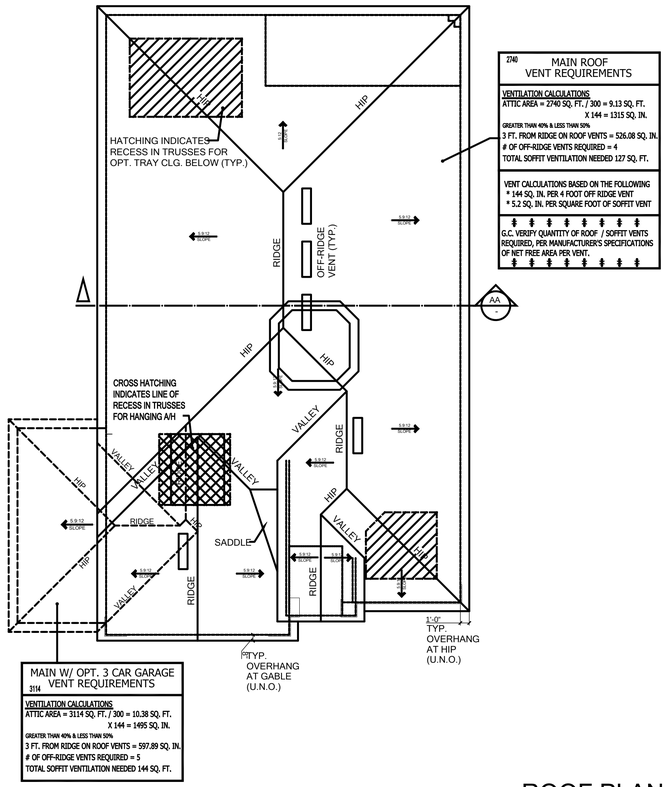
3MB2



2740 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2740 SQ. FT. / 300 = 9.13 SQ. FT. X 144 = 1315 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 526.08 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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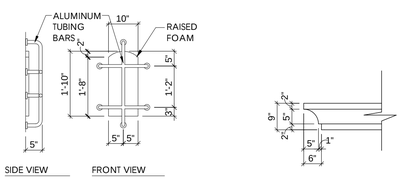
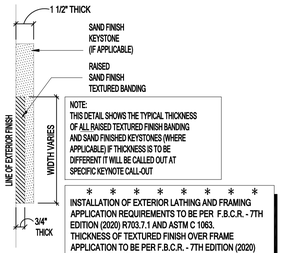
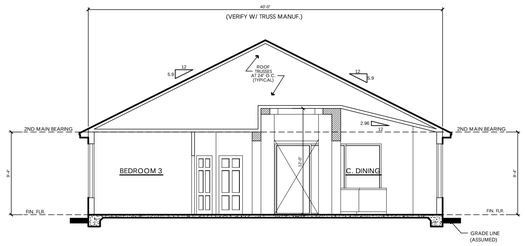


DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"

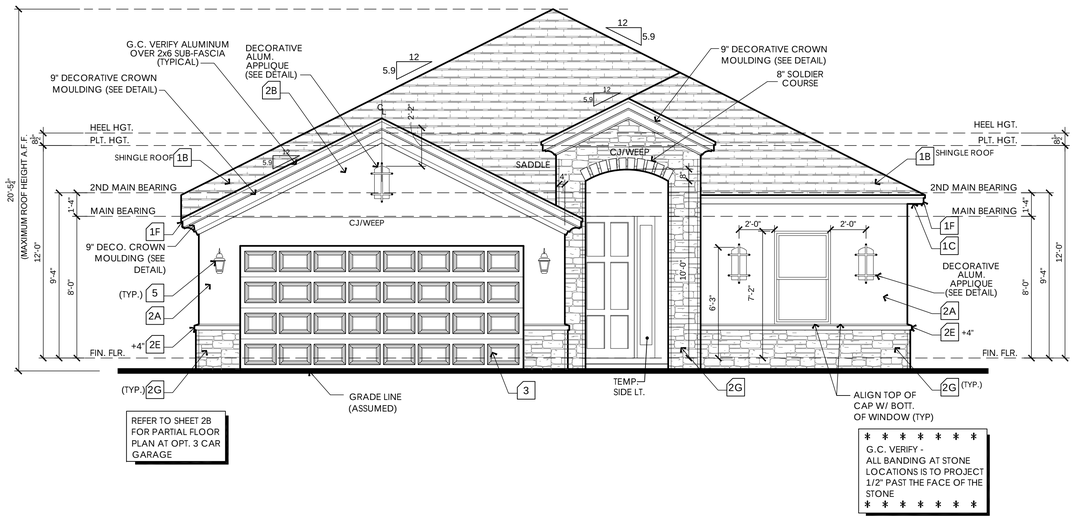
9" CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

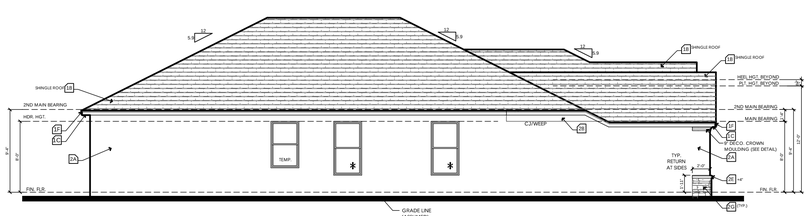
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

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

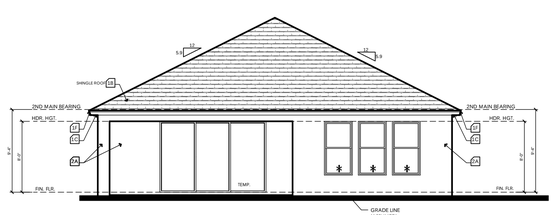
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

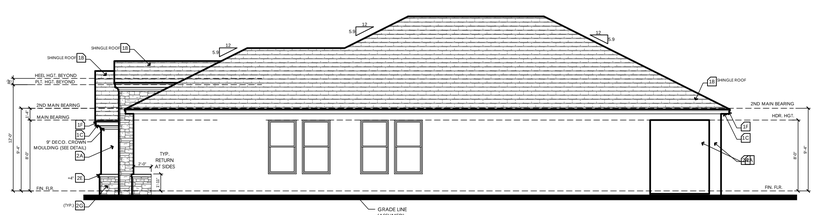
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

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Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Lot:
Block:
Community:
Street St.
Address:
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3MC1

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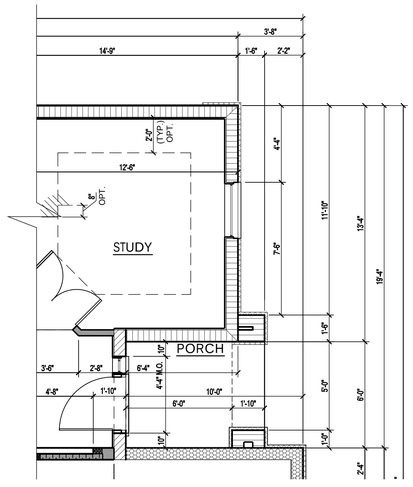
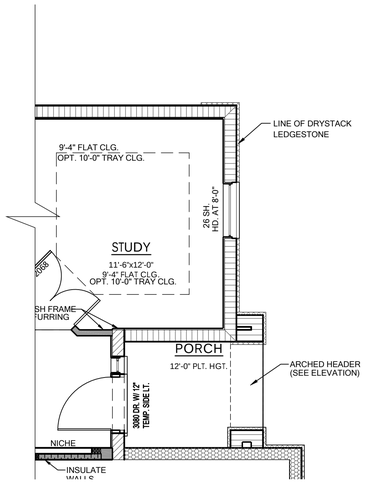


PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - MEC

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	49	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2740	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "C"

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

Builder: taylor morrison

Job Information:

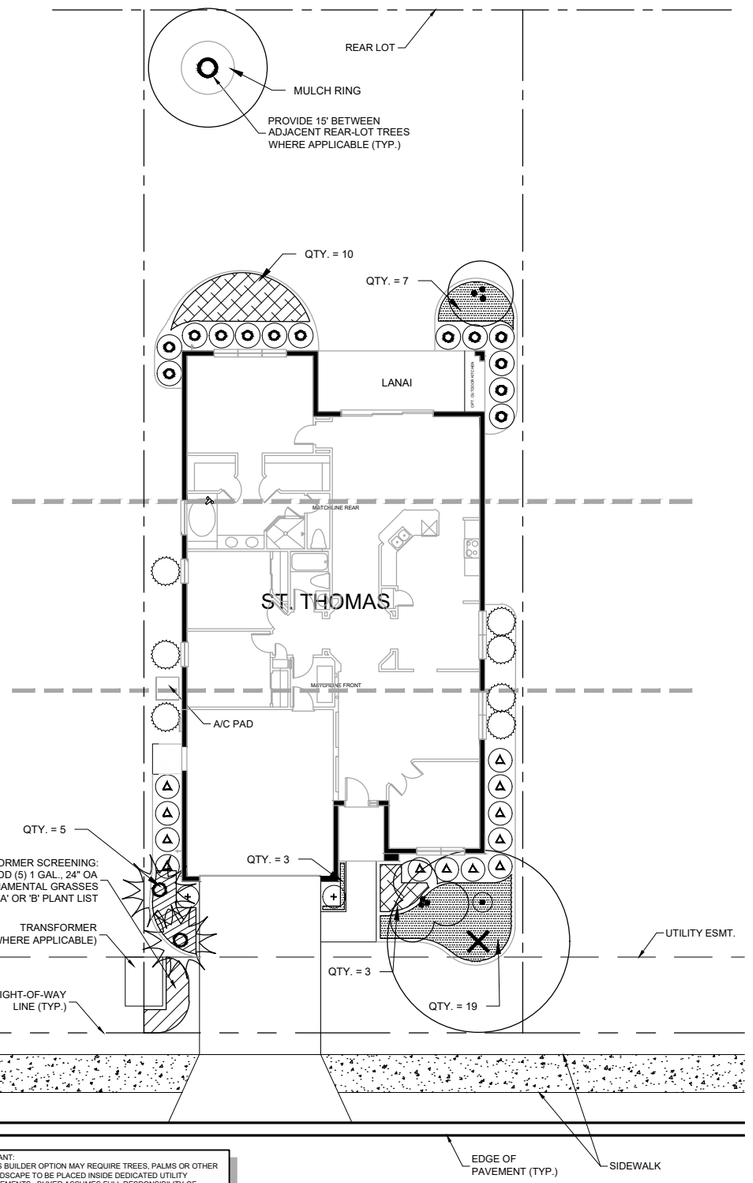
Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 8' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

ST. THOMAS LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

ST. THOMAS 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	13
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

ST. THOMAS 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	13
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7799
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME:St Thomas Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch)\ Canyons Unit Landscape Plans\Drawings\Exhibits\511-25-01 Unit LA Plans\Current Plans\St Thomas Master Landscape.dwg
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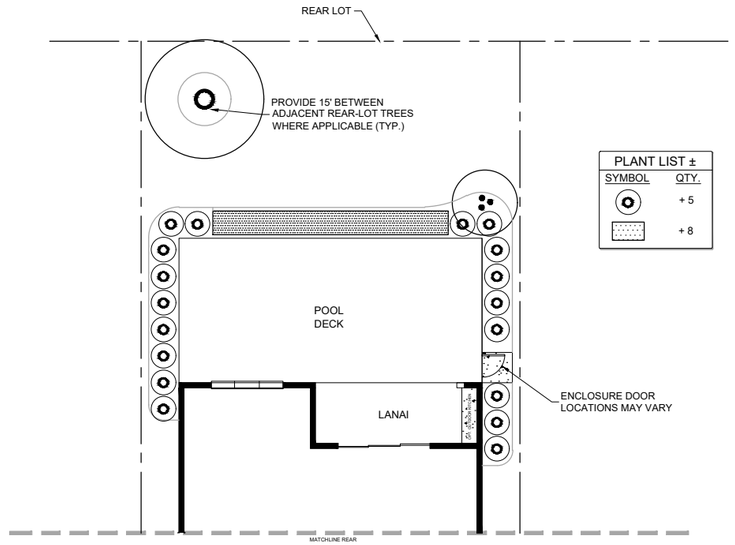
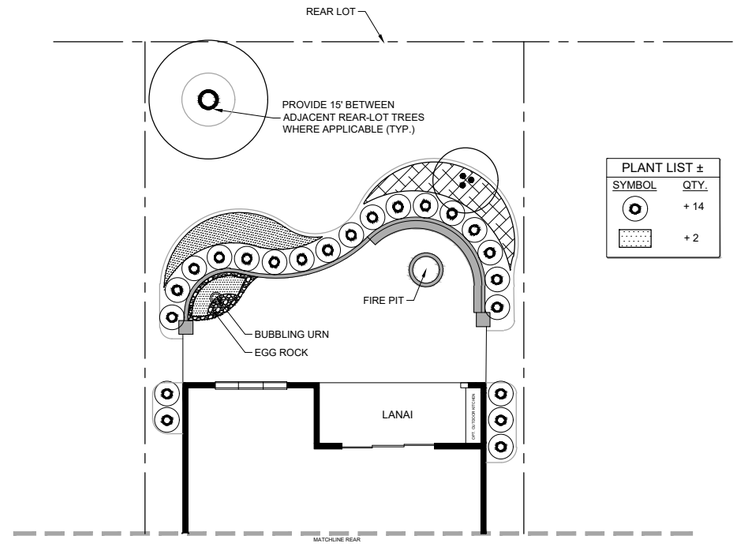
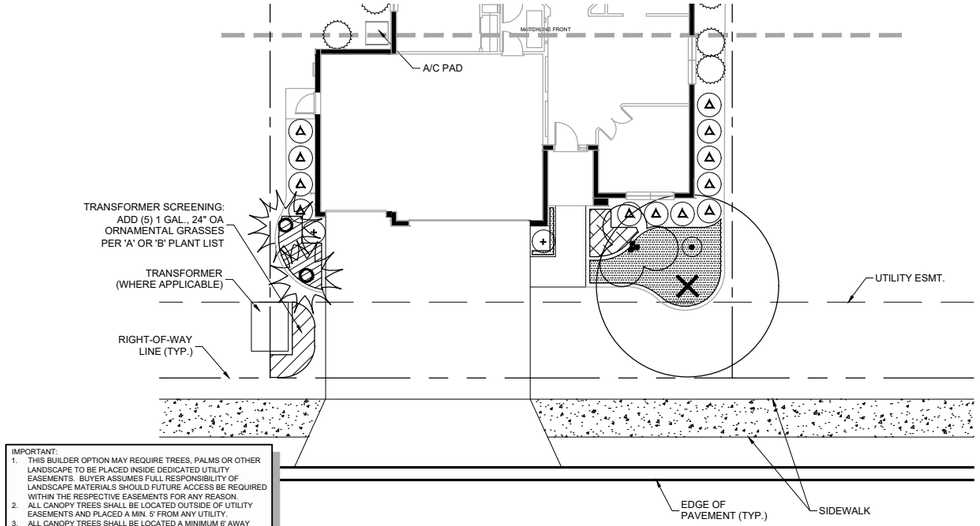


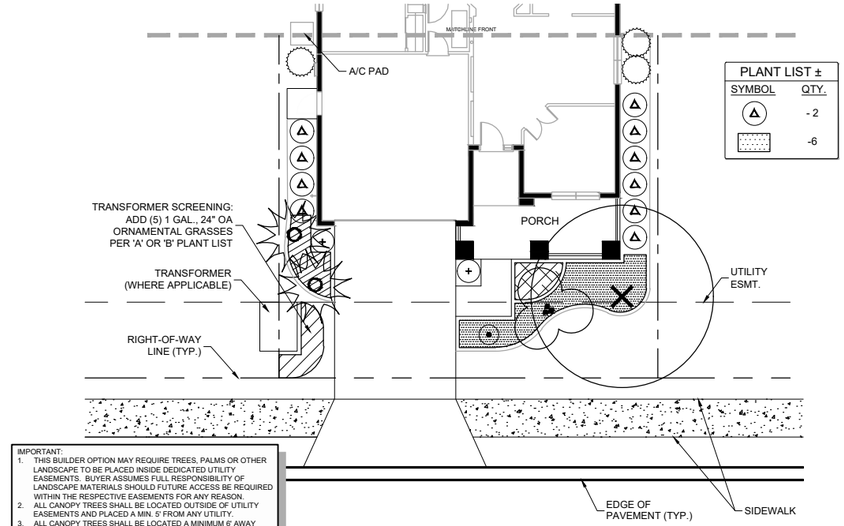
C OPTION ~ POOL
SCALE: 1"=20'



D OPTION ~ FIRE PIT
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ ELEVATIONS 'CR-A & CR-C'
SCALE: 1"=20'

All information (including, but not limited to site plans, features, and specifications) is not guaranteed and remains subject to change or delay without notice. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimer.
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THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME:St Thomas Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch)\ Canyons Unit Landscape Plans\Drawing's+Exhibits\511-25-01 Unit LA Plans\Current Plans\St Thomas Master Landscape.dwg
2/26/2019 11:03:17 AM

SAINT CROIX GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS										
ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
TOTAL UNDER ROOF S.F.	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921
GARAGE S.F.	660	660	660	660	660	660	660	660	660	660
LANAI S.F.	232	232	232	232	232	232	232	232	232	232
PORCH S.F.	63	63	63	63	49	54	49	63	63	63
TOTAL UNDER ROOF S.F.	3876	3876	3876	3876	3862	3867	3862	3876	3876	3876
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
1	SLAB AND PLUMBING PLAN
2A	FLOOR PLAN NOTES
2B	FLOOR PLAN DIMENSIONS
2C	PLAN OPTIONS NOTES
2D	PLAN OPTION DIMENSIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4A	ELECTRICAL PLAN
4B	ELECTRICAL PLAN OPTIONS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PARTIAL PLANS
SP4.0	TRUSS STRAPPING INCLUDED "A"
SP4.1	TRUSS STRAPPING TRADITIONAL "A"
SP4.2	TRUSS STRAPPING TRADITIONAL "B"
SP4.3	TRUSS STRAPPING TRADITIONAL "C"
SP4.4	TRUSS STRAPPING CRAFTSMAN "A"
SP4.5	TRUSS STRAPPING CRAFTSMAN "B"
SP4.6	TRUSS STRAPPING CRAFTSMAN "C"
SP4.7	TRUSS STRAPPING MEDITERRANEAN "A"
SP4.8	TRUSS STRAPPING MEDITERRANEAN "B"
SP4.9	TRUSS STRAPPING MEDITERRANEAN "C"
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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Maitland, FL 32751
o.(407) 960 2535

I HEREBY CERTIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS AND THEY ARE IN COMPLIANCE WITH DIRECTIVES SET BY THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE PRESCRIPTIVE PATH WAS USED IN THE PREPARATION OF THESE PLANS. I HAVE READ AND UNDERSTAND THE PRESCRIPTIVE PATH MANUAL CONCEPT TO DESIGN AND ATTEST THAT THE PLANS ARE IN COMPLIANCE WITH THE MANUAL. I RESERVE THE RIGHT TO MAKE ANY CHANGES AFTER THESE PLANS ARE SUBMITTED TO THE DIVISION.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. 33563
PLANT CITY, FLORIDA
1.877.4VORTEX (486-7839)

SEALED FOR STRUCTURE ONLY
CERTIFICATE OF AUTHORIZATION #32535

ANTHONY J. MESSINA, P.E. - FL. Reg #83217
ASHED A. AVEDIKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community Address: City, State Zip

Garage: LH

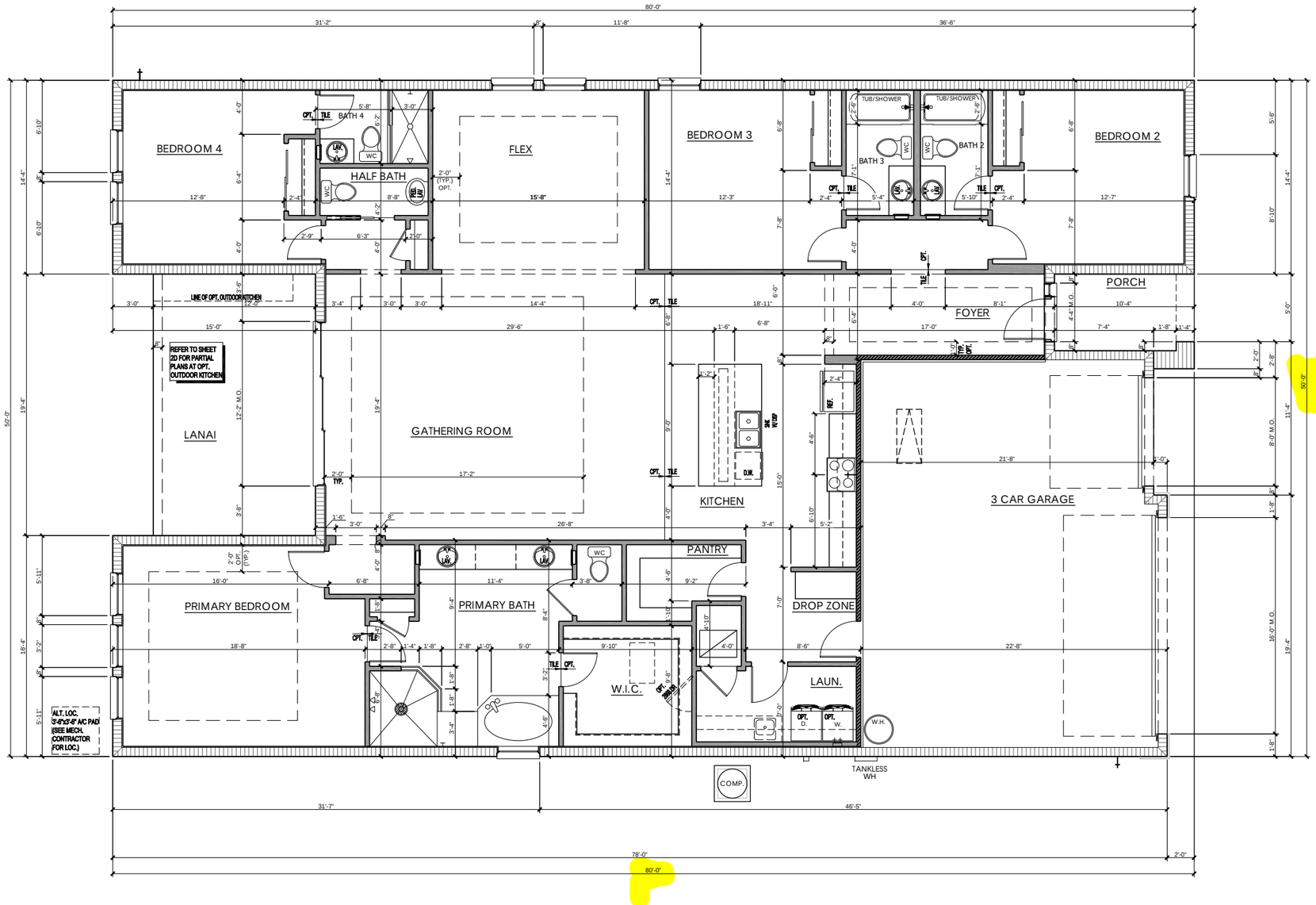
Plot Date: 08 / 15 / 2023

Reference No.

21-15374

Sheet:

COV



WALL TYPES LEGEND

Masonry

- Per Elev. T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder: taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

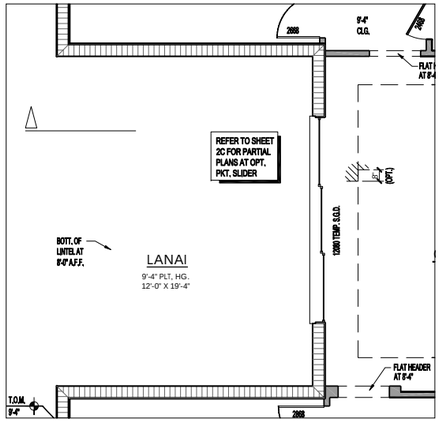
Garage: LH

Rel/Date: 08 / 15 / 2023

Reference No.

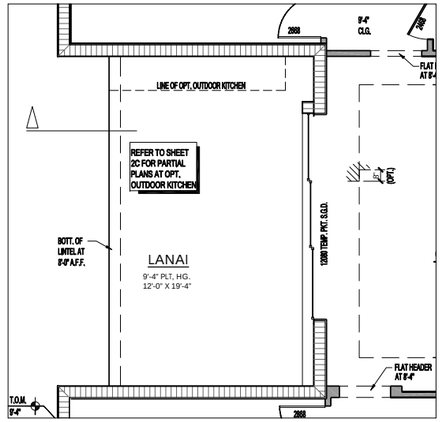
21-15374

Sheet: 2B



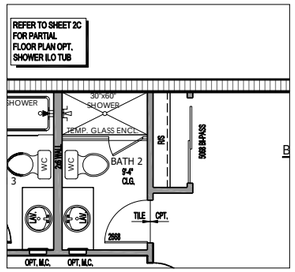
OPT. OUTDOOR KITCHEN W/ HOOD

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



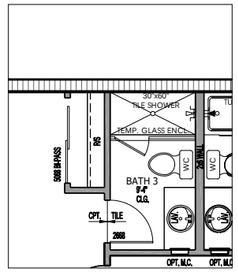
OPT. POCKET SLIDER

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



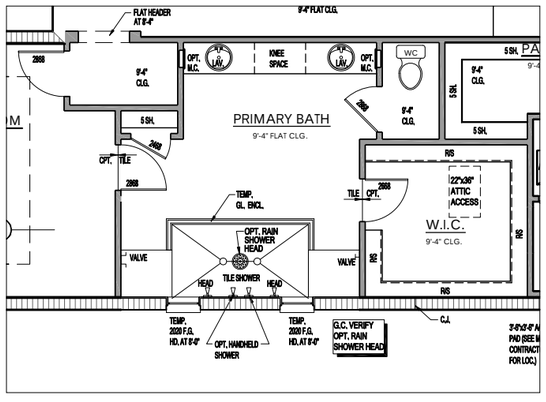
OPT. SHOWER AT BATH 2

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



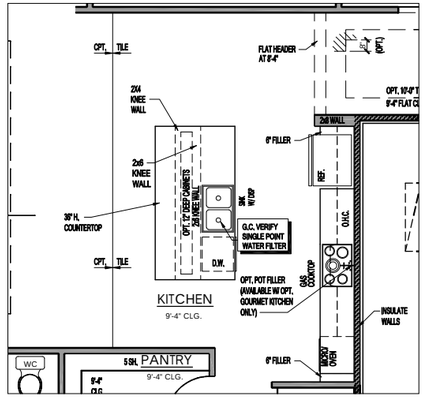
OPT. SHOWER AT BATH 3

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



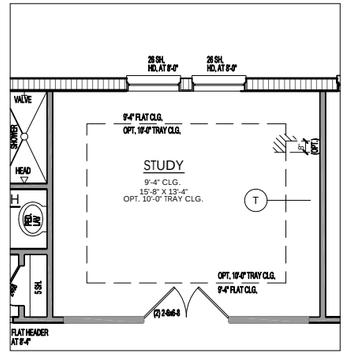
OPT. DELUXE PRIMARY BATH

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



OPT. GOURMET KITCHEN

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



OPTIONAL STUDY

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

WALL TYPES LEGEND

Masonry

- Per Elev. T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PLAN OPTIONS - NOTES

SCALE: 1/4" = 1'

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keeseeassociates.com
226 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder: taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: Community: Garage: LH

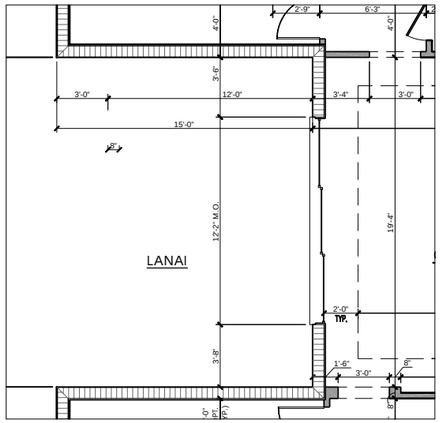
Address: #### Street St. City, State Zip

Plot Date: 08 / 15 / 2023

Reference No.

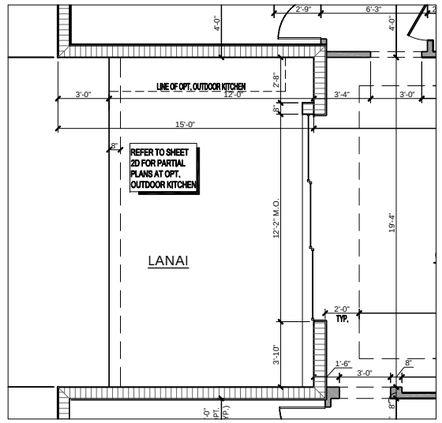
21-15374

Sheet: 2C



OPT. OUTDOOR KITCHEN W/ HOOD

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



OPT. POCKET SLIDER

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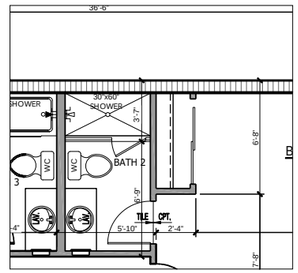
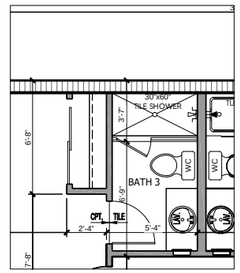


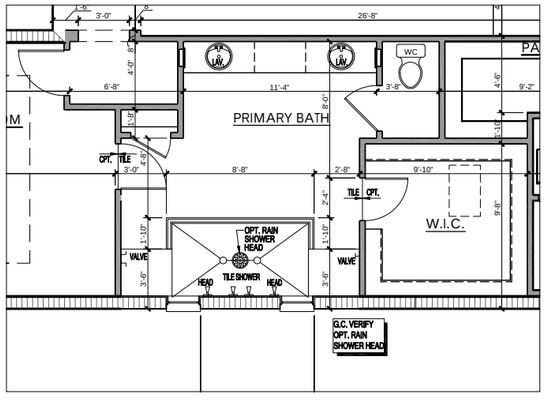
OPT. SHOWER AT BATH 2

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



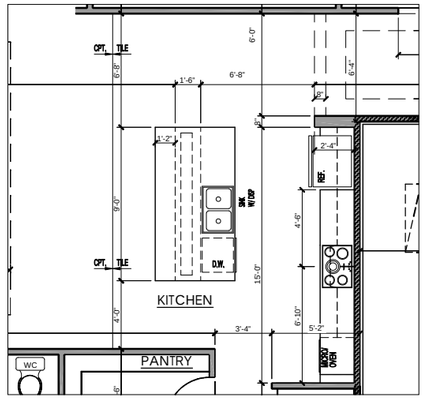
OPT. SHOWER AT BATH 3

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



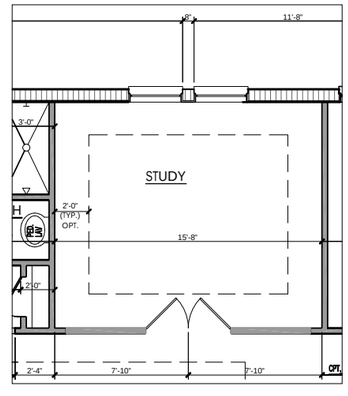
OPT. DELUXE PRIMARY BATH

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



OPT. GOURMET KITCHEN

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



OPTIONAL STUDY

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

WALL TYPES LEGEND

Masonry

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- 9'-4" T.O.M. (CMU wall)

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PLAN OPTIONS - DIMENSIONS

SCALE: 1/4" = 1'

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Builder: taylor morrison

Job Information:

Saint Croix

Community Name

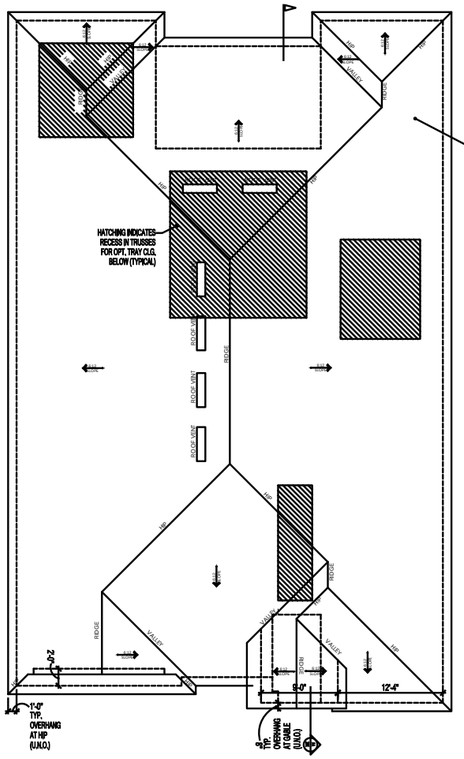
Lot: Block: Garage: LH

Address: #### Street St. City, State Zip

Plot Date: 08 / 15 / 2023

Reference No. 21-15374

Sheet: 2D



ROOF PLAN
SCALE: 1/8" = 1'-0"

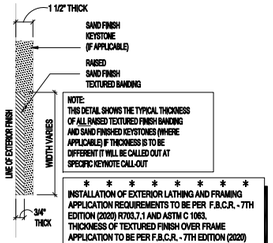
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 3678 SQ. FT. / 300 = 12.93 SQ. FT.
X 144 = 1861 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

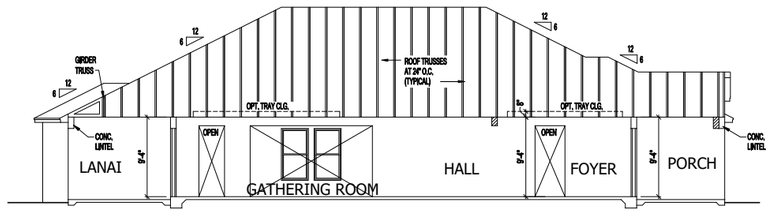
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

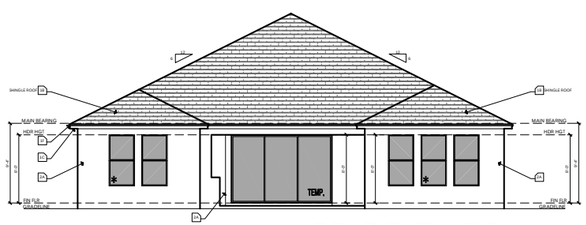
NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

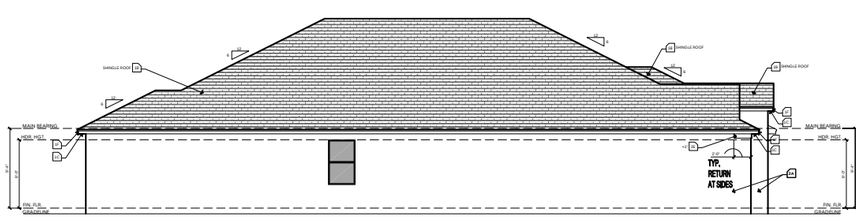
- **FRONT DOOR STYLE**
- **GARAGE DOOR STYLE**
- **COACH LIGHT STYLE**
- **ROOF MATERIAL**



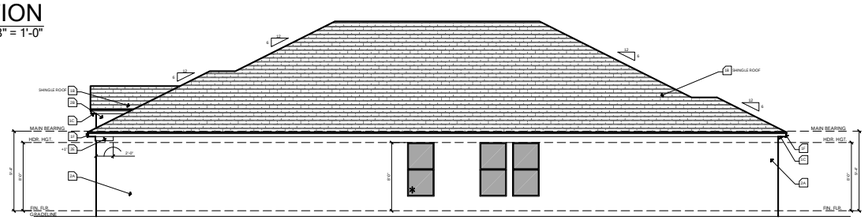
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 960.2535

Builder: taylor morrison

Job Information:

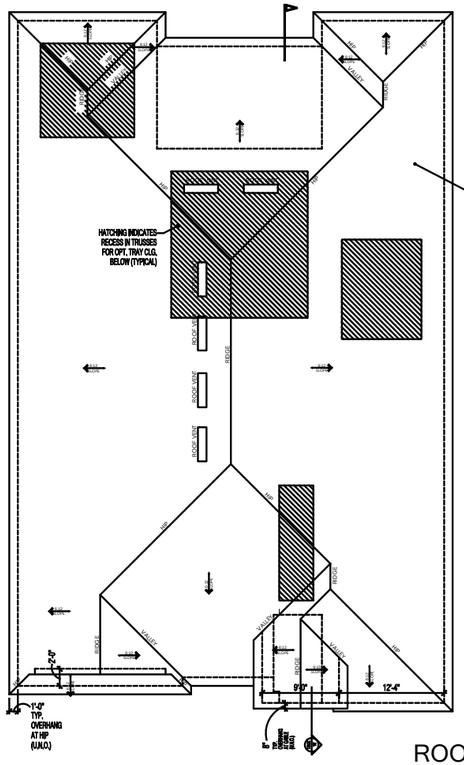
Saint Croix
Community Name
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Garage: LH
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

Sheet:
3SE

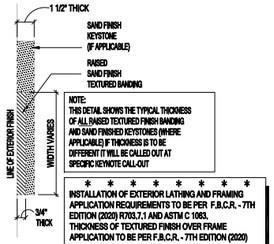
INCLUDED ELEVATION

SCALE: 1/4" = 1'



ROOF PLAN
SCALE: 1/8" = 1'-0"

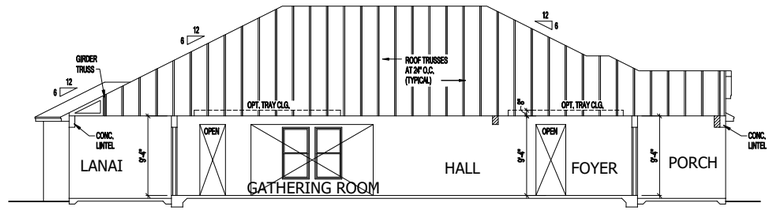
3878 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



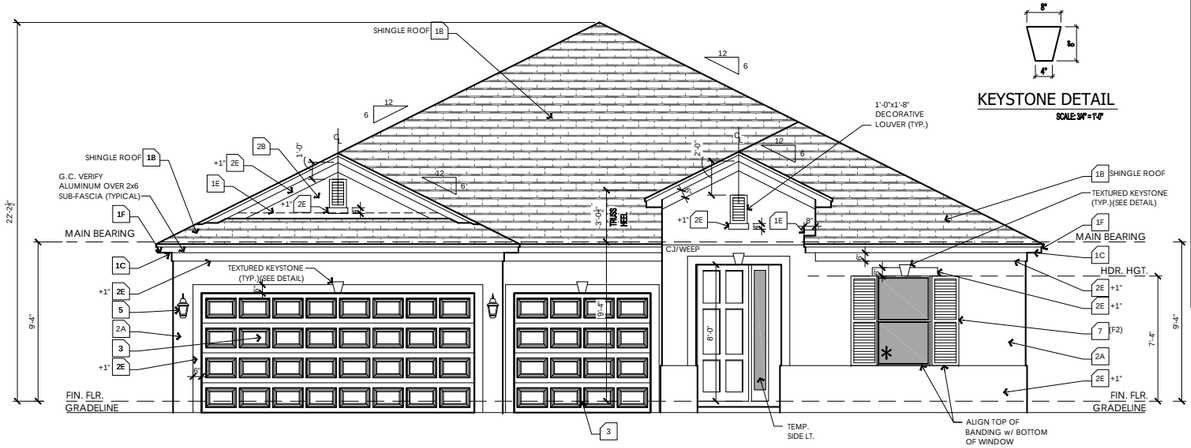
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

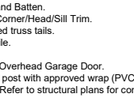
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



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

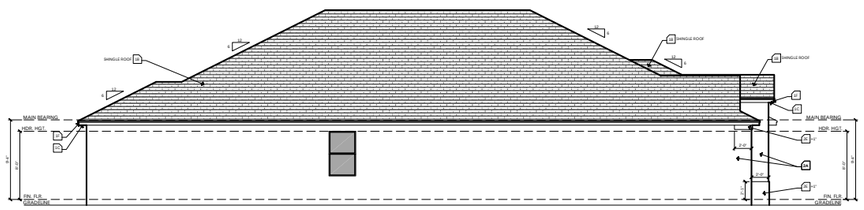


KEYSTONE DETAIL
SCALE: 3/4" = 1'-0"

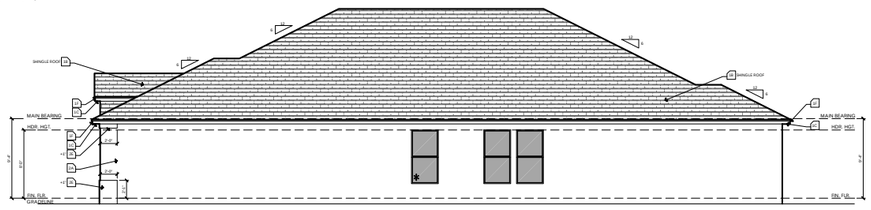
* WINDOW FALL PROTECTION *
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2 WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
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o.(407) 960.2535

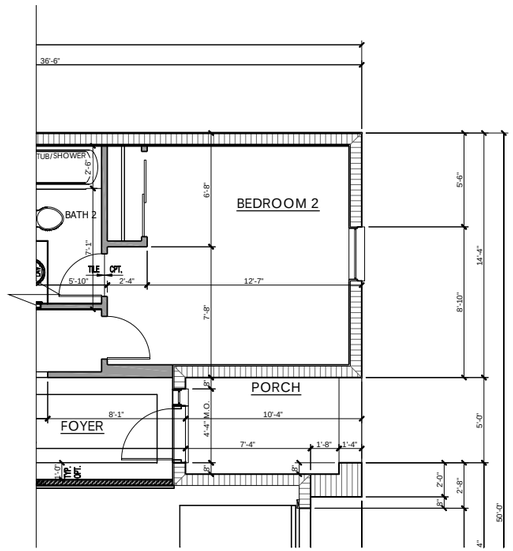
Builder:
taylor morrison

Job Information:
Saint Croix
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Plot Date: 01 / 05 / 2023
Garage: LH

Reference No.
21-15374

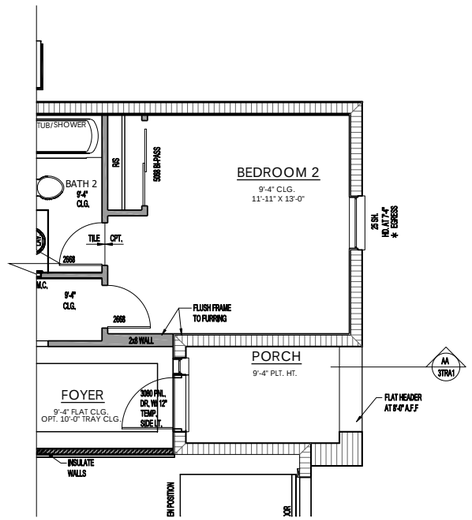
Sheet:
3TRA1

TRADITIONAL ELEVATION - A



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

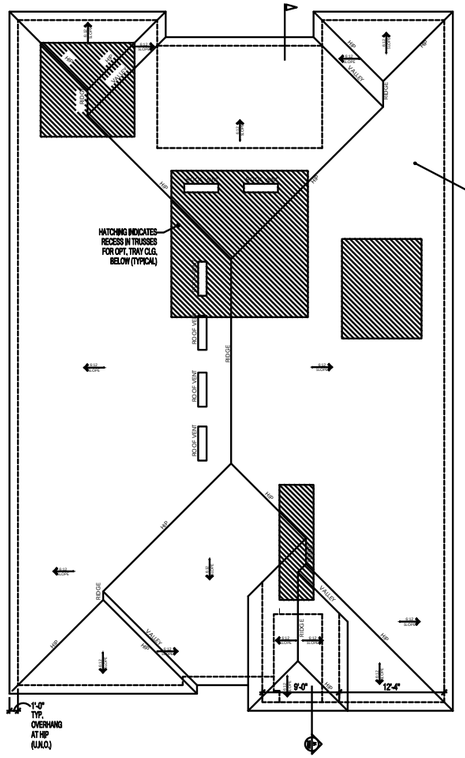
Reference No.

21-15374

Sheet:

3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A



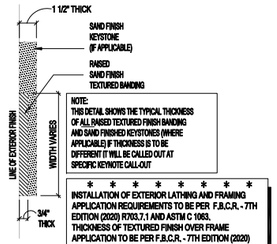
ROOF PLAN
SCALE: 1/8" = 1'-0"

3878	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 6	
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.	
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT	
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.	

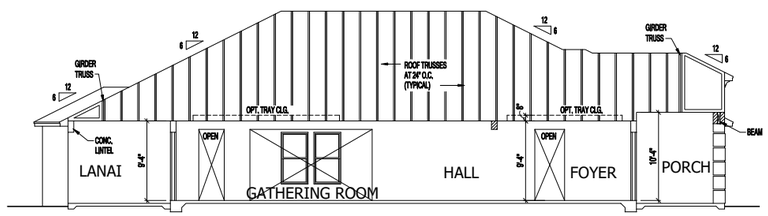
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

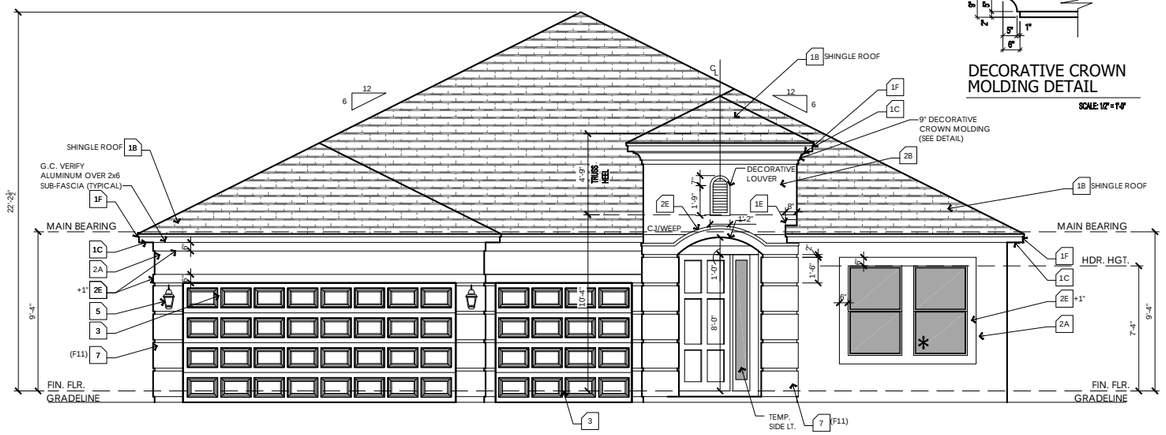
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



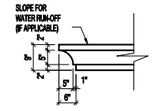
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



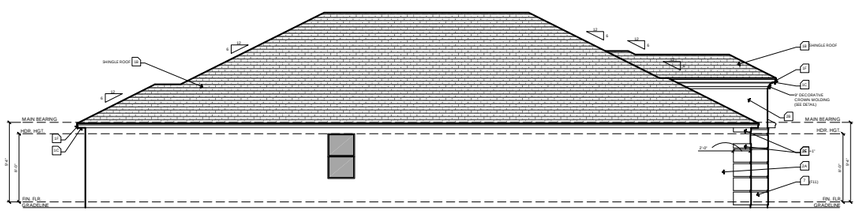
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



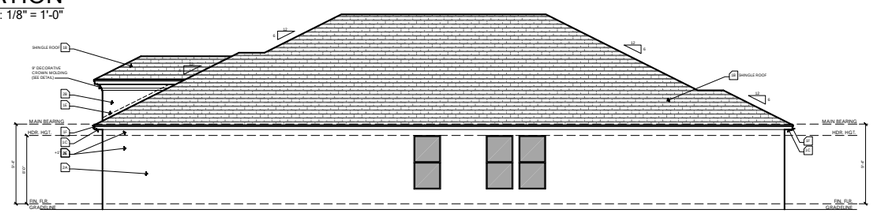
DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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o.(407) 960.2535

Builder: taylor morrison

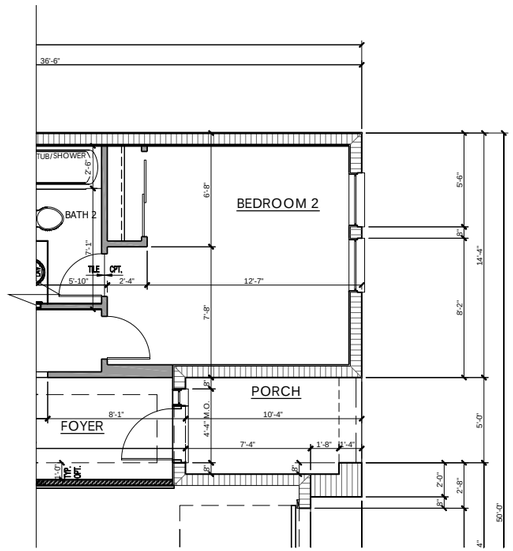
Job Information:

Saint Croix
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Garage: LH
Rev/Date: 01/05/2023

Reference No.
21-15374

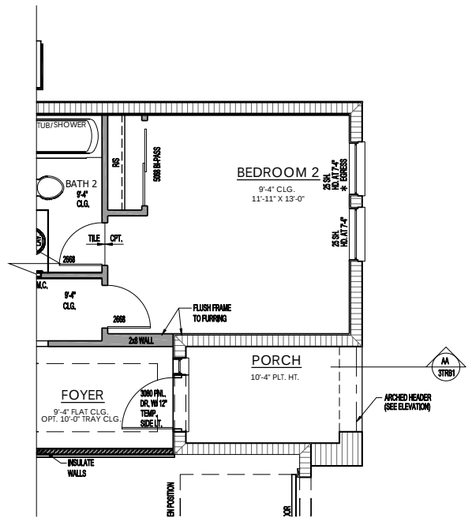
Sheet:
3TRB1

TRADITIONAL ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

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Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

Garage: LH

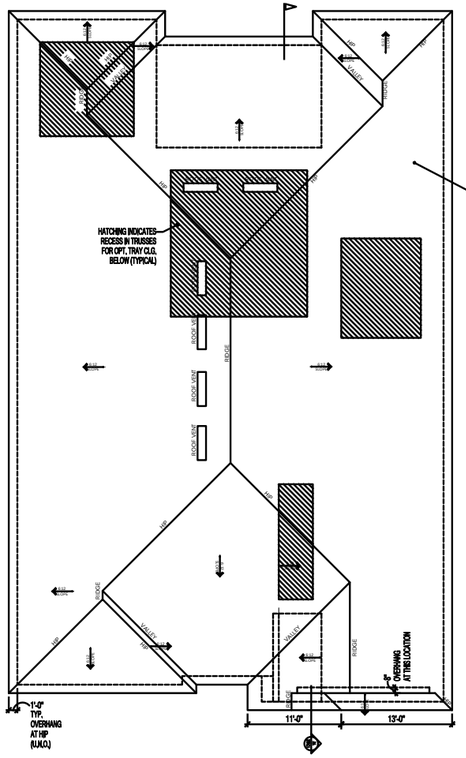
Plot Date: 01 / 05 / 2023

Reference No.

21-15374

Sheet:

3TRB2



ROOF PLAN
SCALE: 1/8" = 1'-0"

3863 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
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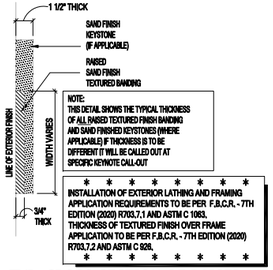

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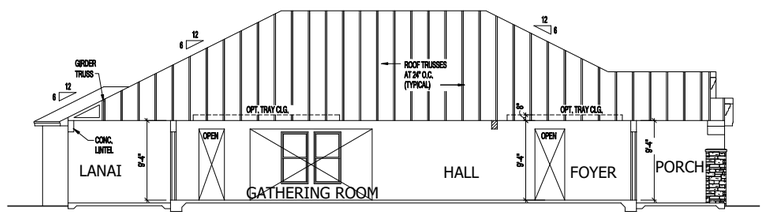

SECTION AA
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ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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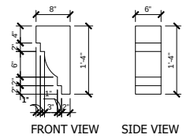
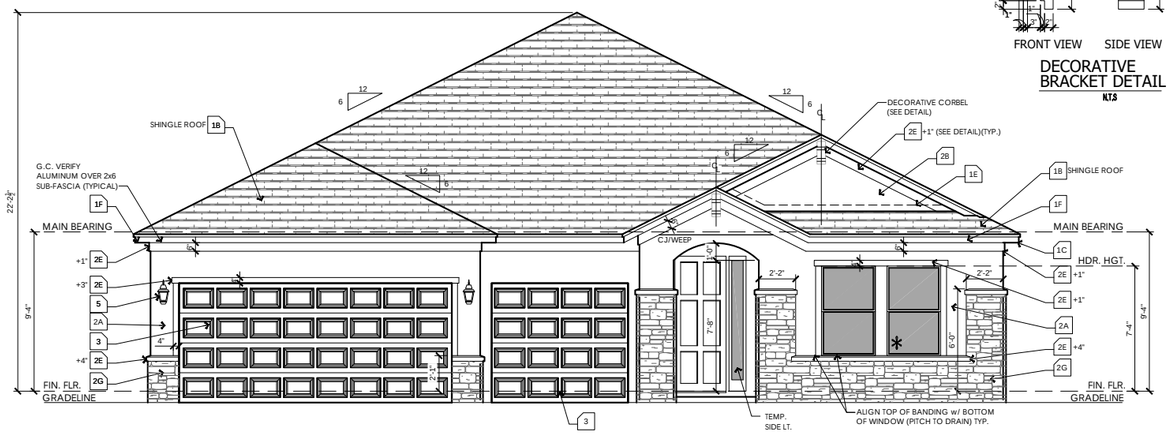
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



DECORATIVE BRACKET DETAIL
N.T.S



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

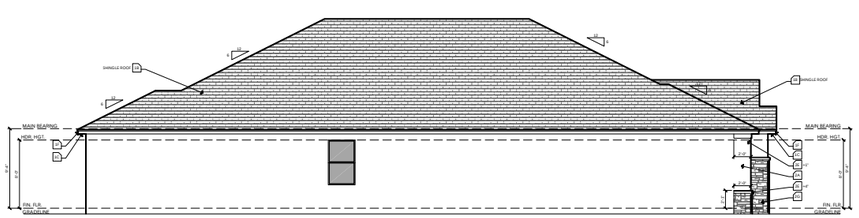
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

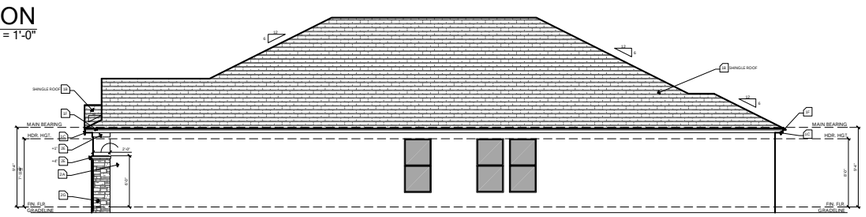
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

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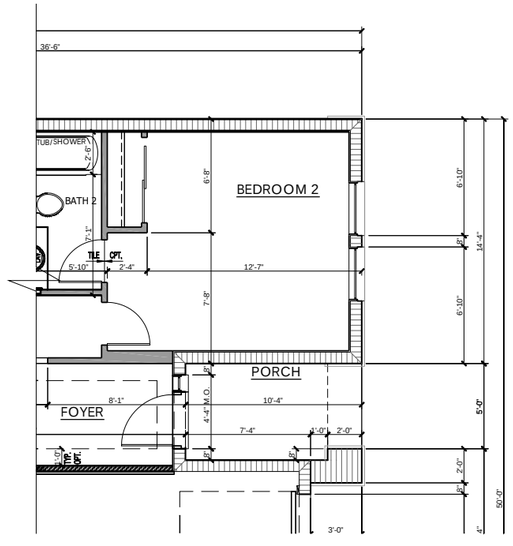
Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Block: ####
Lot:
Community: Street St.
Address: City, State Zip
Plot Date: 01 / 05 / 2023
Garage: LH

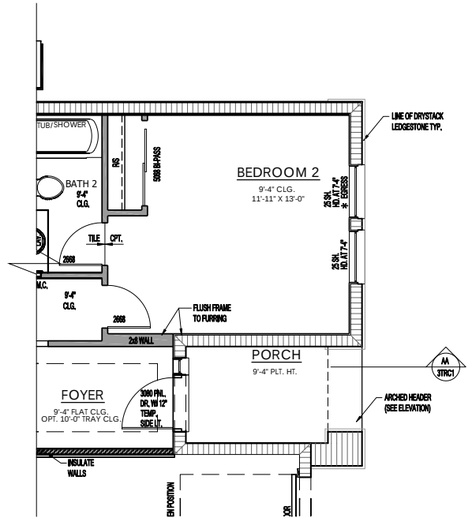
Reference No.
21-15374

Sheet:
3TRC1



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Garage: LH

Community: City, State Zip

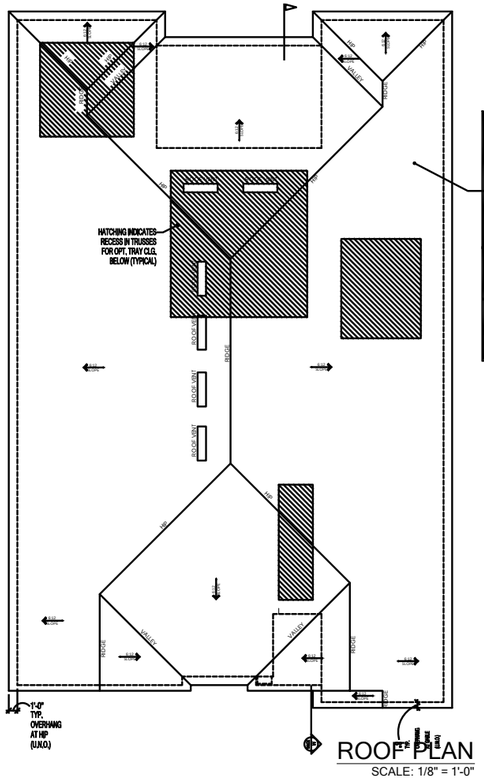
Address: Plot Date: 01 / 05 / 2023

Reference No.

21-15374

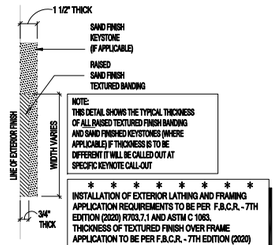
Sheet: 3TRC2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C

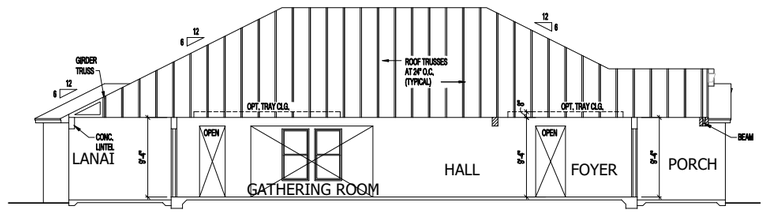


ROOF PLAN
SCALE: 1/8" = 1'-0"

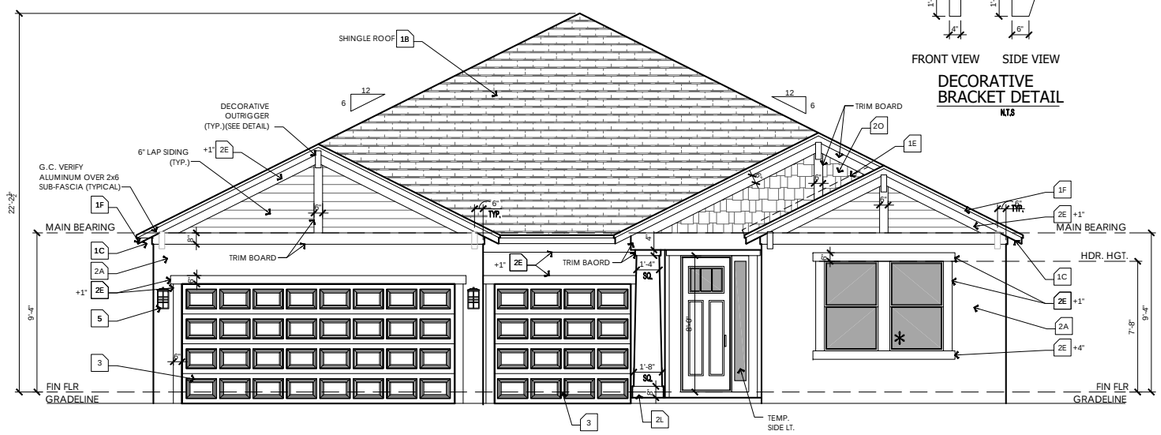
MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 49% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

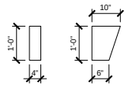


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"





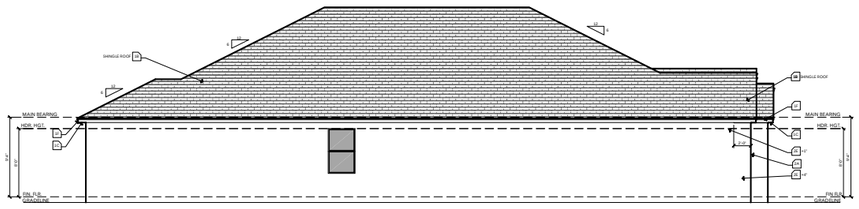
FRONT VIEW SIDE VIEW

DECORATIVE BRACKET DETAIL
N.T.S

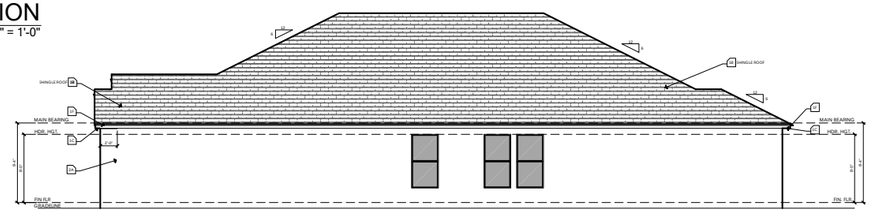
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder:
taylor morrison

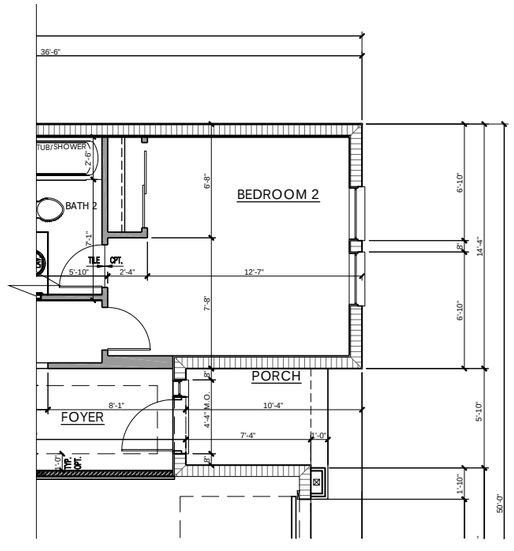
Job Information:

Saint Croix
Community Name
Lot: Block: #### Street St.
Community: Address: City, State Zip
Garage: LH
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

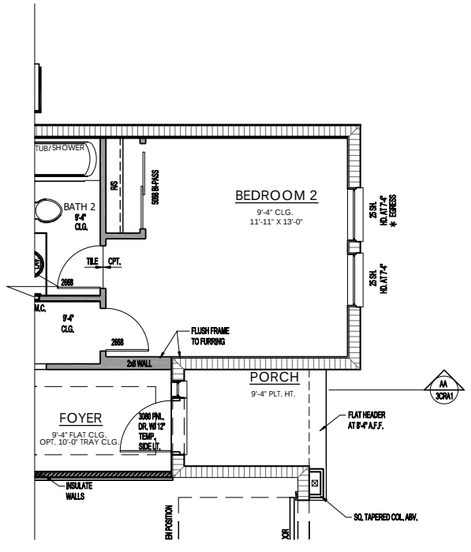
Sheet:
3CRA1

CRAFTSMAN ELEVATION - A



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Community: City, State Zip

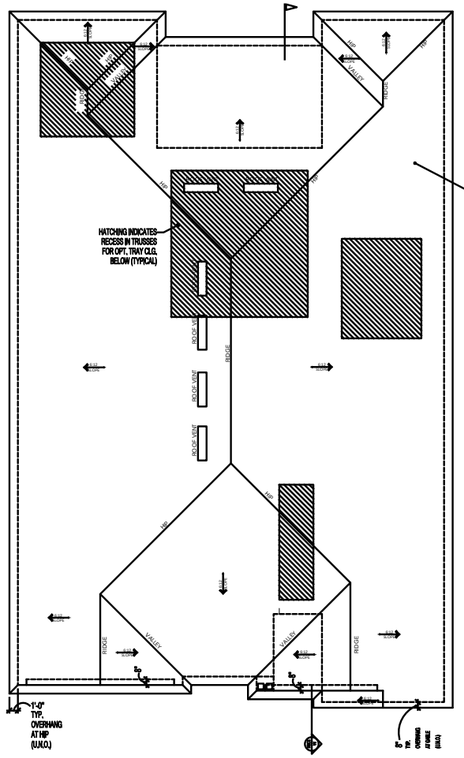
Address: Plot Date: 01 / 05 / 2023

Reference No.

21-15374

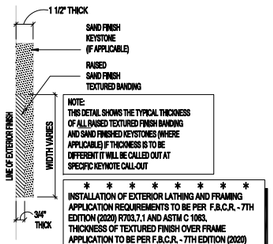
Sheet: 3CRA2

- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

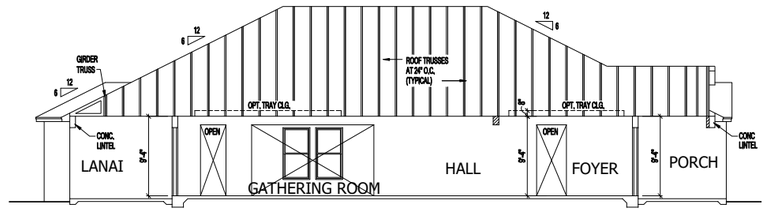
ROOF PLAN
SCALE: 1/8" = 1'-0"



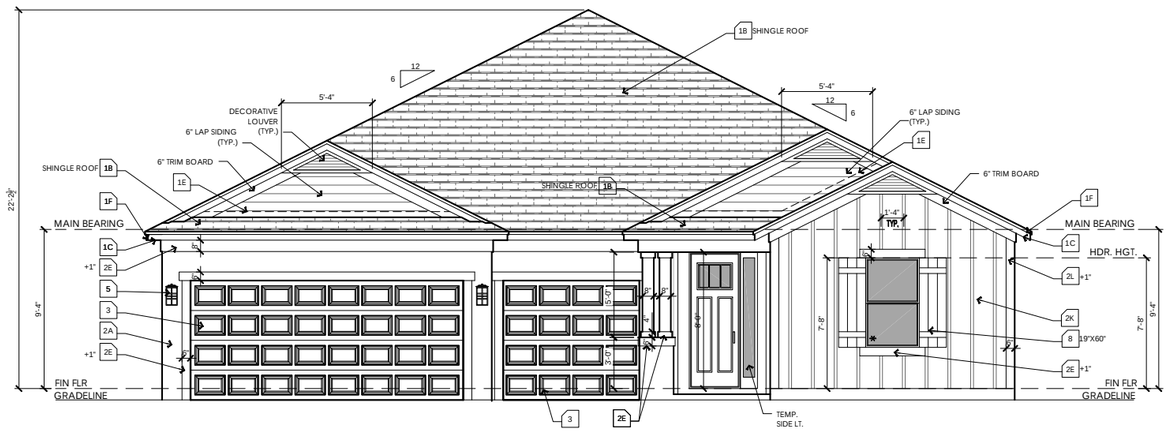
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

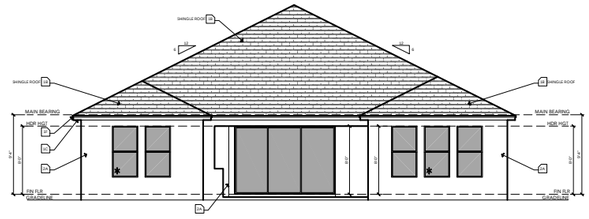
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



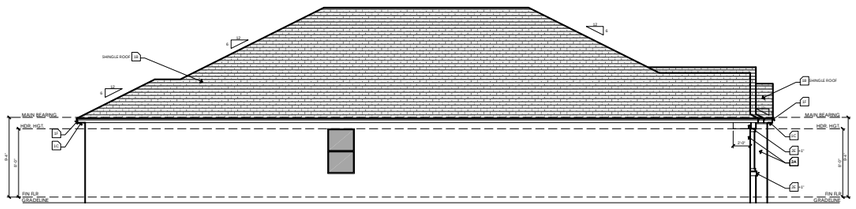
SECTION AA
SCALE: 1/8" = 1'-0"



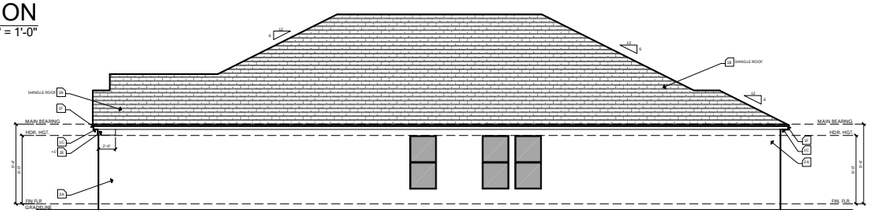
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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ELEVATION KEY NOTES

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   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
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   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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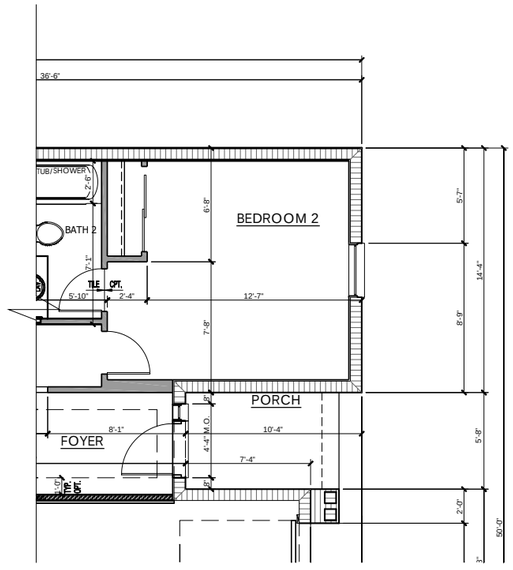
Job Information:

Saint Croix
Community Name
Lot:
Block:
Community Address: #### Street St. City, State Zip
Garage: LH
Rev Date: 01 / 05 / 2023

Reference No.
21-15374

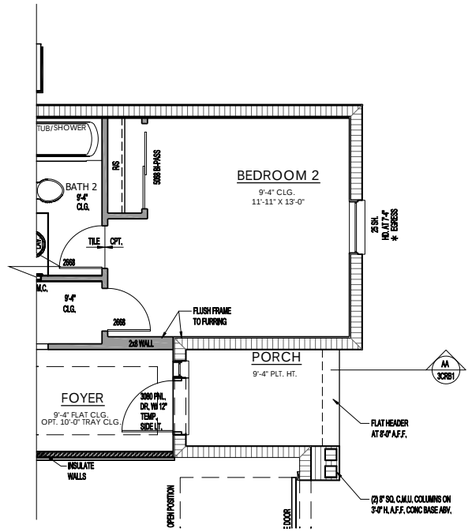
Sheet:
3CRB1

- CRAFTSMAN ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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Builder:

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Job Information:

Saint Croix

Community Name

Block: ##### Street St.

Lot: Community Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

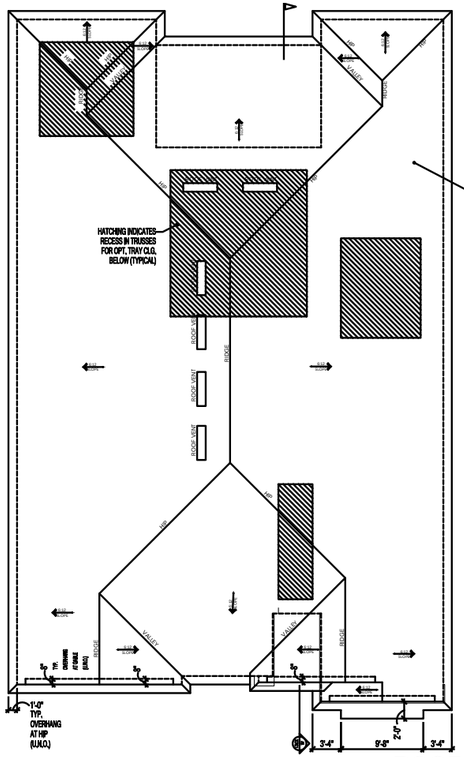
Reference No.

21-15374

Sheet:

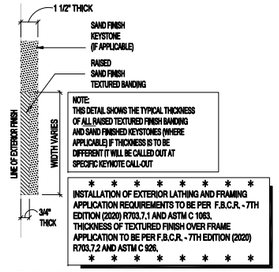
3CRB2

- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B

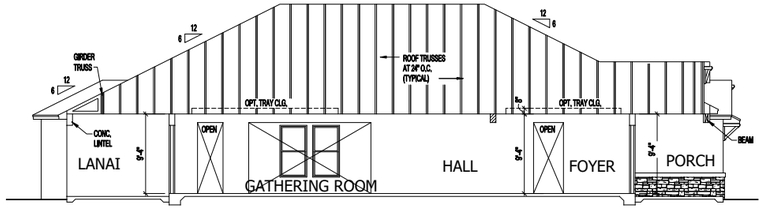


ROOF PLAN
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

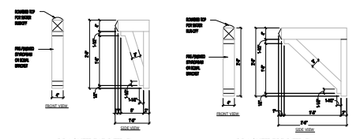
WINDOW FALL PROTECTION

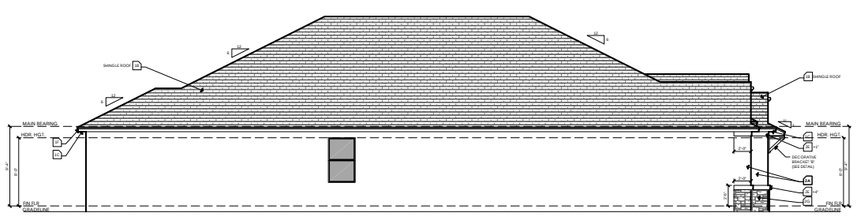
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

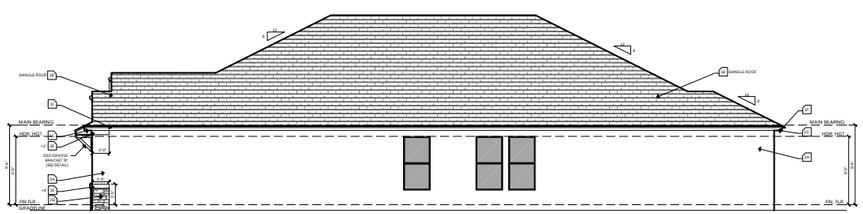


REAR ELEVATION
SCALE: 1/8" = 1'-0"





LEFT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - C

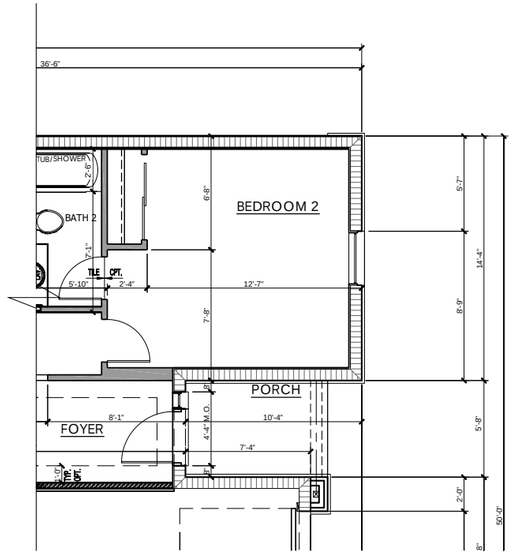
keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
keeseeinc.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660.2535

Builder: taylor morrison

Job Information:

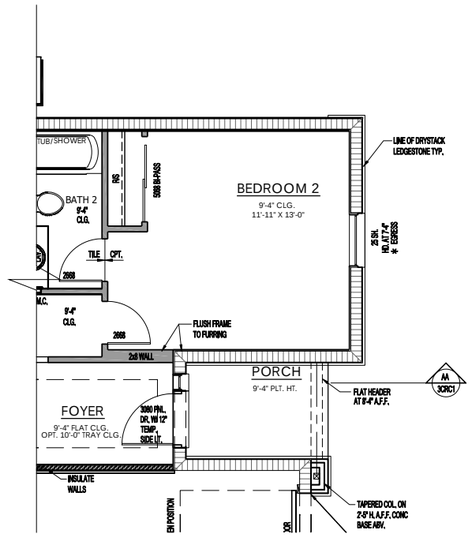
Saint Croix
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Garage: LH
Plot Date: 01 / 05 / 2023

Reference No.
21-15374
Sheet:
3CRC1



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26000115
gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

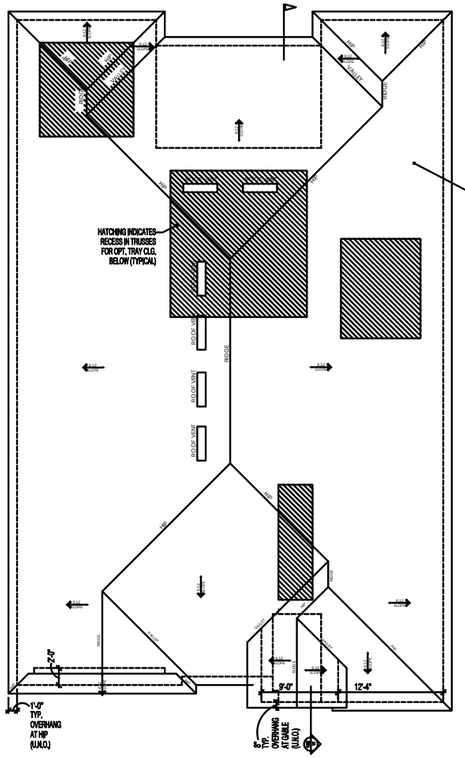
Community Name

Lot: Block: #### Street St.
Community: City, State Zip
Address: Garage: LH
Rev/Date: 01 / 05 / 2023

Reference No.
21-15374

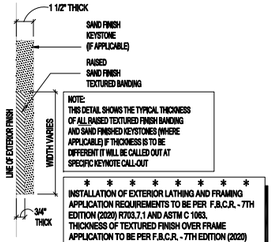
Sheet:
3CRC2

- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C



ROOF PLAN
SCALE: 1/8" = 1'-0"

3878 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



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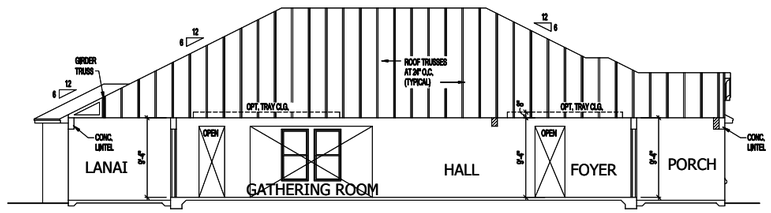
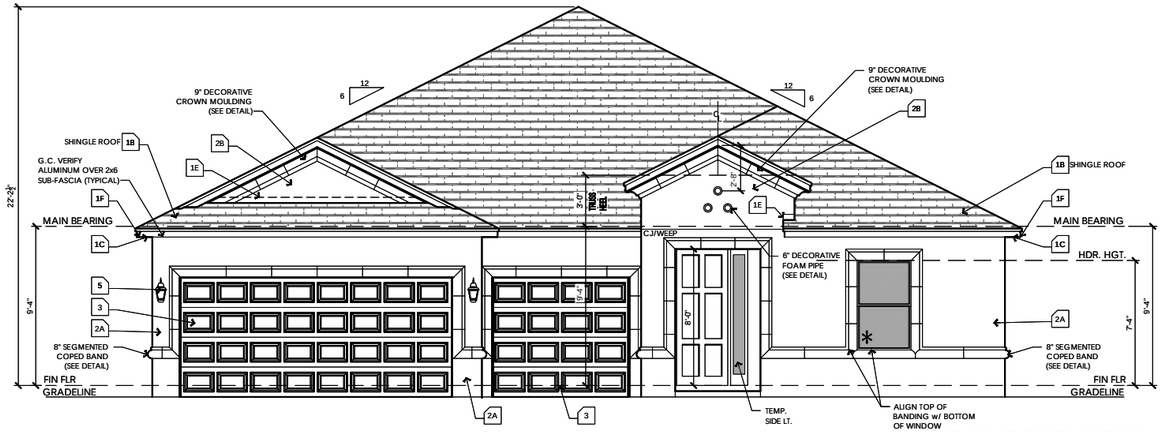
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



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

ELEVATION KEY NOTES

1. Roofing
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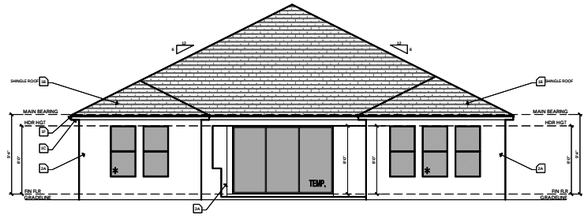
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

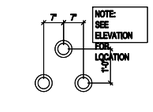
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

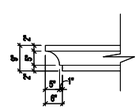
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



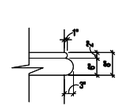
REAR ELEVATION
SCALE: 1/8" = 1'-0"



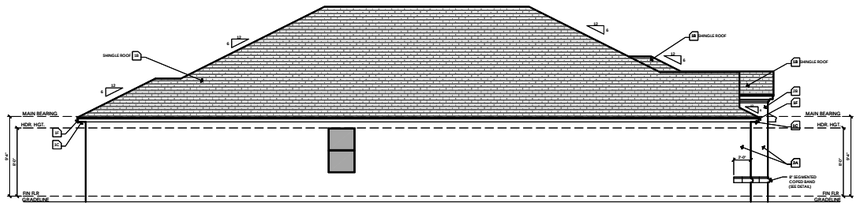
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



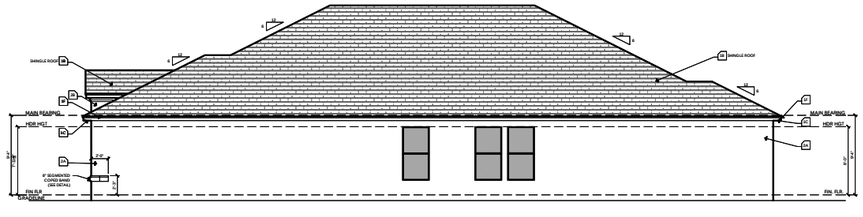
9" FOAM CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

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gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

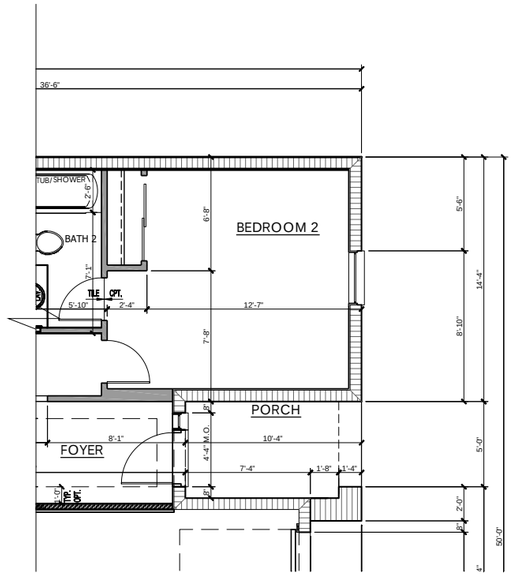
Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Lot:
Block:
Community:
Garage: LH
Address: #### Street St.
City, State Zip
Plot Date: 01 / 05 / 2023

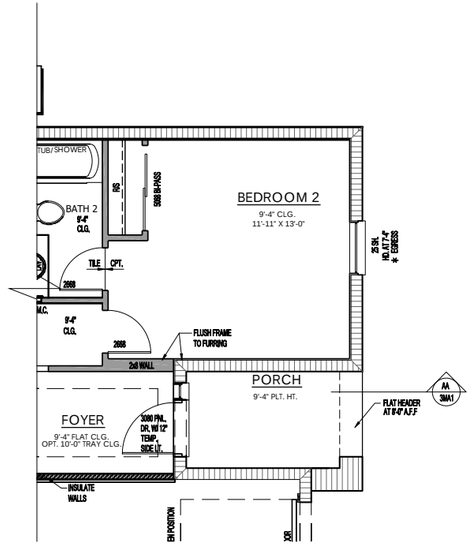
Reference No.
21-15374

Sheet:
3MA1



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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AA26000115
gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: ####

Garage: LH

Community Address: ### Street St. City, State Zip

Plot Date: 01 / 05 / 2023

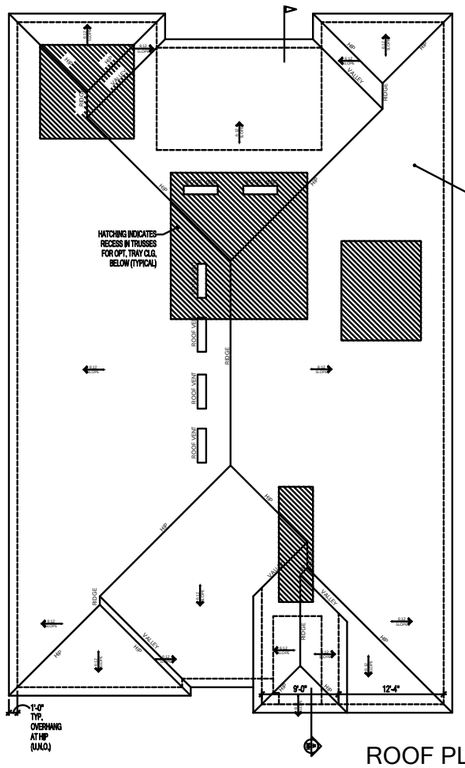
Reference No.

21-15374

Sheet:

3MA2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A



ROOF PLAN
SCALE: 1/8" = 1'-0"

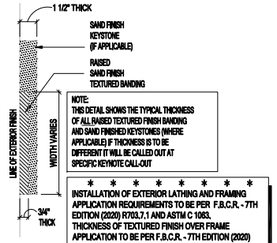
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT.
X 144 = 1861 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

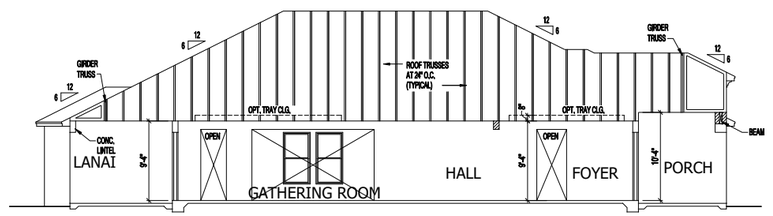
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



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

ELEVATION KEY NOTES

1. Roofing
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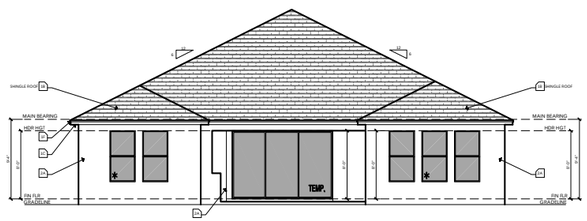
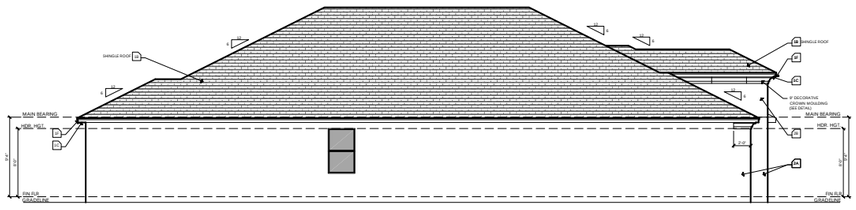
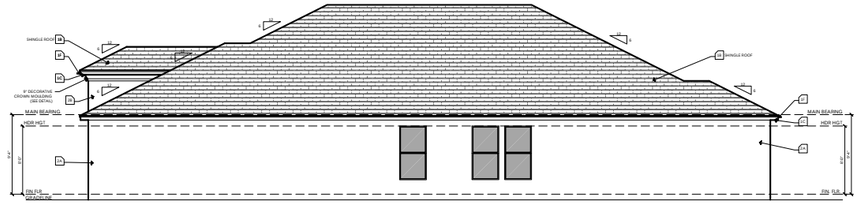


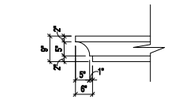
REAR ELEVATION
SCALE: 1/8" = 1'-0"



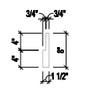
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



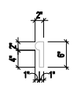
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



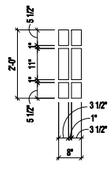
9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



DECORATIVE TILE DETAIL
SCALE: 3/4" = 1'-0"

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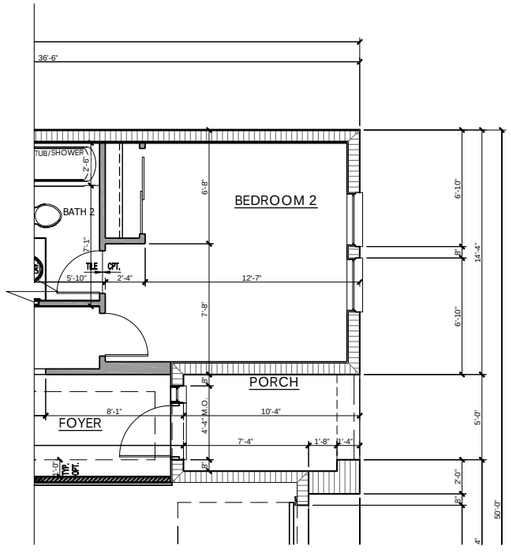
Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Lot: Block: Garage: LH
Community Address: #### Street St. City, State Zip
Plot Date: 01 / 05 / 2023

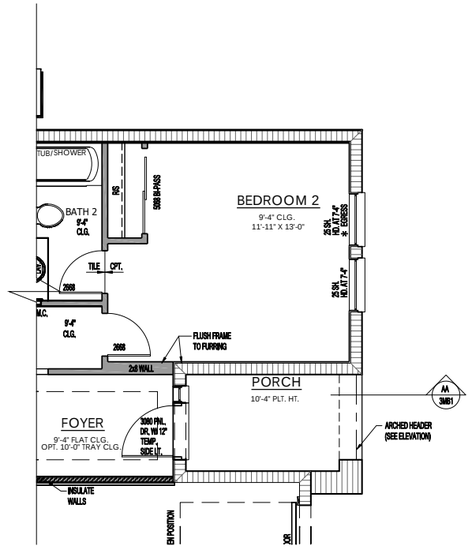
Reference No.
21-15374
Sheet:
3MB1

MEDITERRANEAN ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

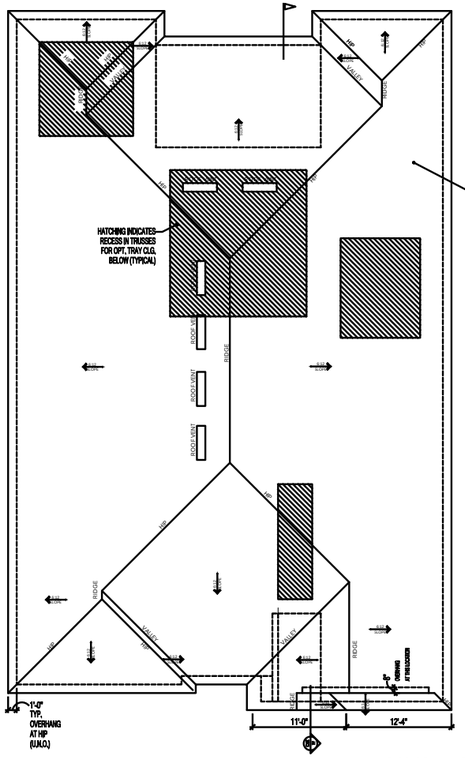
Reference No.

21-15374

Sheet:

3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B



ROOF PLAN
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

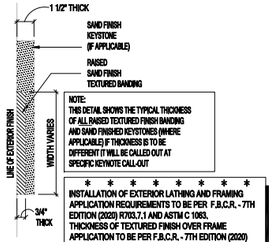
VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

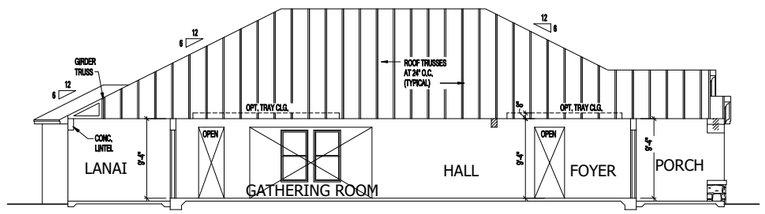
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

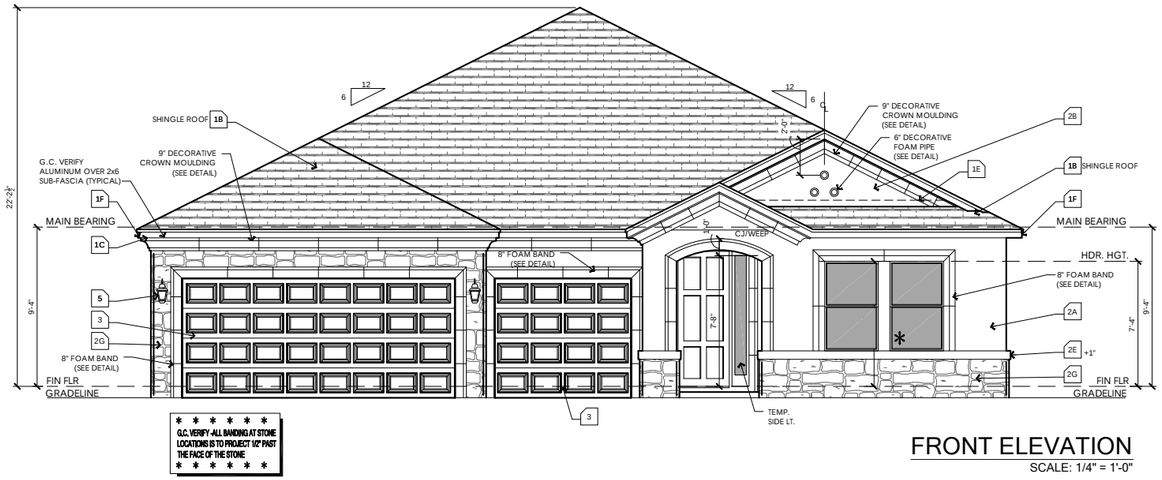
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



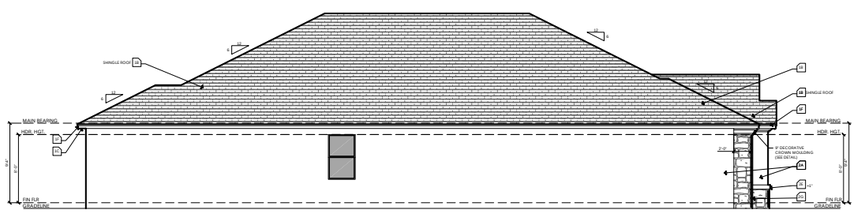
SECTION AA
SCALE: 1/8" = 1'-0"



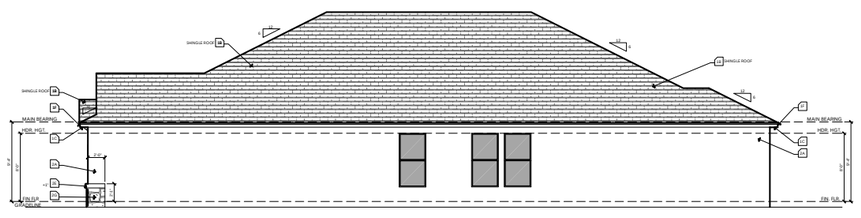
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



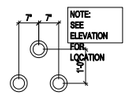
REAR ELEVATION
SCALE: 1/8" = 1'-0"



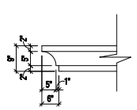
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 960.2535
gkeesee.com

Builder: taylor morrison

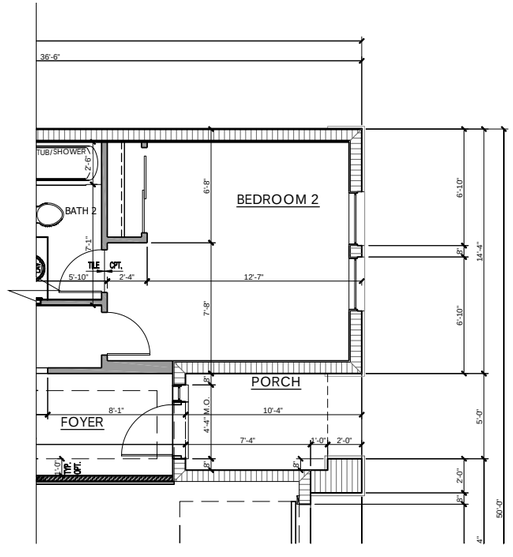
Job Information:

Saint Croix
Community Name
Garage: LH
Lot:
Block:
Community:
Street St.
Address: City, State Zip
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

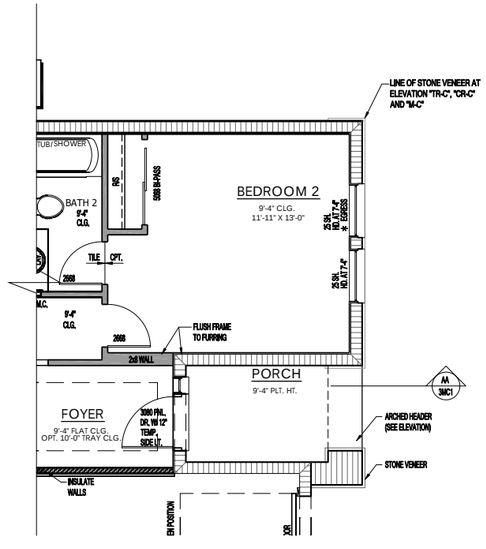
Sheet:
3MC1

MEDITERRANEAN ELEVATION - C



PARTIAL FLOOR PLAN DIMENSIONS

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



PARTIAL FLOOR PLAN NOTES

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

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o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

Address: City, State Zip

Plot Date: 01 / 05 / 2023

Reference No.

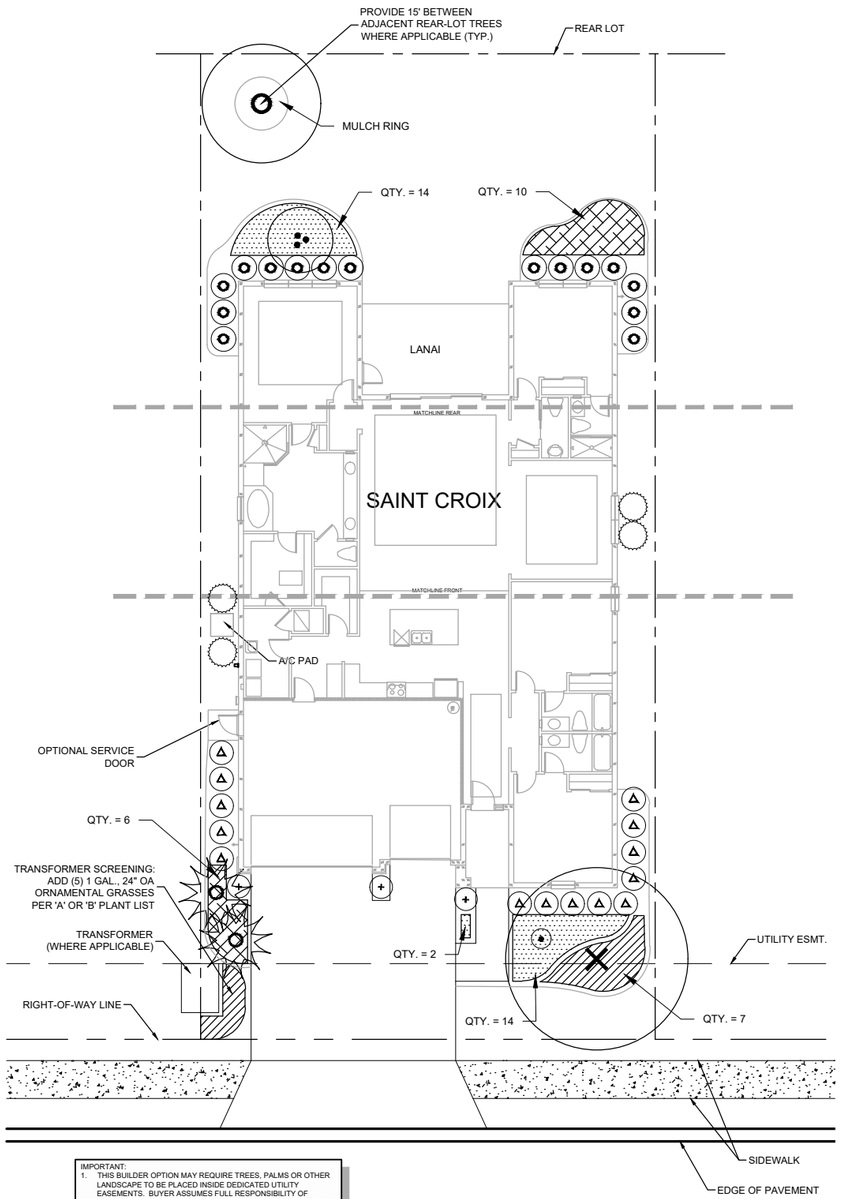
21-15374

Sheet:

3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

SAINT CROIX LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

SAINT CROIX 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	3
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	15
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	16
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	30
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	7
MULCH		
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth		905 S.F.

SAINT CROIX 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	3
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	14
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	15
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	16
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	30
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	7
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	905 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

PREPARED FOR:

taylor morrison
Homes Inspired by You

FILE NAME: Saint Croix Master Landscape.dwg
UPDATED: 2019/02/28

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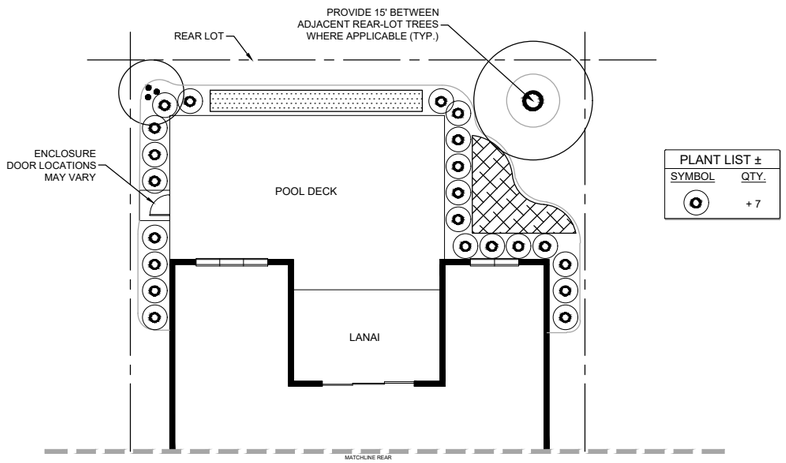
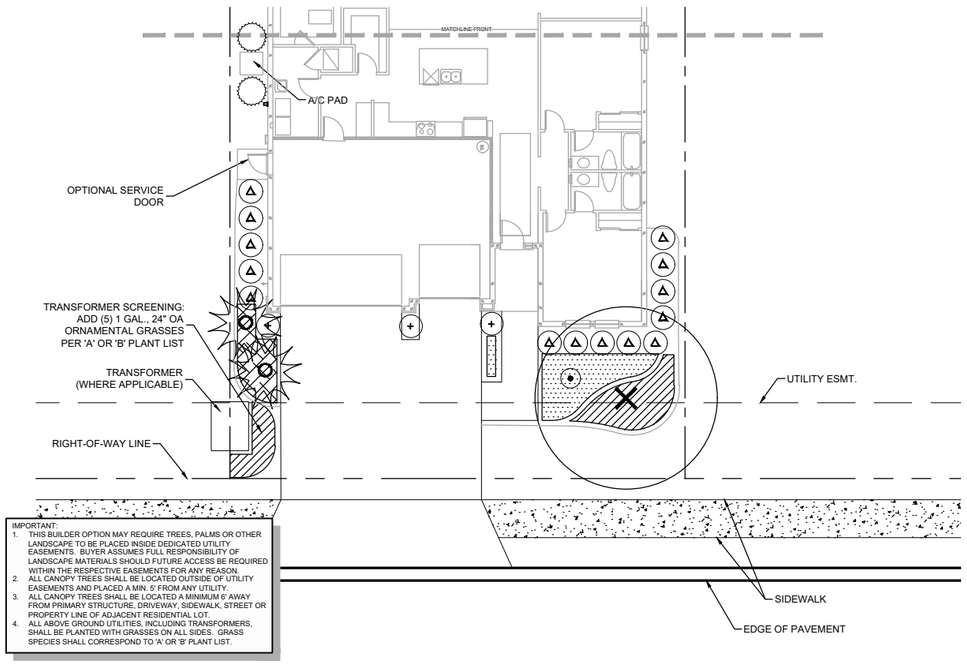
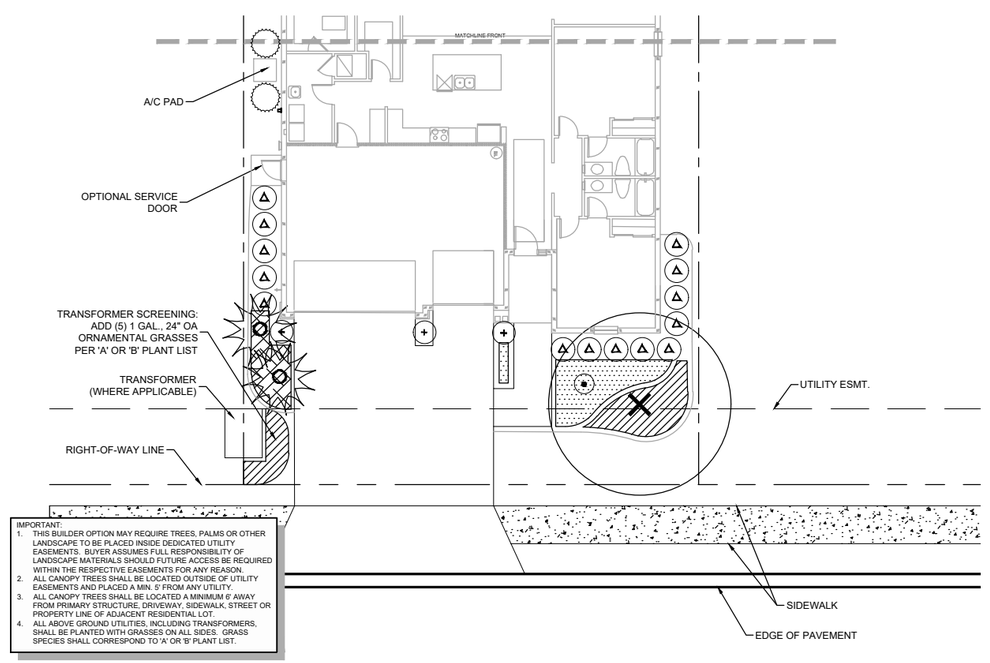


C OPTION ~ POOL
SCALE: 1"=20'



A OPTION ~ ELEVATIONS 'CR-A/C & MD-B'
SCALE: 1"=20'



B OPTION ~ ELEVATION 'CR-B'
SCALE: 1"=20'

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Saint Croix Master Landscape.dwg
UPDATED: 2019/02/28

O:\Projects\4511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\Exhibits\4511-25-01 Unit LA Plans\Current Plans\Saint Croix Master Landscape.dwg
2/26/2019 10:43:23 AM

GRENADA
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"
TAYLOR MORRISON

PLAN REVISIONS

01-26-22	COMPLETED REVISIONS TO INCLUDE: UPDATED PLANS PER SKU RATIONALIZATION
07-01-22	COMPLETED REVISIONS TO INCLUDE: REMOVED SHOWER NICHES COMPLETELY FROM PLAN
06-23-23	COMPLETED REVISIONS TO INCLUDE: REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2394	2394	2394	2394	2394	2394	2394	2394	2394	2394
GARAGE S.F.	502	502	502	502	502	502	502	502	502	502
PORCH S.F.	52	52	52	52	43	52	43	52	52	52
LANAI S.F.	176	176	176	176	176	176	176	176	176	176
TOTAL UNDER ROOF S.F.	3124	3124	3124	3124	3115	3124	3115	3124	3124	3124
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"
OPT. 3 CAR GARAGE WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
OPT. 3 CAR GARAGE LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	+220	+220	+220	+220	+220	+220	+220	+220	+220	+220

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PLAN OPTIONS
2C	PARTIAL PLANS AT OPT 3 CAR GARAGE
2D	OPT 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'C'
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN PARTIALS
SP2.0	LINTEL PLAN
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PLAN PARTIALS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PLAN OPTIONS
SP3.2	STRUCTURAL PLAN PARTIALS
SP4.0	TRUSS STRAPPING PLAN PLAN -
	INCLUDED ELEVATION
SP4.1	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	INCLUDED ELEVATION
SP4.2	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION A
SP4.3	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION A
SP4.4	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION B
SP4.5	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION B
SP4.6	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION C
SP4.7	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION C
SP4.8	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION A
SP4.9	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION A
SP4.10	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION B
SP4.11	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION B
SP4.12	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION C
SP4.13	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION C
SP4.14	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION A
SP4.15	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION A
SP4.16	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION B
SP4.17	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION B
SP4.18	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION C
SP4.19	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION C
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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Maitland, FL 32751
t.(407)896.5533

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DRAWINGS AND THEY ARE IN COMPLIANCE WITH SECTION 553.79 THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER OF RECORD HAS REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO ENSURE THAT LOADS ARE PROPERLY SUPPORTED. ENTER TRUSS MANUF. NAME HERE. THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS DESIGNS HAVE BEEN SUBMITTED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.SVORTEX (786-7839)
ANDREW J. MOSHER, P.E. - FL. REG #86623
ASHED A. AVENDAN, P.E. - FL. REG #86623

Builder:

taylor morrison

Job Information:

Grenada

Community Name

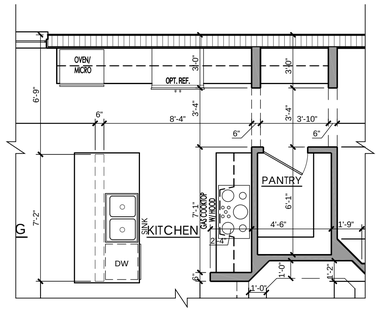
Lot: ##
Community:
Address: #### Street St.
City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

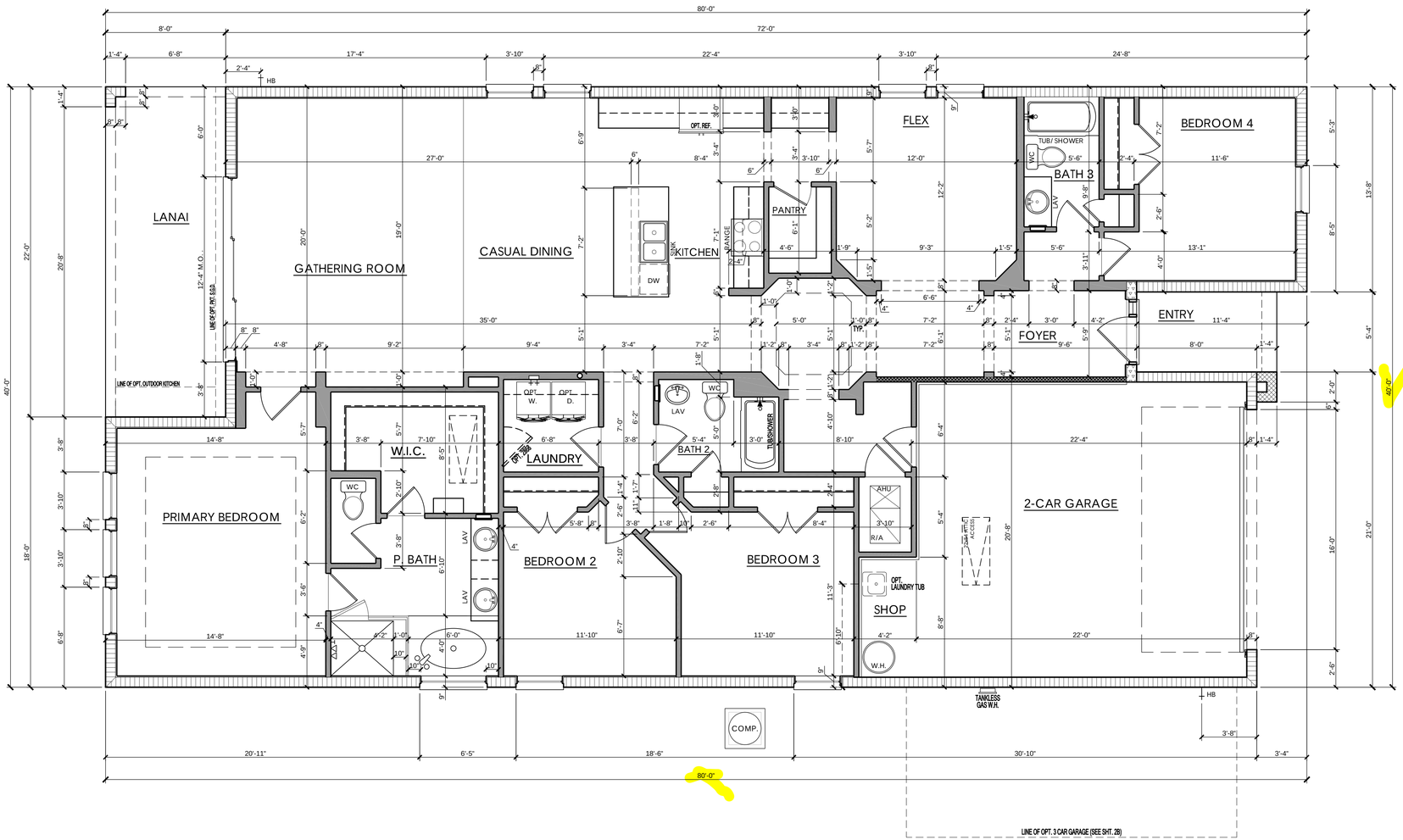
Sheet:

COV



OPT. GOURMET KITCHEN

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



REFER TO SHEET 2A1 FOR FLOOR PLAN NOTING

REFER TO SHEET 3TRA2 FOR PARTIAL PLANS AT ELEV. "TR-A"	REFER TO SHEET 3CRA2 FOR PARTIAL PLANS AT ELEV. "CR-A"	REFER TO SHEET 3MA2 FOR PARTIAL PLANS AT ELEV. "M-A"
REFER TO SHEET 3TRB2 FOR PARTIAL PLANS AT ELEV. "TR-B"	REFER TO SHEET 3CRB2 FOR PARTIAL PLANS AT ELEV. "CR-B"	REFER TO SHEET 3MB2 FOR PARTIAL PLANS AT ELEV. "M-B"
REFER TO SHEET 3TRC2 FOR PARTIAL PLANS AT ELEV. "TR-C"	REFER TO SHEET 3CRC2 FOR PARTIAL PLANS AT ELEV. "CR-C"	REFER TO SHEET 3MC2 FOR PARTIAL PLANS AT ELEV. "M-C"

WALL TYPES LEGEND

Masonry

- 12'-0" T.O.M. (CMU wall)
- 11'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Maitland, FL 32751
(407) 896-2033

Builder: taylor morrison

Job Information:

Grenada
Community Name
Lot: ##
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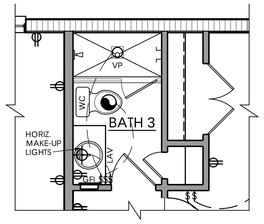
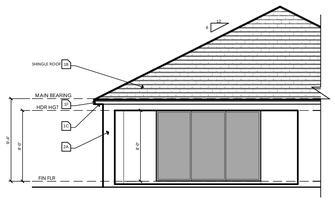
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
2A2

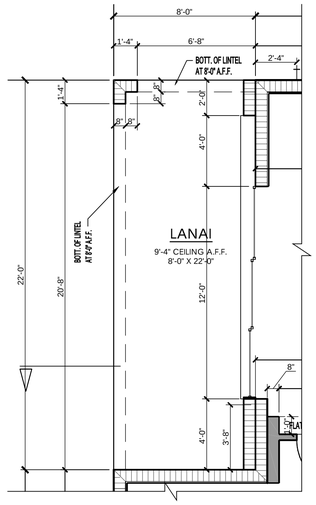


PARTIAL ELECTRICAL PLAN AT BATH 3 OPT. SHOWER



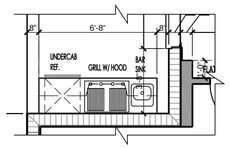
REAR ELEV. FOR OPT. POCKET S.G.D.

SCALE: 1/8" = 1'-0"



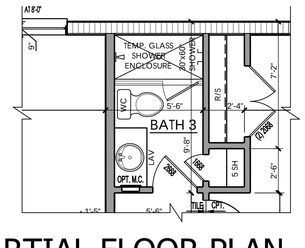
PARTIAL FLOOR PLAN AT OPT. POCKET S.G.D.

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



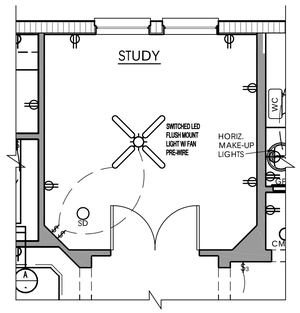
PARTIAL FLOOR PLAN AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.

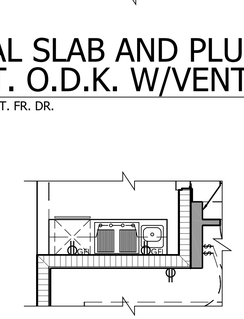


PARTIAL FLOOR PLAN AT BATH 3 OPT. SHOWER

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

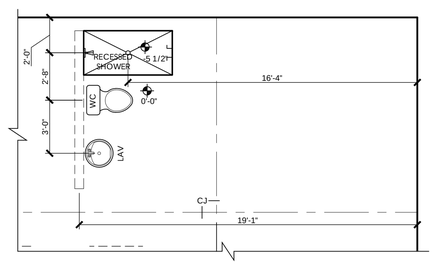


PARTIAL ELECTRICAL PLAN AT OPT. STUDY



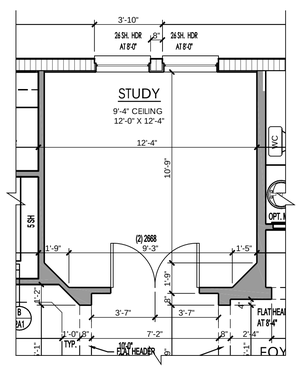
PARTIAL SLAB AND PLUMBING AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.



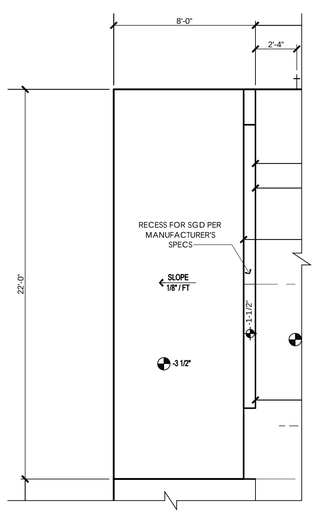
PARTIAL SLAB AND PLUMBING PLAN AT BATH 3 OPT. SHOWER

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



PARTIAL FLOOR PLAN AT OPT. STUDY

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



PARTIAL SLAB AND PLUMBING PLAN AT OPT. POCKET S.G.D.

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

PARTIAL ELECTRICAL PLAN AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.

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(407) 896-2033

Builder: taylor morrison

Job Information:

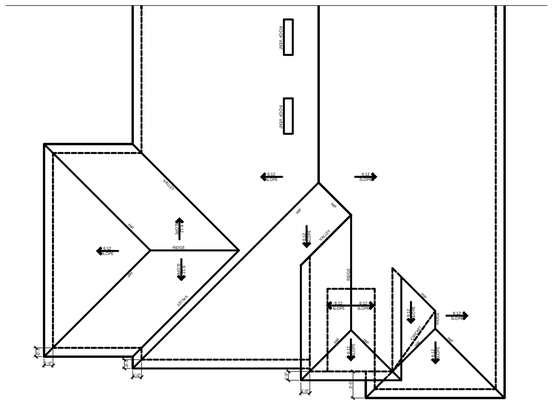
Grenada
Community Name
Lot: ##
Community:
Address: #### Street St.
City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
2B

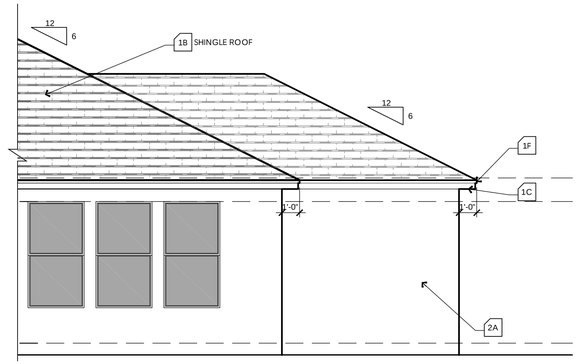
- PLAN OPTIONS

SCALE:
1/4" = 1'



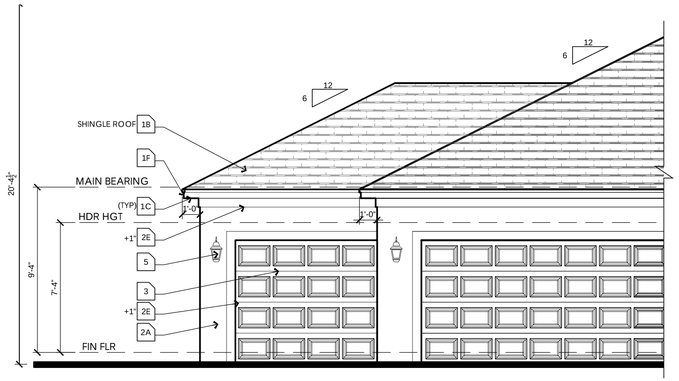
ROOF PLAN

SCALE: 1/8" = 1'-0"



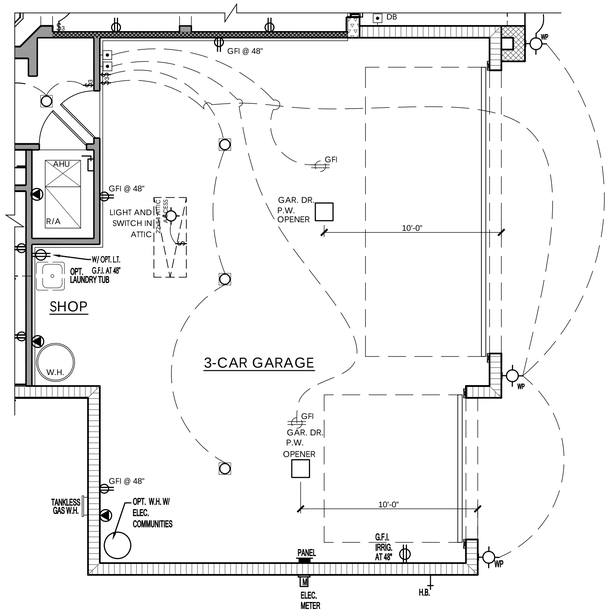
PARTIAL REAR ELEV.

SCALE: 1/8" = 1'-0"

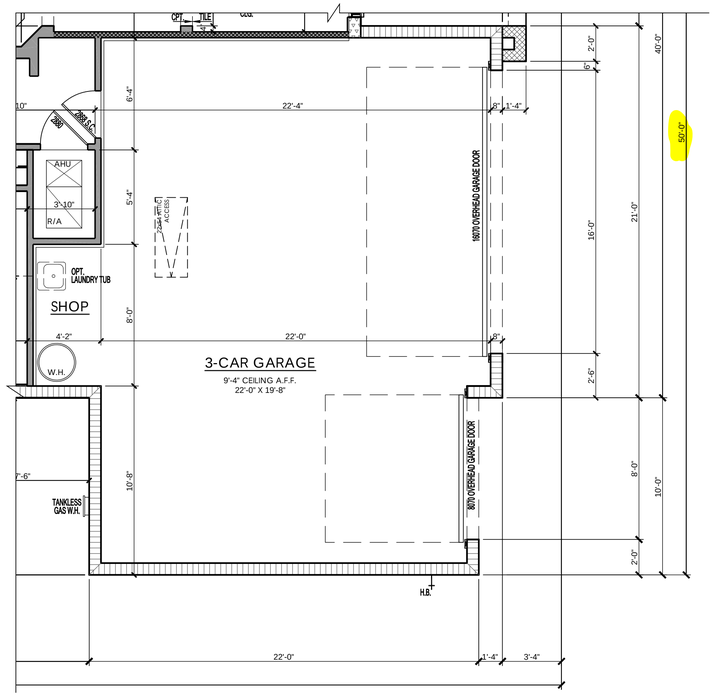


PARTIAL FRONT ELEV. "INCLUDED"

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

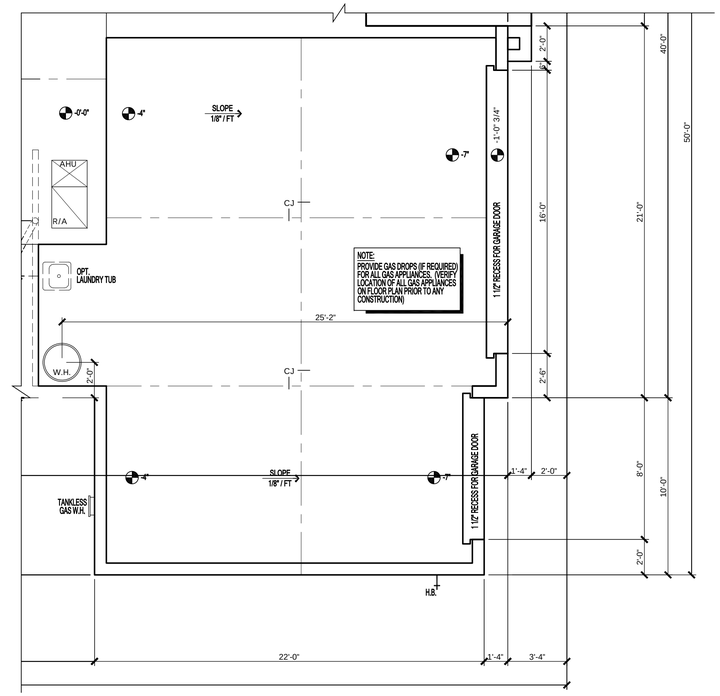


PARTIAL ELECTRICAL PLAN



PARTIAL FLOOR PLAN

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



PARTIAL SLAB AND PLUMBING PLAN

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

- PARTIAL PLANS AT OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'

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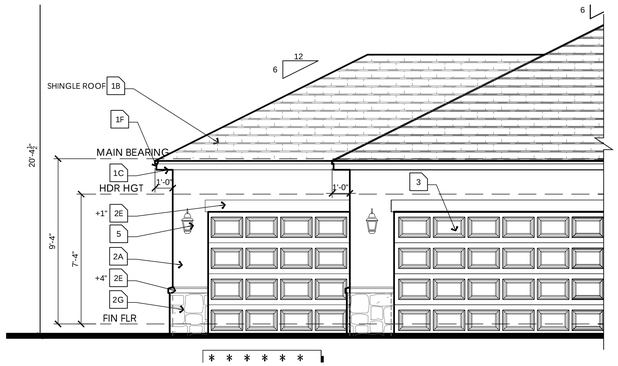
Builder: taylor morrison

Job Information:

Grenada
Community Name
Garage: XX
Lot: ##
Community Address: #### Street St. City, State Zip
Plot Date: 06 / 23 / 2023

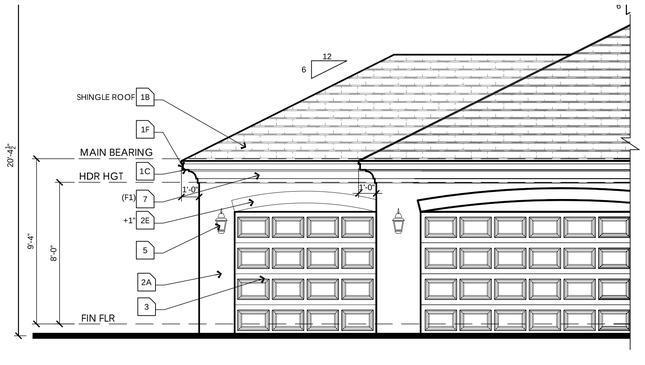
Reference No.
21-10490

Sheet:
2C



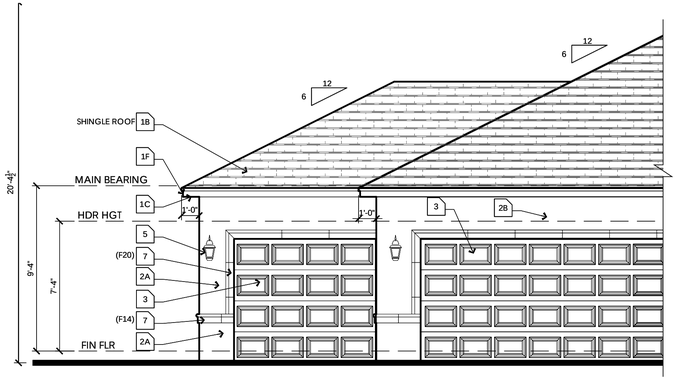
PARTIAL FRONT MEDITERRANEAN ELEVATION "C"

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



PARTIAL FRONT MEDITERRANEAN ELEVATION "B"

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



PARTIAL FRONT MEDITERRANEAN ELEVATION "A"

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

PARTIAL FRONT CRAFTSMAN ELEVATION "C"

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

PARTIAL FRONT CRAFTSMAN ELEVATION "B"

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

PARTIAL FRONT CRAFTSMAN ELEVATION "A"

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

PARTIAL FRONT TRADITIONAL ELEVATION "C"

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

PARTIAL FRONT TRADITIONAL ELEVATION "B"

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

PARTIAL FRONT TRADITIONAL ELEVATION "A"

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

- OPT. 3 CAR GARAGE ELEVATIONS

SCALE: 1/4" = 1'

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Builder: taylor morrison

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Grenada

Community Name

Lot: ## Community: #### Street St. Address: City, State Zip

Garage: XX

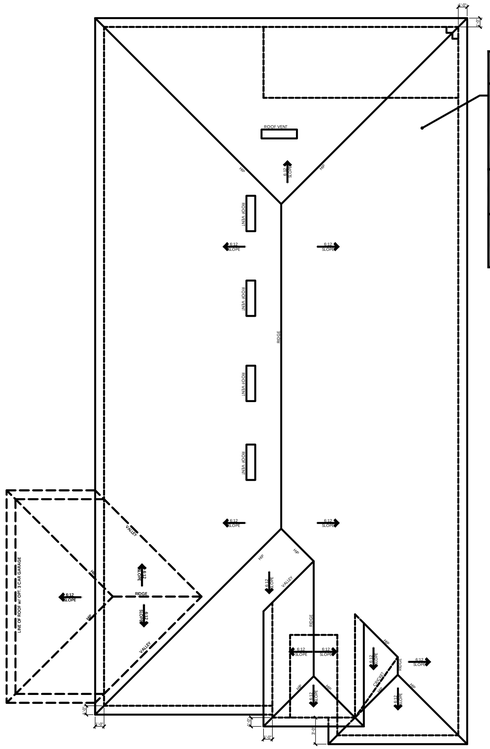
Plot Date: 06 / 23 / 2023

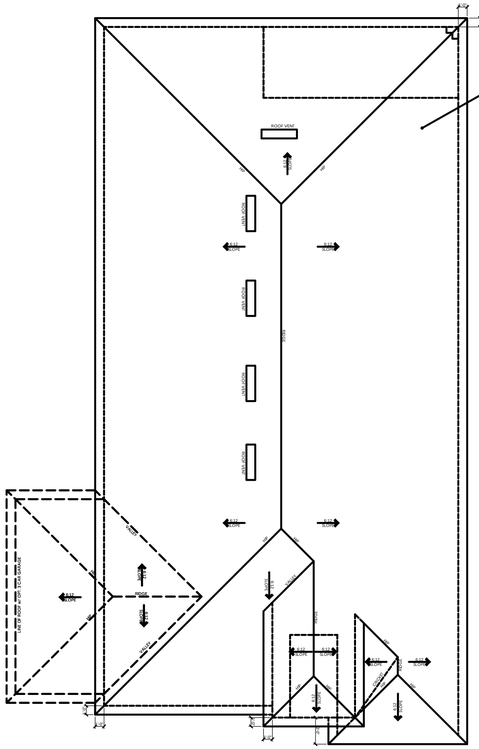
Reference No.

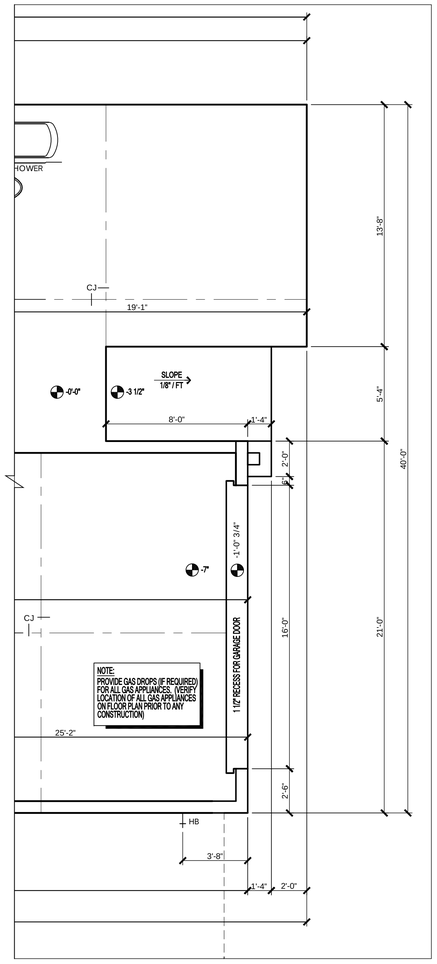
21-10490

Sheet:

2D

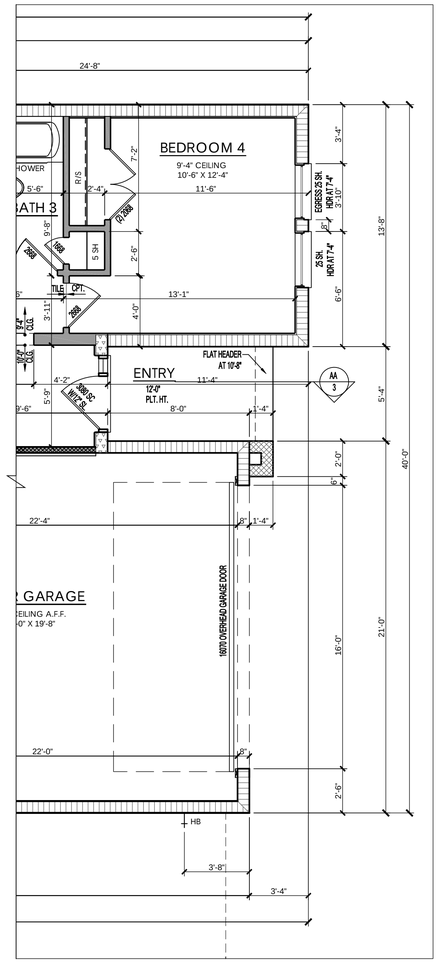

ROOF VIEW
RIDGE
HIP
VALLEY
RAKE
EAVE
SHED
GABLE
SHED
GABLE
SHED
GABL


ROOF VENT
ATTIC VENTILATION
ATTIC VENTILATION
ATTIC VENTILATION



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

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(407)740-8333
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Builder:

taylor morrison

Job Information:

Grenada

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City, State Zip
Plot Date: 06 / 23 / 2023
Garage: XX

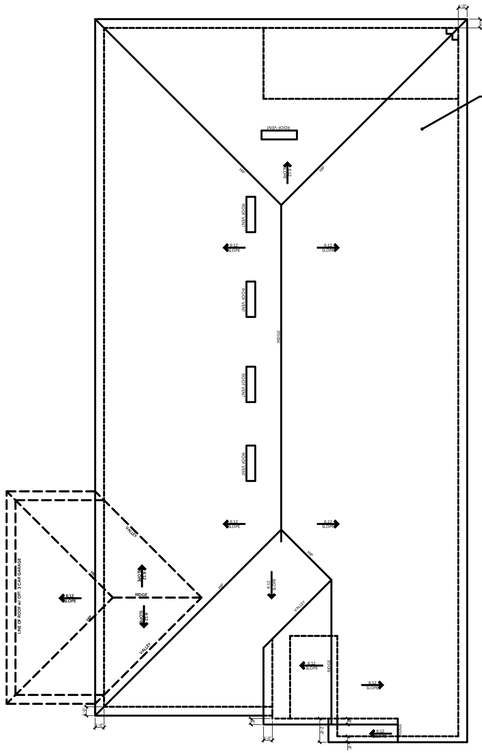
Reference No.

21-10490

Sheet
3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'

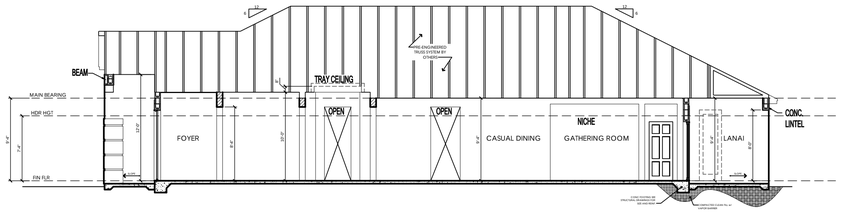
SCALE: 1/4" = 1'



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT. X 144 = 1511 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

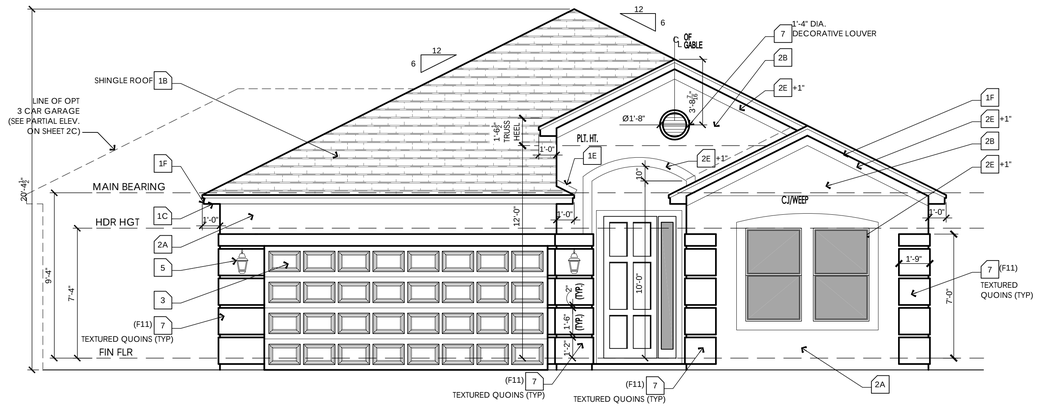
ROOF PLAN

SCALE: 1/8" = 1'-0"



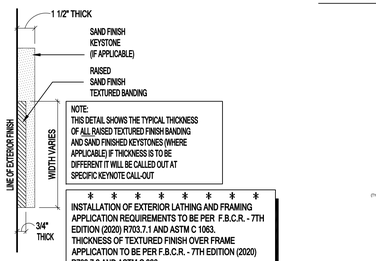
SECTION A-A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"

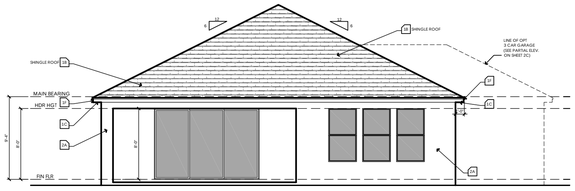
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

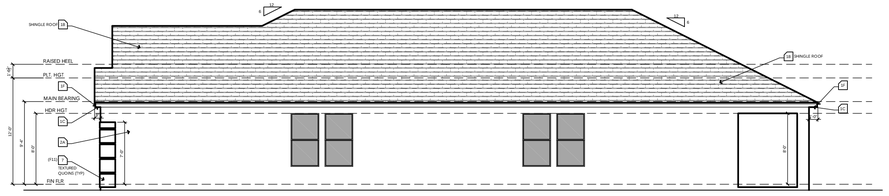
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



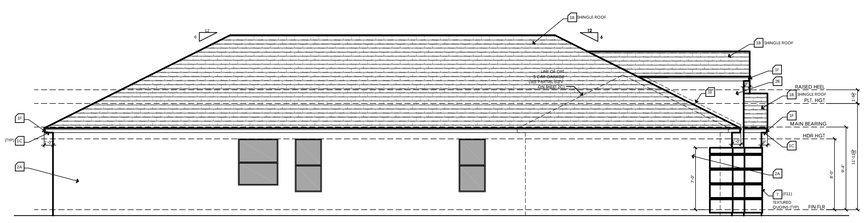
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder: taylor morrison

Job Information:

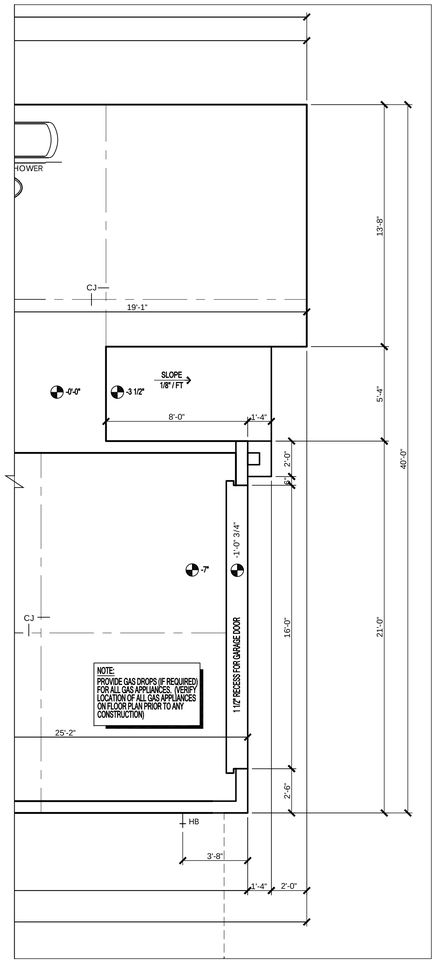
Grenada
Community Name
Lot: ##
Garage: XX
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3TRB1

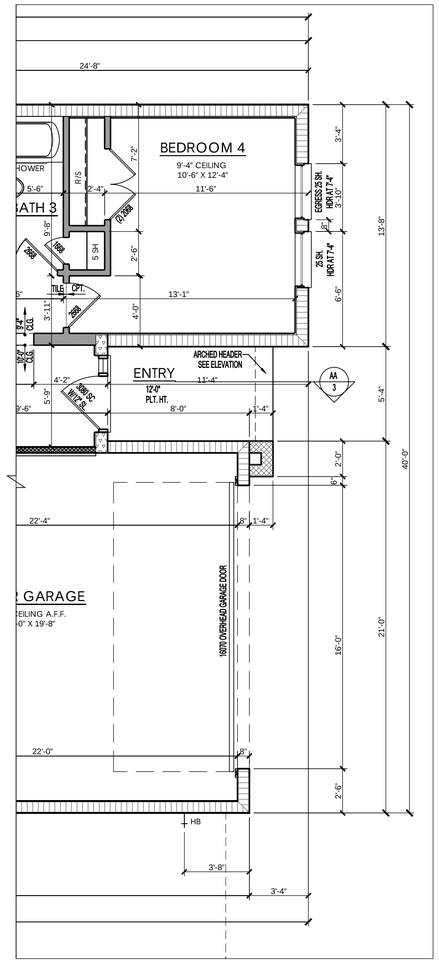
TRADITIONAL ELEVATION 'B'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'

SCALE: 1/4" = 1'

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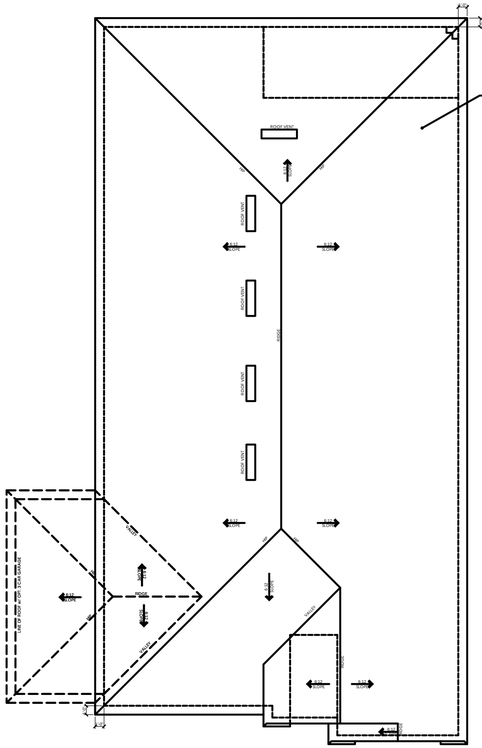
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet
3TRB2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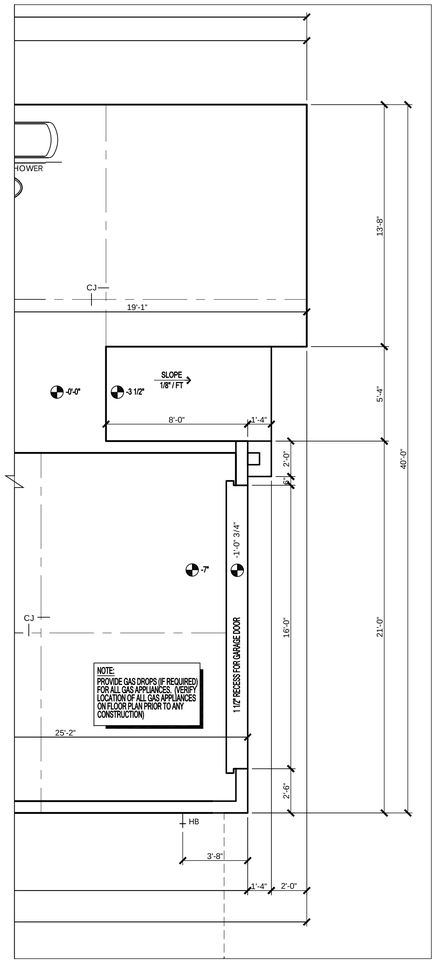
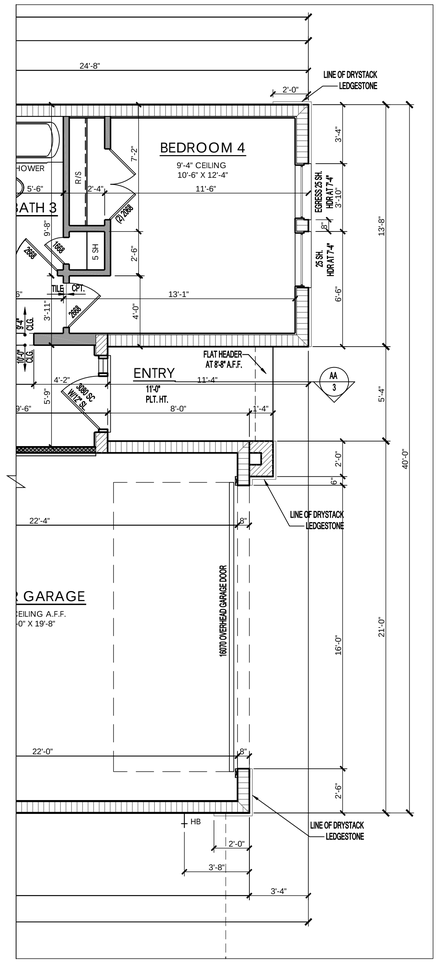
RIDGE VENT
RIDGE
HIP
VALLEY



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

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Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community:

Address: #### Street St.
City, State Zip

Plot Date: 06 / 23 / 2023

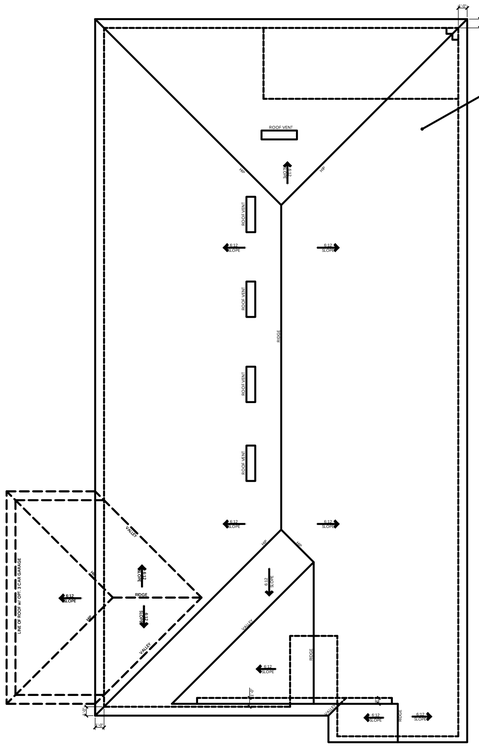
Reference No.

21-10490

Sheet
3TRC2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'

SCALE:
1/4" = 1'


ROOF VENT
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ATTIC VENT
SOFFIT VENT
RIDGE
HIP
VALLEY
SHED ROOF
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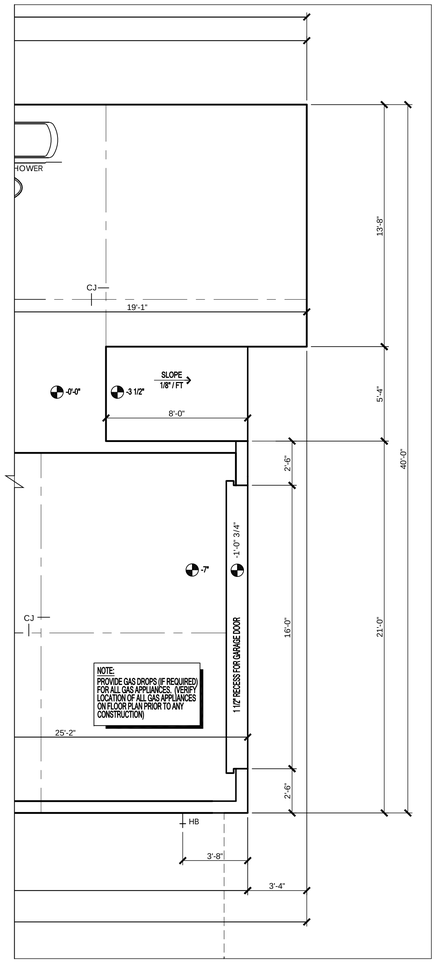
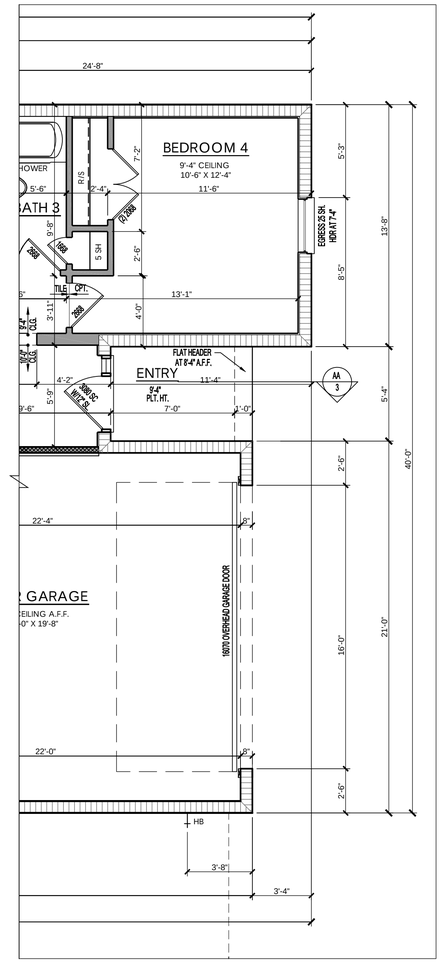
SLOPE



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'

SCALE: 1/4" = 1'

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(407)740-8333

Builder:

taylor morrison

Job Information:

Grenada

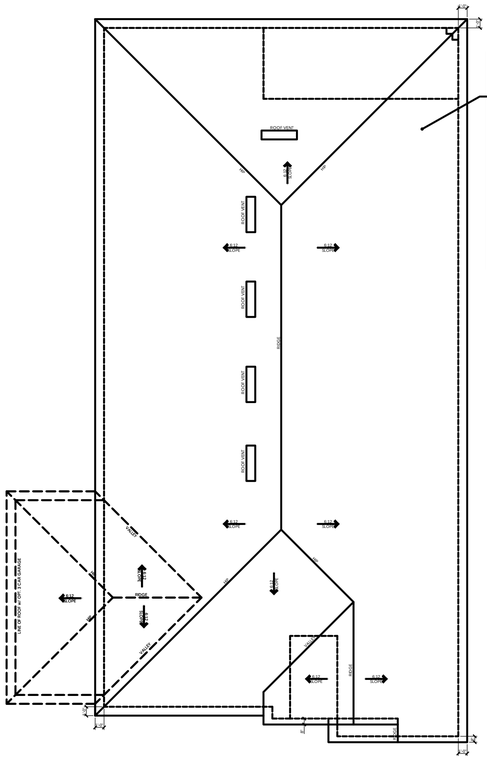
Community Name

Lot: ##
Address: #### Street St.
Community: City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet
3CRA2


ROOF VENT
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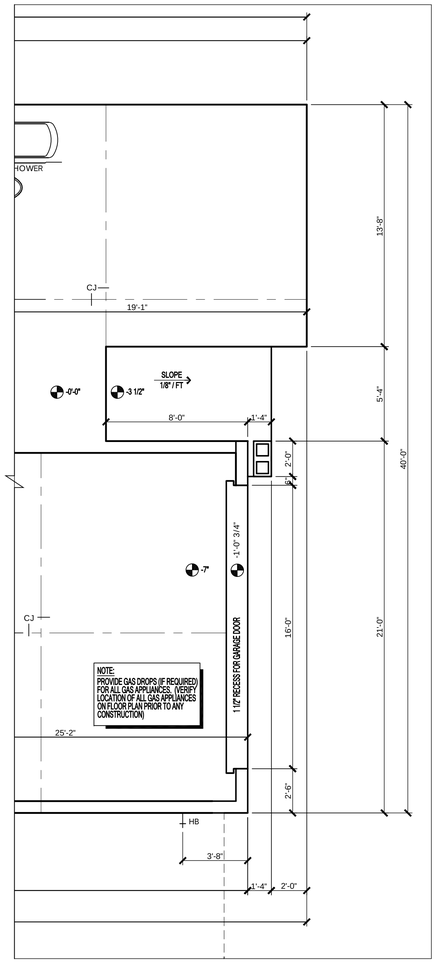
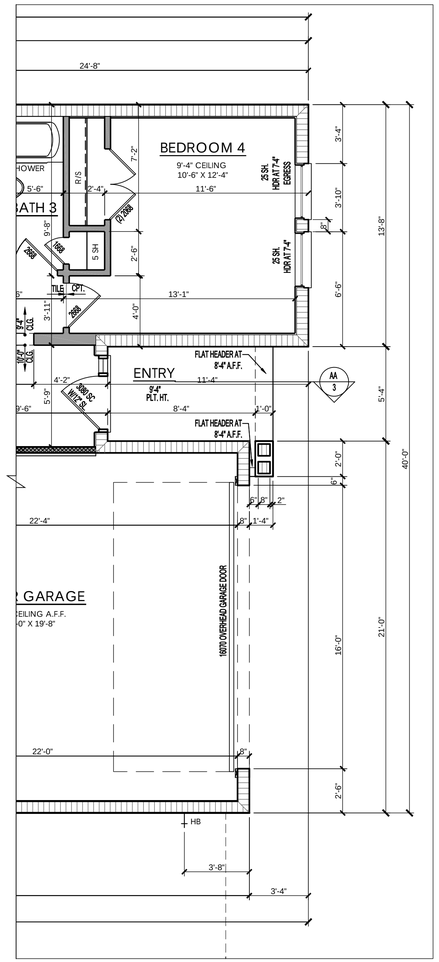


SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

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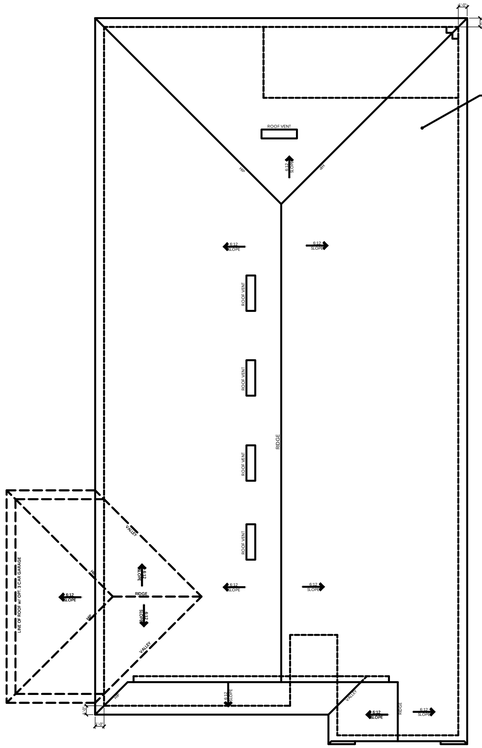
21-10490

Sheet:
3CRB2


ROOF VENT
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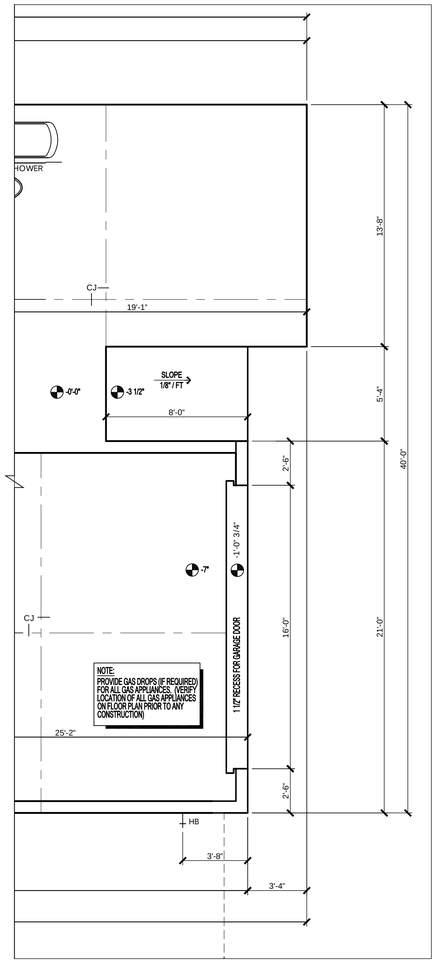
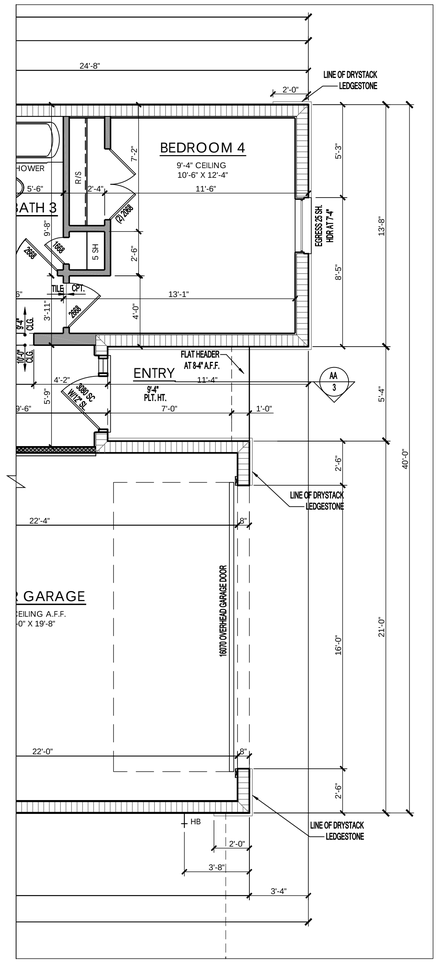


SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

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Community Name

Lot: ##
Garage: XX
Community:
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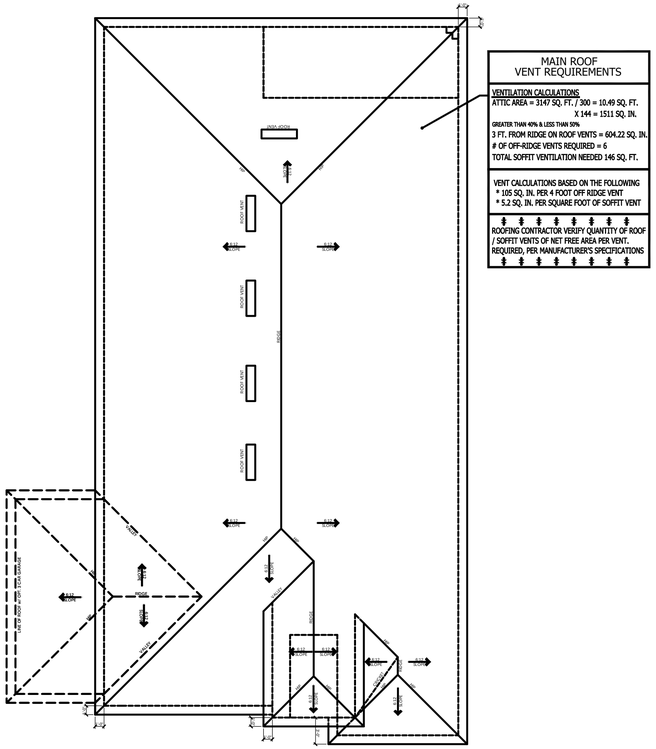
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3CRC2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'

SCALE: 1/4" = 1'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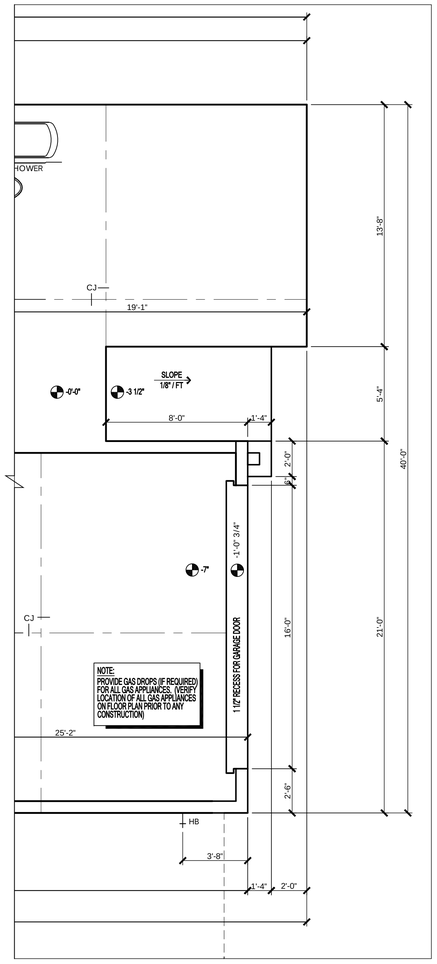
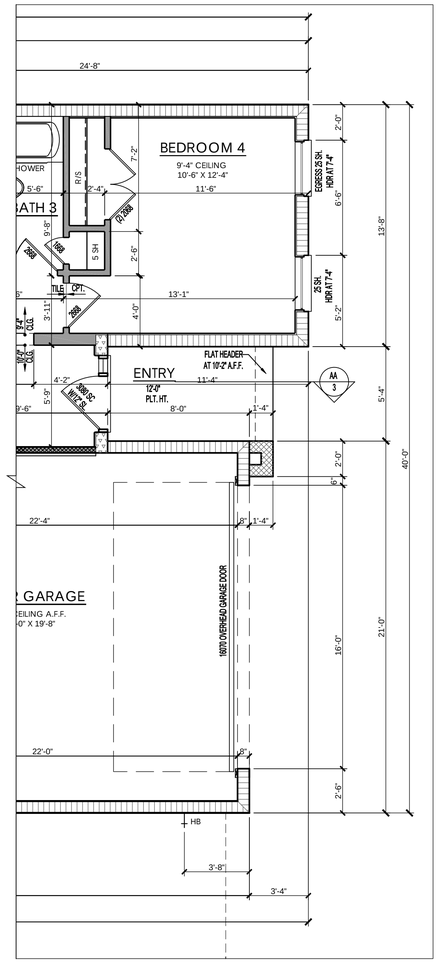


SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'

SCALE: 1/4" = 1'

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Community Name

Lot: ##
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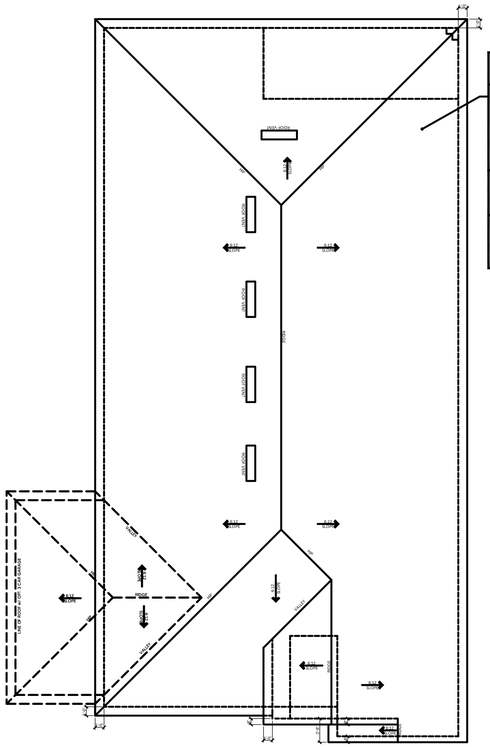
Community: City, State Zip
Plot Date: 06 / 23 / 2023
Garage: XX

Reference No.

21-10490

Sheet

3MA2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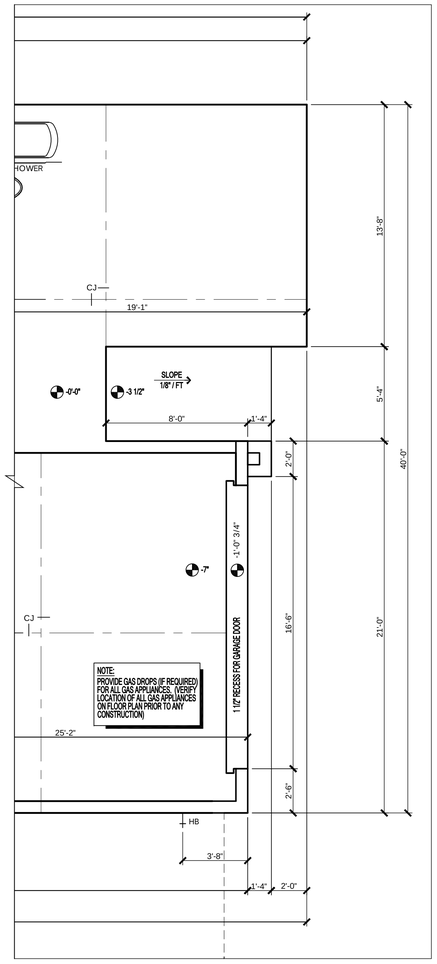
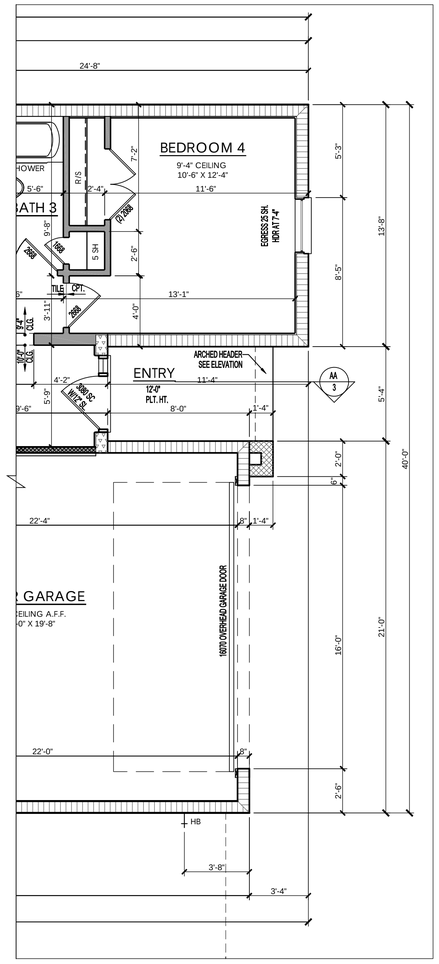


SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

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Builder:

taylor morrison

Job Information:

Grenada

Community Name

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Garage: XX
Address: #### Street St.
Community: City, State Zip
Plot Date: 06 / 23 / 2023

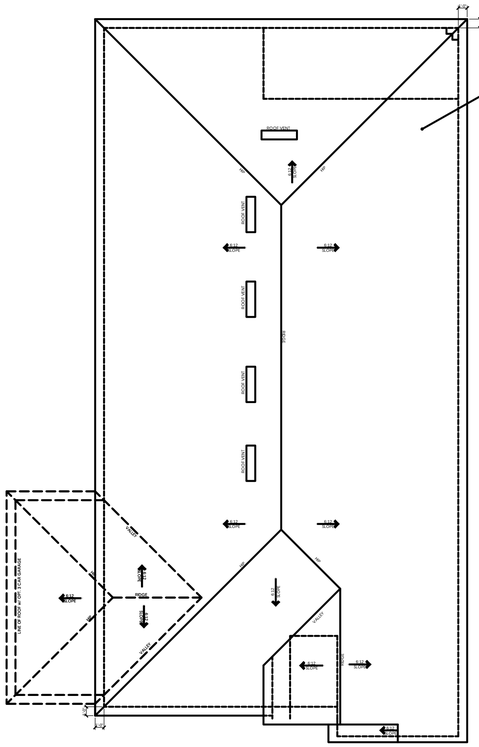
Reference No.

21-10490

Sheet
3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'

SCALE:
1/4" = 1'



MAIN ROOF VENT REQUIREMENTS

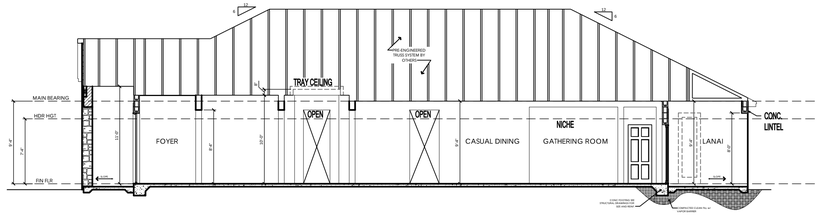
VENTILATION CALCULATIONS
ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT.
X 144 = 1511 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

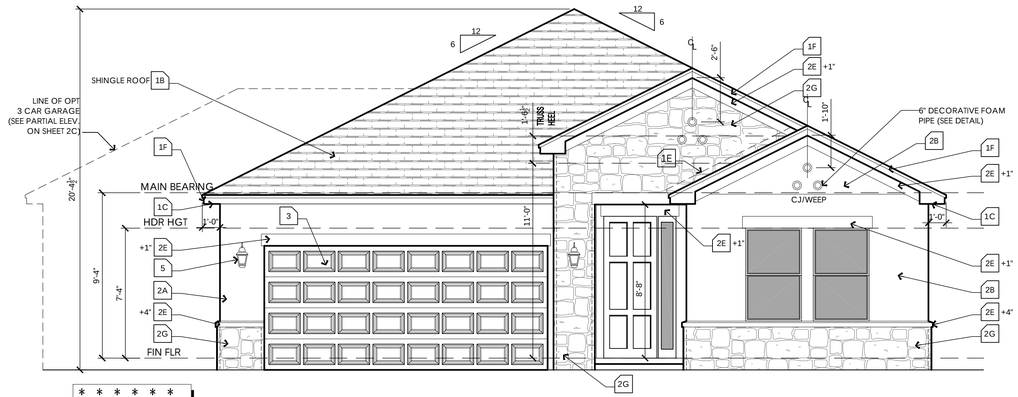
ROOF PLAN

SCALE: 1/8" = 1'-0"



SECTION A-A

SCALE: 1/8" = 1'-0"



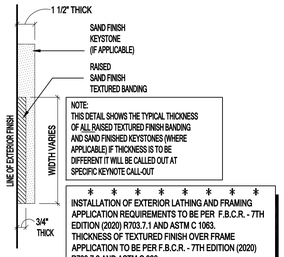
* * * * * *
G.C. VERIFY -ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE
* * * * * *

FRONT ELEVATION

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

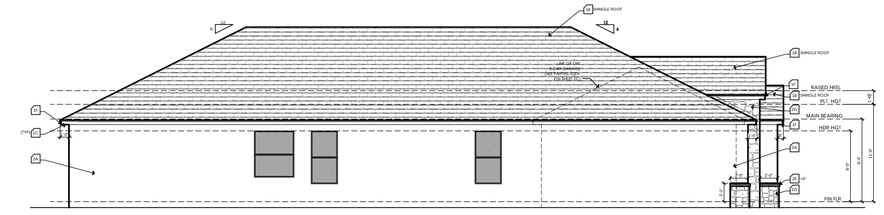


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

* * * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

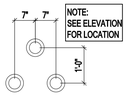
SCALE: 3" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
SEE ELEVATION FOR LOCATION



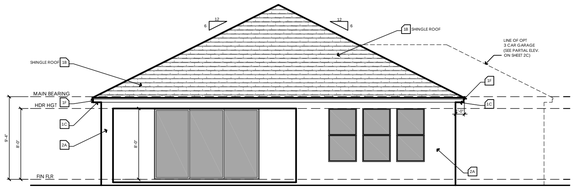
6" DECORAIVE FOAM PIPE DETAIL

SCALE: 1/2" = 1'-0"

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

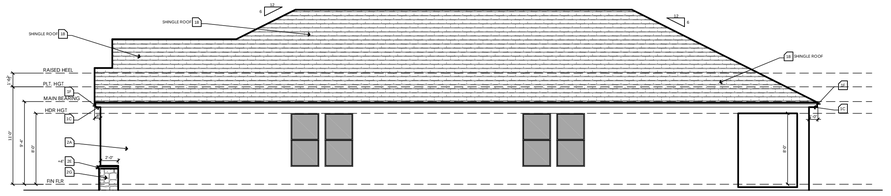
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 965-2532

Builder: taylor morrison

Job Information:

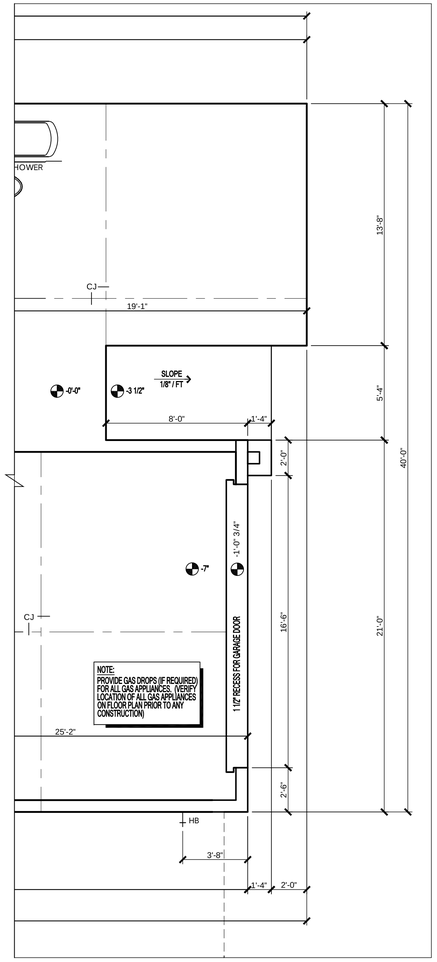
Grenada
Community Name
Lot: ##
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023
Garage: XX

Reference No.
21-10490

Sheet:
3MC1

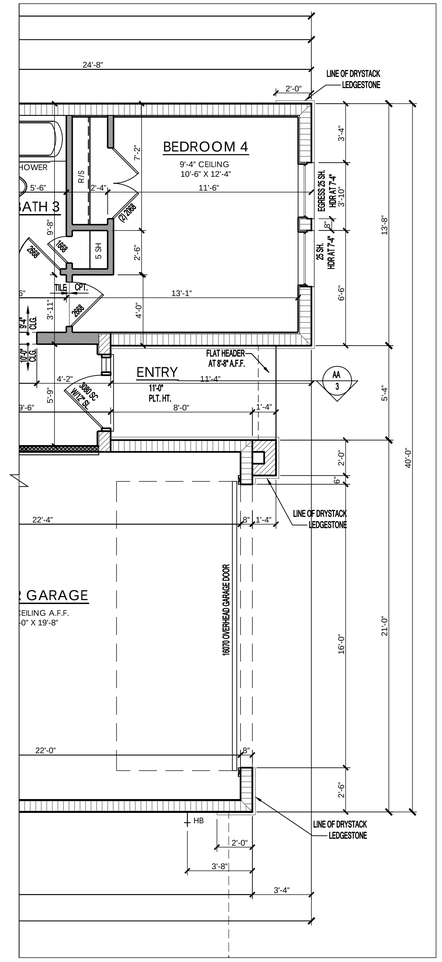
MEDITERRANEAN ELEVATION 'C'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

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



FLOOR PLAN

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

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AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

Builder:

taylor morrison

Job Information:

Grenada

Community Name

Garage: XX

LOT: ##

Community Address: #### Street St.
City, State Zip

Print Date: 06 / 23 / 2023

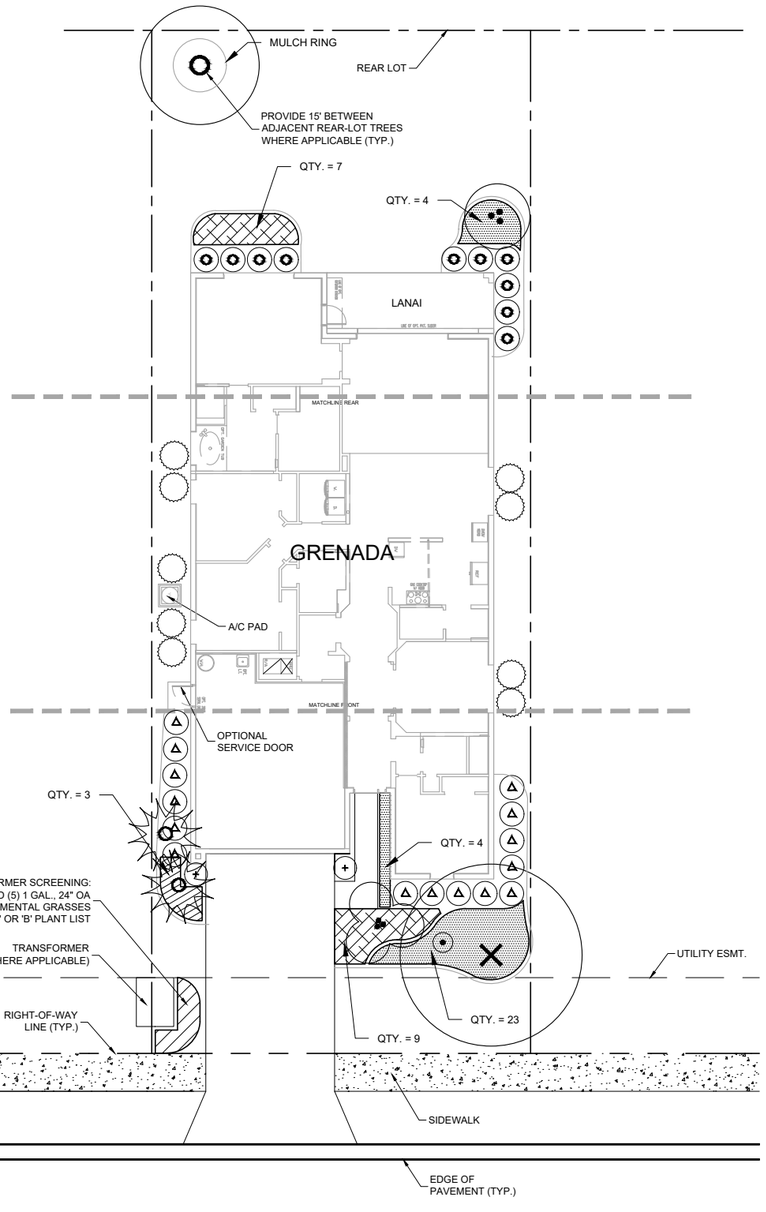
Reference No.

21-10490

Sheet:
3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'

SCALE:
1/4" = 1'



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

GRENADA LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

GRENADA 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 2" Cal., 10'-12' Ht., 4' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	9
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	9
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	16
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	31
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	3
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

GRENADA 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 2" Cal., 10' Ht., 4' spd., 4' CT, Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	9
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	13
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	9
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	16
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	31
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	3
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

CITY OF TAMPA NOTE
LANDSCAPE PLANS IN THE CITY OF TAMPA ARE REQUIRED TO FOLLOW THE MAX. 50% TURF RULE PER Sec. 27-285.1(a).3.d. ADDITIONAL PLANTING WILL BE REQUIRED.

CITY OF OVIEDO NOTE
LANDSCAPE PLANS IN THE CITY OF OVIEDO ARE REQUIRED TO FOLLOW THE MAX. 60% TURF RULE PER Sec. 12.7. ADDITIONAL PLANTING WILL BE REQUIRED.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

Aerial Photography Date:

SCALE: 1" = 20'-0"
0 10' 20' 40'

For illustrative purposes only. Subject to change without notice.

PAGE XX

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COMMUNITY NAME • HOME LANDSCAPE STANDARD

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2022_01_31
XXXXXXX
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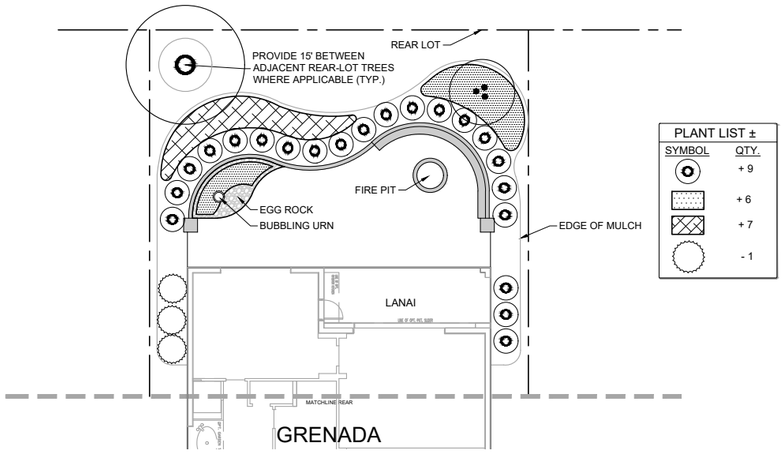
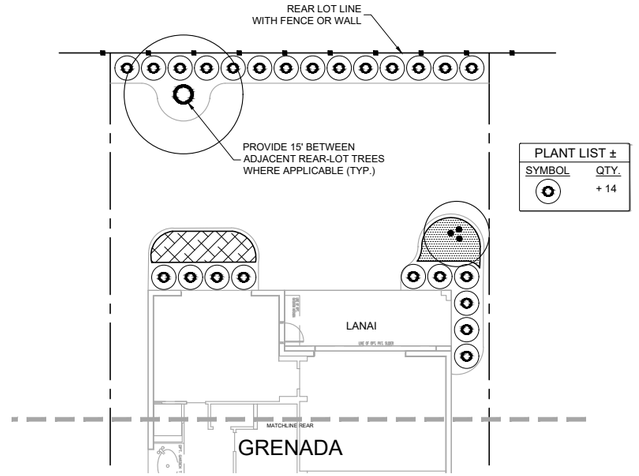
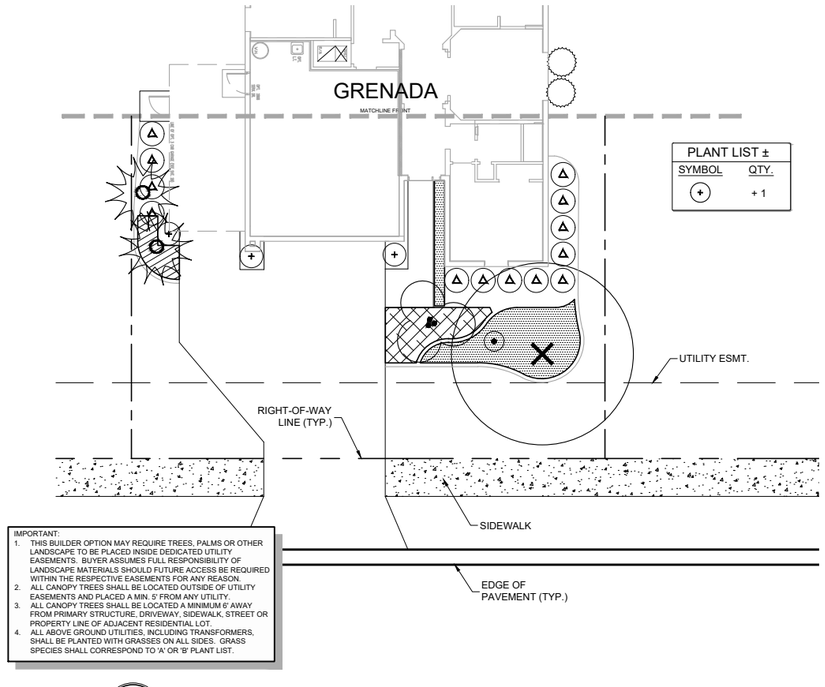
T:\Projects\457-01 TM Unit Landscape Plans\Drawings-Exhibits\457-01-03 Teen Builders Master Unit LA Plans\Current Plans\Grenada (FKA Antigua) Master Landscape.dwg



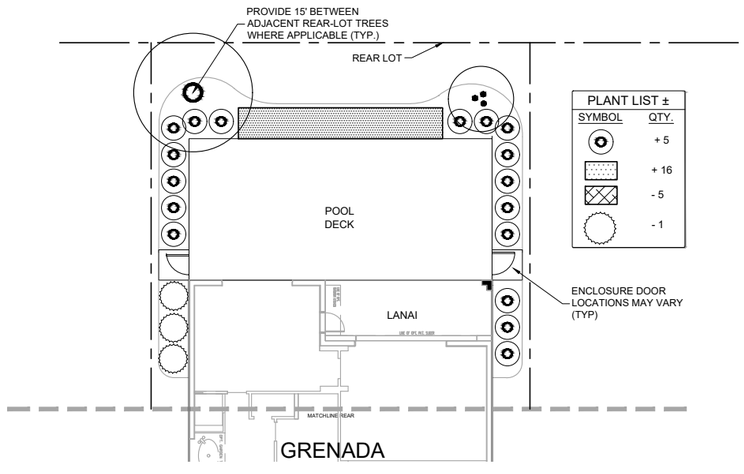
C OPTION ~ FIRE PIT
SCALE: 1"=20'



D OPTION ~ REAR YARD FENCE
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ POOL
SCALE: 1"=20'

Aerial Photography Date:

SCALE: 1" = 20'-0"
0 10' 20' 40'

For illustrative purposes only. Subject to change without notice.

PAGE XX

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COMMUNITY NAME • HOME LANDSCAPE OPTIONS

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2022_01_31
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Sarasota, Florida 34232
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BONAIRE GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

11-08-16 COMPLETED REVISIONS TO INCLUDE:

- COMPLETED VORTEX ENGINEERING MARK UPS
- RENAMED PLAN TO BONAIRE ILO TB40-2600
- ADDED SHOWER VALVE ON OPPOSITE WALL AS SHOWER HEAD AT SECONDARY BATH WITH SHOWER OPTION.
- ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.
- REVISED SHOWER RECESS TO BE 3 1/2" DEEP.
- REVISED SHOWER ENCLOSURE TO SIT DIRECTLY ON TUB DECK AND ADDED DETAIL.

02-06-18 COMPLETED REVISIONS TO INCLUDE:

- ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.
- REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

03-21-18 COMPLETED REVISIONS TO INCLUDE:

- VORTEX ENGINEERING MARK UPS FOR NEW BUILDING CODE UPDATES PER F.B.C.R. - 6TH EDITION (2017).
- REVISED FLOOR OUT LOCATION PER ELECTRICAL EXHIBIT.
- ADDED OPTIONAL SHAMPOO NICHES AT EACH FULL BATH.
- ADDED OPTIONAL LOCATION FOR ELECTRICAL WATER HEATER.
- ADDED DEDICATED 15 AMP CIRCUIT FOR TANKLESS W.H.

09-10-18 COMPLETED REVISIONS TO INCLUDE:

- ADDED 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

09-12-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-08-18 COMPLETED REVISIONS TO INCLUDE:

- ADDED VORTEX ENGINEERING AND TRUSS LAYOUTS FOR 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

- ADDED AIR SWITCH AT DISP.
- ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS
- ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER
- OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER
- ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.
- ADDED 16" METAL A/C STAND W/ SOLID CORE DOOR.
- ADDED ALT. LOCATION OF A/C PAD.
- SHOWED CONT. GRASPABLE RAILING AT STAIRS.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

- CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS.

06-07-19 COMPLETED REVISIONS TO INCLUDE:

- VERIFIED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS AT 8'-4".
- VERIFIED ALL SHAMPOO NICHES LOCATIONS ARE SHOWN AS OPTIONAL.
- VERIFIED LOCATIONS OF (2) CAN LTS AT O.D.K. WERE CENTERED ON THE SPACE.
- REVISED REFRIG. LOCATION AND ADDED FILLER AGAINST ADJACENT WALL.
- ADDED NOTE FOR: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO BE SLOPED.

09-27-19 COMPLETED REVISIONS TO INCLUDE:

- REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

10-23-19 COMPLETED REVISIONS TO INCLUDE:

- ADDED 3 CAR GARAGE OPTION FOR MEDITERRANEAN ELEVATIONS.

11-04-19 COMPLETED REVISIONS TO INCLUDE:

- PADDED WALL BEHIND REFRIGERATOR OUT 10".
- REVISED KNEE WALL UNDER STAIRS TO BE AT FRONT OF LANDING OF BOTTOM RUN.
- ADDED NOTE AT PET AREA FOR 7'-6" CEILING.
- ADDED NOTE TO ROTATE ATTIC ACCESS FOR ELEVATIONS "TR-C" AND "M-C".
- FLIPPED TUB/SHOWER AT BATH 2 SO VALVES WERE ON INTERIOR WALL.
- ADDED 14"x24" A/C CHASE AT BEDROOM 2 CLOSET.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED A.H. ROOM PLATFORM TO BE 24" H. WOOD PLATFORM W/ 3/4" PLYWOOD TOP, PLATFORM TO FILL ENTIRE CLOSET
- REVISED A.H. ROOM DOORS TO BE 8'-0" H.
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

02-26-20 COMPLETED REVISIONS TO INCLUDE:

- REVISED WALL BEHIND THE REF. TO BE 40" LONG AND REDUCED THE PANTRY BY 1".

04-07-20 COMPLETED REVISIONS TO INCLUDE:

- REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.
- REVISED AIR HANDLER CLOSET DOORS TO BE 8'-0" FOR 9000 SERIES PLANS
- REVISED AIR HANDLER CLOSET DOORS TO HAVE S.C. FOR NON 9000 SERIES PLANS AND HAVE NOTE 16" METAL STAND.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	1453	1453	1453	1453	1453	1453	1453	1453	1453	1453
UPPER FLOOR S.F.	1147	1147	1147	1147	1147	1159	1159	1147	1147	1147
TOTAL LIVING S.F.	2600	2600	2600	2600	2600	2612	2612	2600	2600	2600
GARAGE S.F.	477	477	477	477	477	477	477	477	477	477
LANAI S.F.	400	400	400	400	400	400	400	400	400	400
PORCH S.F.	108	108	52	108	144	144	144	108	52	108
TOTAL UNDER ROOF S.F.	3585	3585	3529	3585	3621	3633	3633	3585	3529	3585
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	210	210	210	210	210	210	210	210	210	210
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"

04-16-20 COMPLETED REVISION TO INCLUDE:

- ADDED NOTE TO HAVE CONDUIT FOR O.D.K. ON EXTERIOR SIDE OF WALL
- AT LANAI POCKET S.G.D., ADDED A NOTE TO FRAME OUT WALL TO END OF S.G.D. TRACK
- REMOVED THE AIR HANDLER CEILING RECESS IN THE GARAGE
- MOVED THE OWNER'S BATH SHAMPOO NICHE TO THE WALL COMMON WITH THE WATER CLOSET
- ADDED A 1'-0"X1'-0" SOFFIT ABOVE THE WATER CLOSET FOR PLUMBING
- REVISED THE OWNER'S CLOSET COMMON WITH THE OWNER'S BATH VANITY TO 2X6 FOR PLUMBING
- ADDED AN A/C CHASE IN BEDROOM 3 AND BEDROOM 2 CLOSETS
- AT BEDROOM 2, REVISED CLOSET TO 5'-0" WIDE
- REVISED THE A/C CLOSET TO HAVE A 2-8X6-0 DOOR W/ R/A GRATE BELOW THE DOOR, ALONG WITH PLYWOOD PLATFORM BELOW THE A/C
- ADDED A THERMOSTAT OUTSIDE OF THE OWNER'S SUITE
- AT STUDY, MOVE THE SWITCH TO FRONT EXTERIOR WALL

05-26-20 COMPLETED REVISIONS TO INCLUDE:

- EFFECTIVE "GO LIVE" DATE 05-26-20

06-22-20 COMPLETED REVISION TO INCLUDE:

- REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

10-31-20 COMPLETED 2020 ANNUAL CHANGES – SEE LIST LOCATED IN ARCHITECTURE PENDING GO LIVE FOLDER

12-08-20 COMPLETED REVISION TO INCLUDE:

- REVISED CASUAL DINING LIGHT LOCATION.

12-22-20 COMPLETED REVISIONS TO INCLUDE:

- UPDATE PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

05-27-21 COMPLETED REVISIONS TO INCLUDE:

- MOVE OWNERS SUITE SHOWER VALVE TO SAME WALL AS SHOWER NICHE

07-12-21 COMPLETED REVISION TO INCLUDE:

- REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES
- REVISED ELECTRICAL RISER TO 200AMP AND ADDED NOTATION FOR STAIR WALLS

01-26-22 COMPLETED REVISIONS TO INCLUDE:

- UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

- REMOVED SHOWER NICHES COMPLETELY FROM PLAN

07-01-22 COMPLETED REVISIONS TO INCLUDE:

- REVISED THE KITCHEN ISLAND PER REDESIGN - "GO LIVE" DATE 07-01-22

08-18-22 COMPLETED REVISIONS TO INCLUDE:

- REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

01-24-23 COMPLETED REVISIONS TO INCLUDE:

- REVISED LOCATION OF ATTIC ACCESS ON 2ND FLOOR TO BE IN THE LOFT AREA ILO THE HALL

04-07-23 COMPLETED REVISIONS TO INCLUDE:

- ADDED HARDIE ELEVATIONS INTO THE MASTER PLAN SET

06-23-23 COMPLETED REVISIONS TO INCLUDE:

- REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C	PARTIAL PLANS AT OPT 3 CAR GARAGE
2D	OPT 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3SE	INCLUDED ELEVATION - SIDING OPTION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'A'
3CRD1	CRAFTSMAN ELEVATION - D - SIDING
	OPTION
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'B'
3CRE1	CRAFTSMAN ELEVATION - E - SIDING
	OPTION
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'C'
3CRF1	CRAFTSMAN ELEVATION - F - SIDING
	OPTION
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'C'
4	MAIN FLOOR ELECTRICAL PLAN
4.1	UPPER FLOOR ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

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SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN OPTIONS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PLAN OPTIONS
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SP3.0	MAIN FLOOR STRUCTURAL PLAN
SP3.1	UPPER FLOOR STRUCTURAL PLAN
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	GARAGE TRUSS STRAPPING PLAN
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SP4.3	TRADITIONAL ELEVATION "A" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS
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	GARAGE TRUSS STRAPPING PLAN
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SP4.7	TRADITIONAL ELEVATION "C" W/ OPT. 3 CAR
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SP4.8	CRAFTSMAN ELEVATION "A" TRUSS
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SP4.9	CRAFTSMAN ELEVATION "A" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS
	STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ OPT. 3 CAR
	GARAGE TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS
	STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ OPT. 3 CAR
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SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS
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SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3
	CAR GARAGE TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS
	STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3
	CAR GARAGE TRUSS STRAPPING PLAN
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FD-2	FRAMING NOTES
SD	STAIR DETAILS
S1	DETAILS
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S2A	DETAILS
S3	DETAILS
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S5	DETAILS
SDWC	DETAILS

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o.(407) 880 2333

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN, AND FIND IT TO BE IN COMPLIANCE WITH SECTION R301 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO DETERMINE ANY LOAD BEARING CONDITIONS AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS LOAD INFORMATION IS SUPPLIED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY
COA 28035

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.6VORTEX (686-7839)
ANDREW J. MEISHEID, P.E. - FL. REG #83217
ASBED A. AVEDIKIAN, P.E. - FL. REG #86623

Builder: taylor morrison

Job Information:

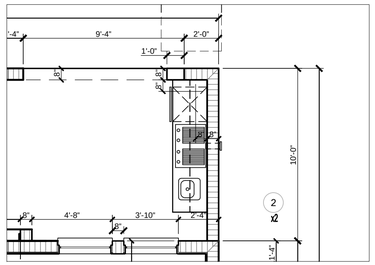
Bonaire

Community Name

Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 07 / 24 / 2023

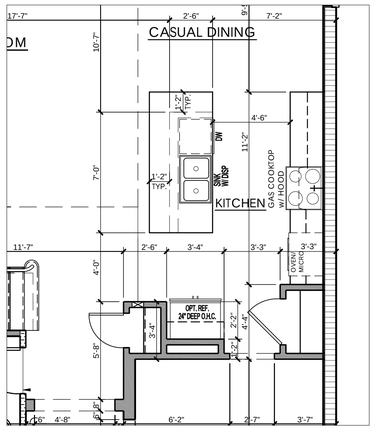
Reference No. 21-13499

Sheet: COV



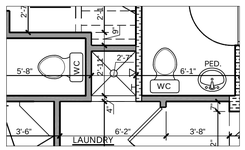
OPT. OUTDOOR KITCHEN
(W/ VENT HOOD I.L.O. OPENING)

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



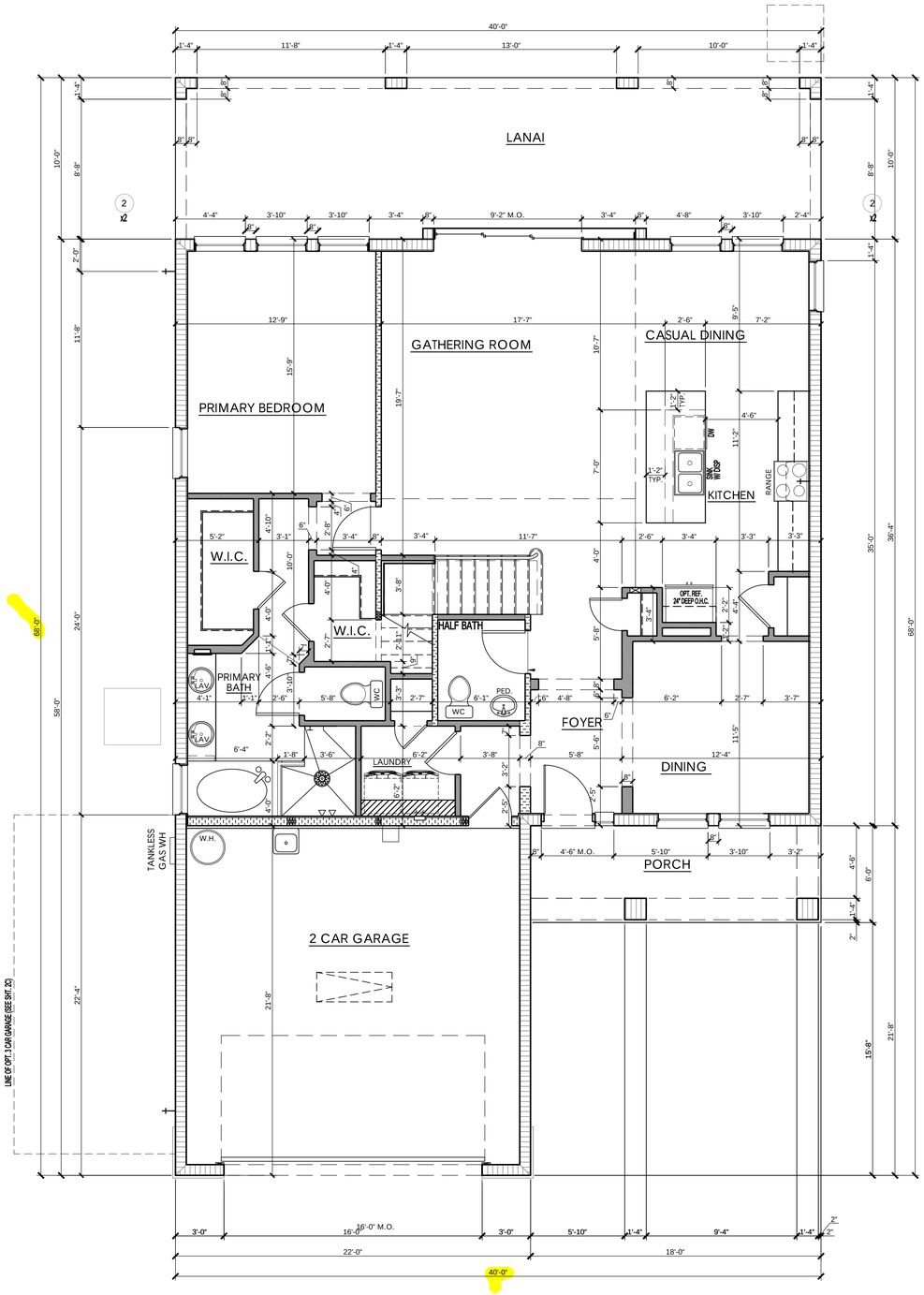
OPT. GOURMET KITCHEN

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



OPT. PET AREA

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



MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Unit:

Block:

Street St.

City, State Zip

Lot#:

Community:

Address:

07 / 24 / 2023

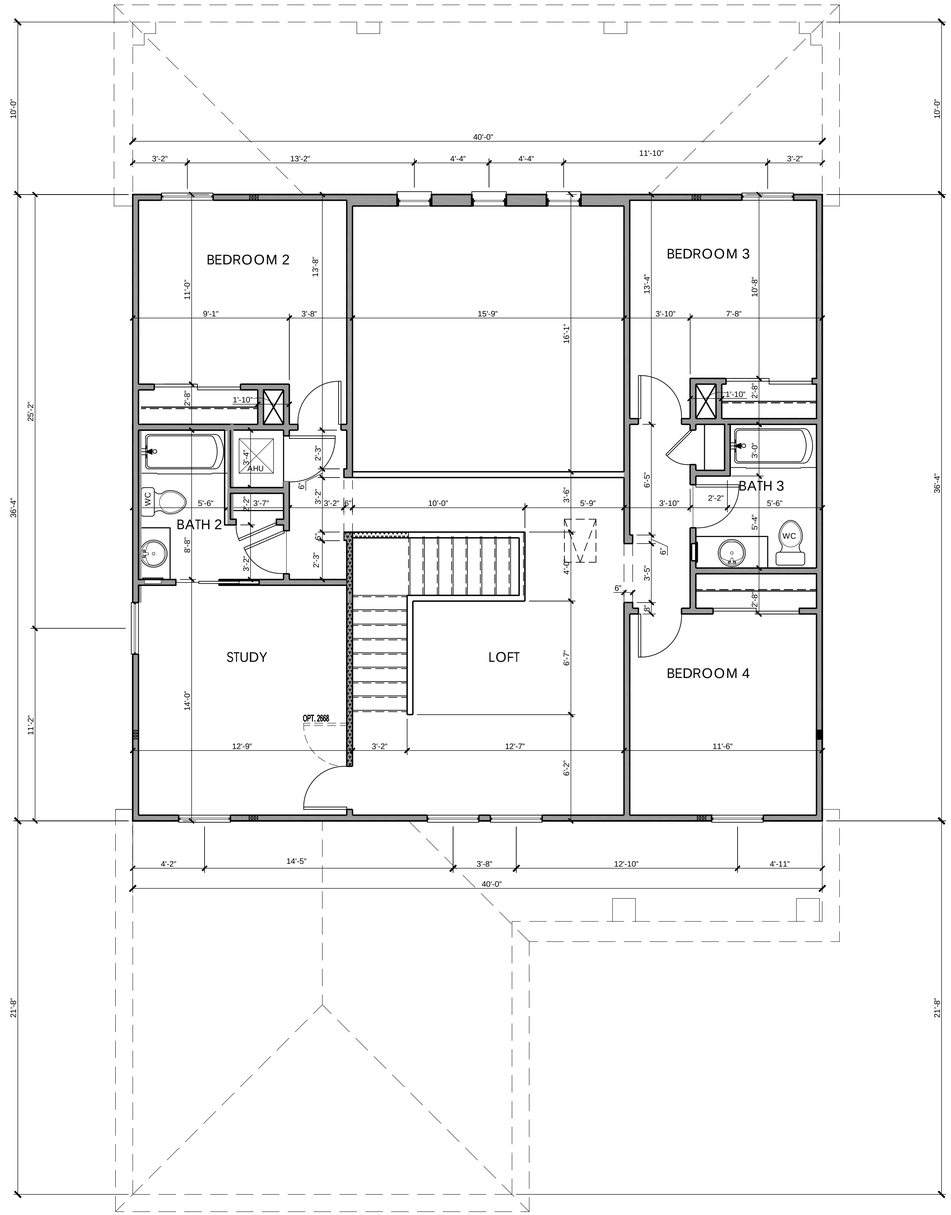
Plot Date:

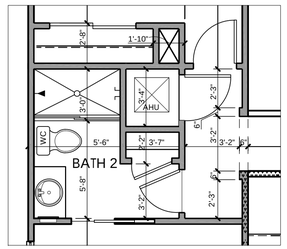
Reference No.

21-13499

Sheet:

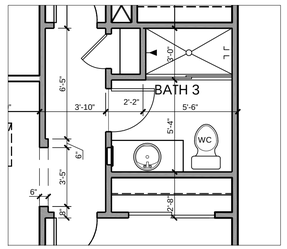
2A2





OPT. SHOWER BATH 2

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



OPT. SHOWER BATH 3

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

WALL TYPES LEGEND

Masonry

- 9'-4" T.O.M. (CMU wall)
- 10'-8" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Job Information:

Bonaire

Community Name

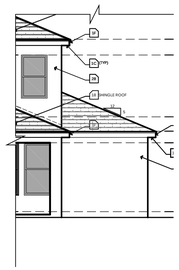
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 25 / 2023
Unit:

Reference No.
21-13499

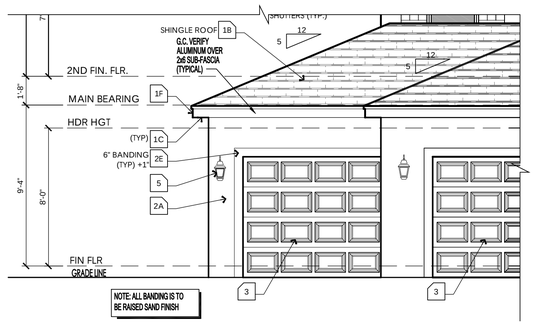
Sheet:
2B2

UPPER FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'



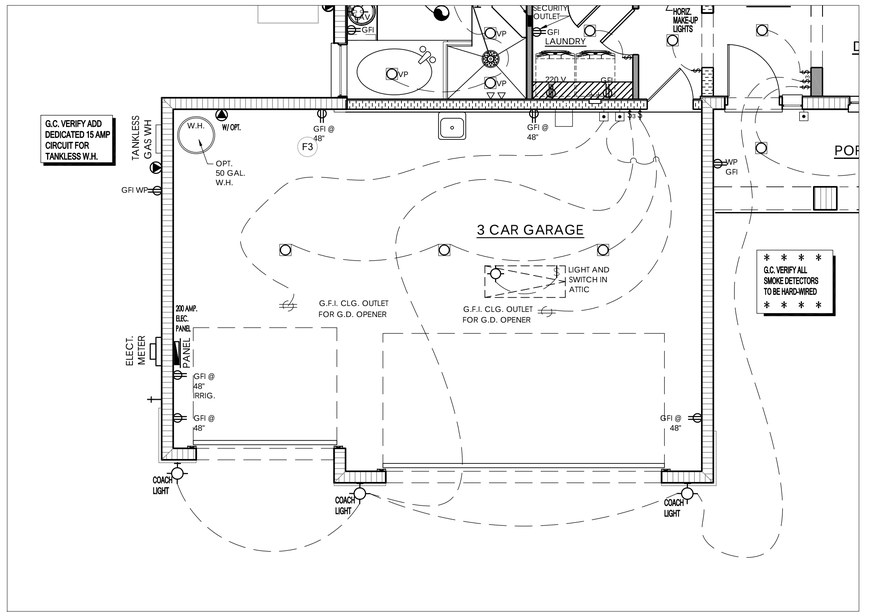
PARTIAL REAR ELEV. "INCLUDED"



PARTIAL FRONT ELEV. "INCLUDED"

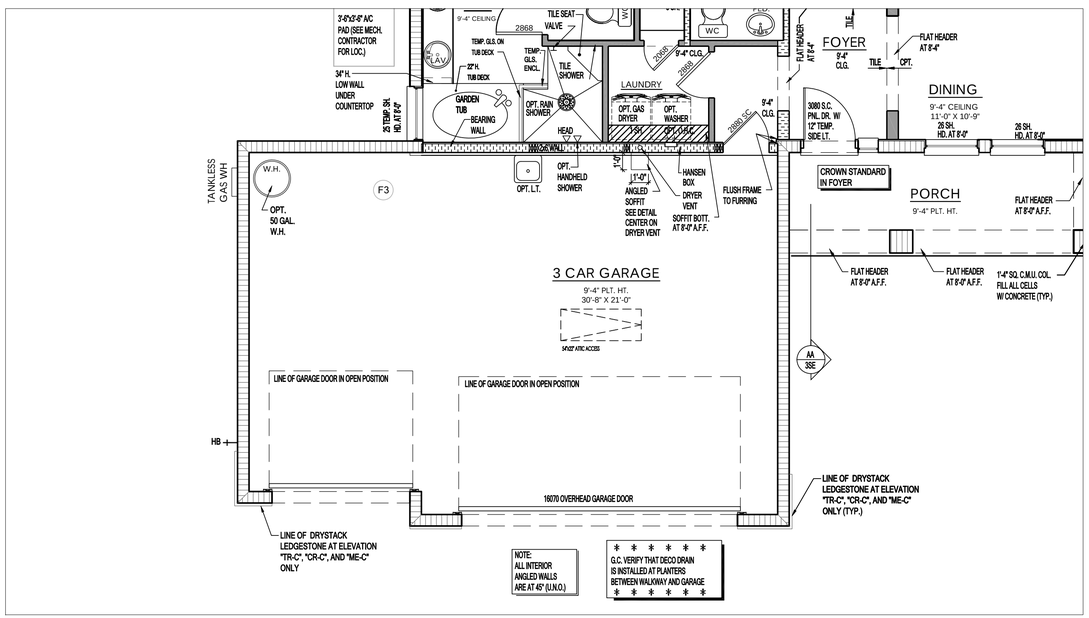
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

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



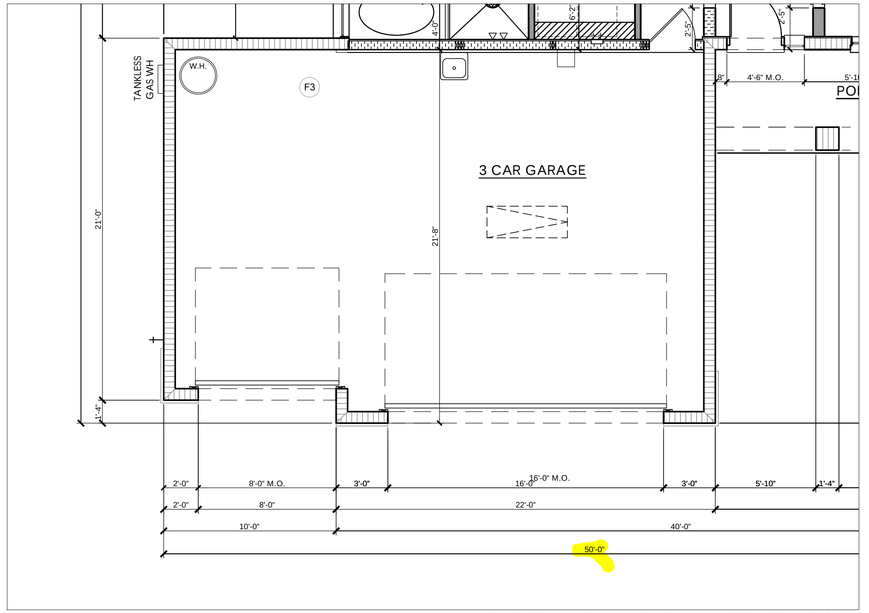
PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

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

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Job Information:

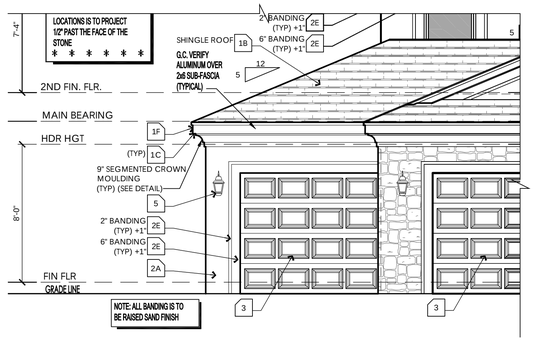
Bonaire
Community Name
Block: ####
Unit: Street St.
Lot: Community: Address: City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet: 2C

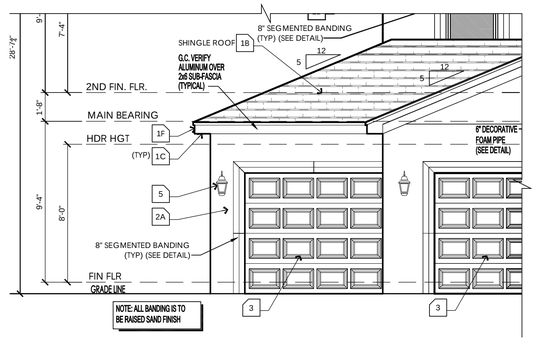
PT. 3 CAR GARAGE

SCALE: 1/4" = 1'



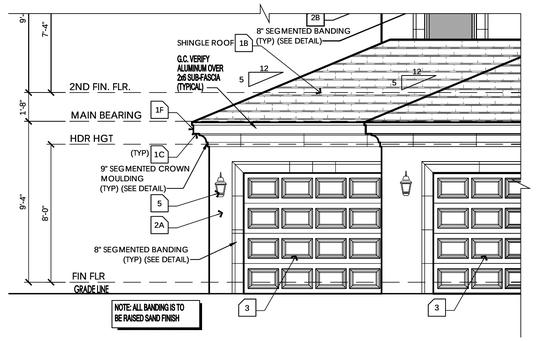
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

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



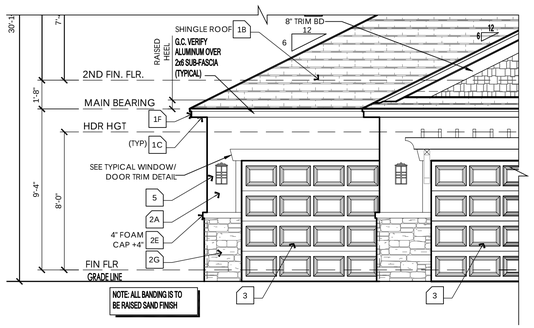
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

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



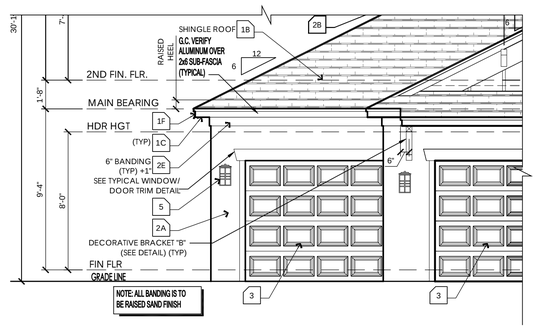
PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

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



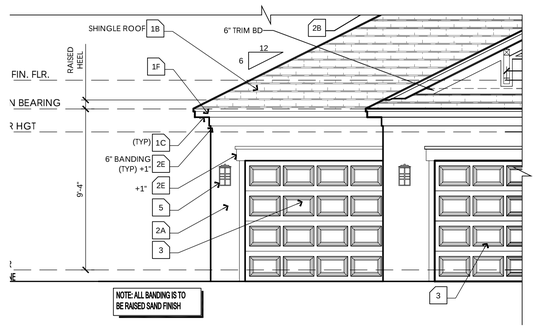
PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

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



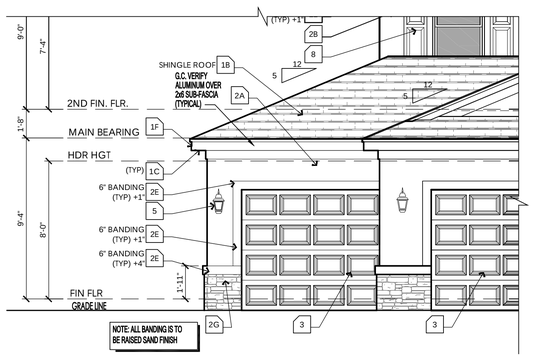
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

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



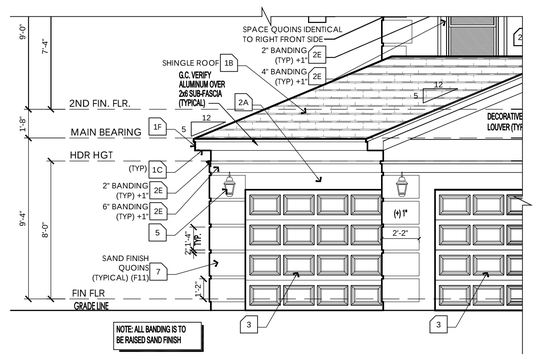
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

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



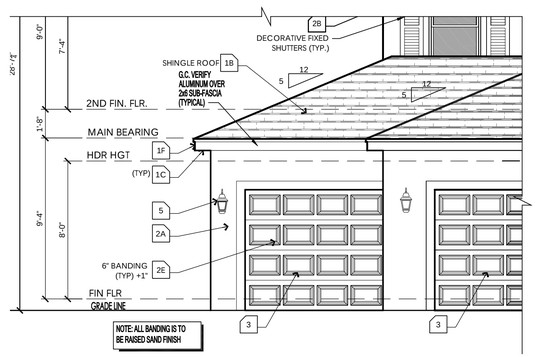
PARTIAL FRONT
TRADITIONAL ELEVATION "C"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "B"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "A"

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

PT. 3 CAR GARAGE ELEVATIONS

SCALE: 1/4" = 1'

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Plot Date: 02 / 16 / 2023

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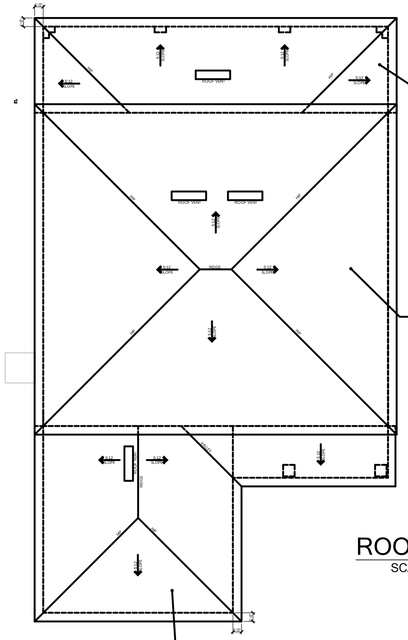
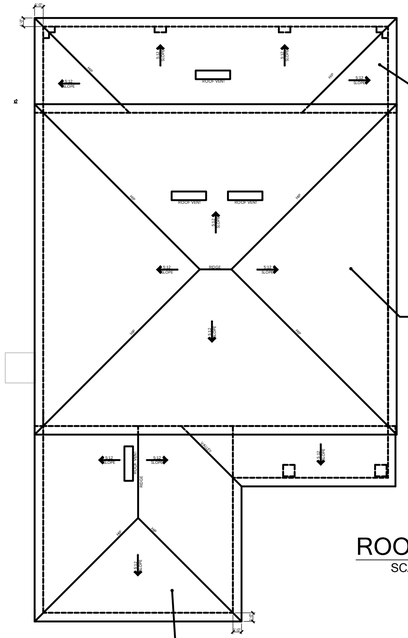
Sheet:
2D


ROOF VENT
ROOF VENT
ROOF VENT



400	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.	X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 1	
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.	

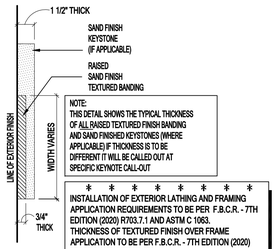
1454	UPPER ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.	X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 2	
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.	

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585	GARAGE ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.	X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 1	
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.	

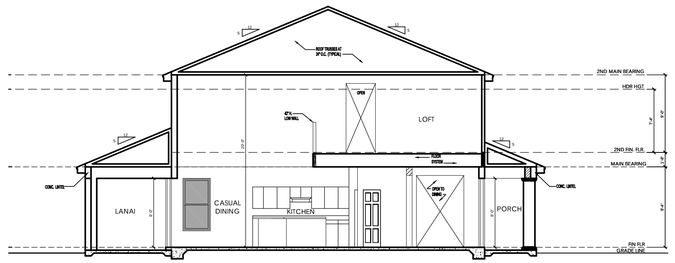
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



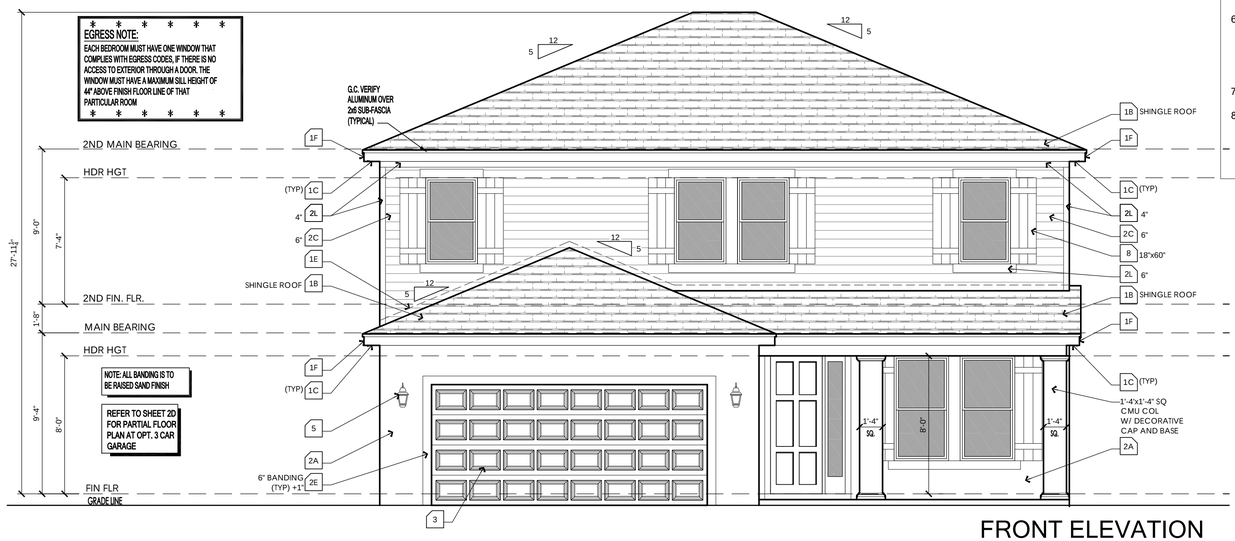
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

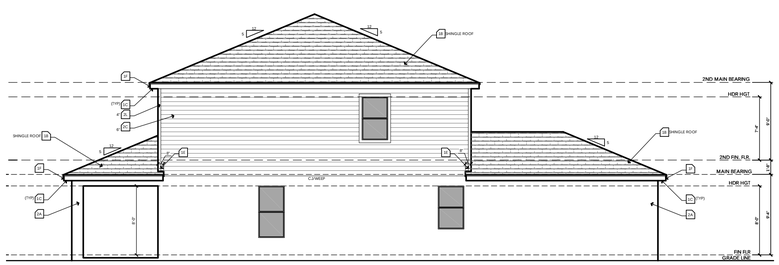
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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

WINDOW FALL PROTECTION

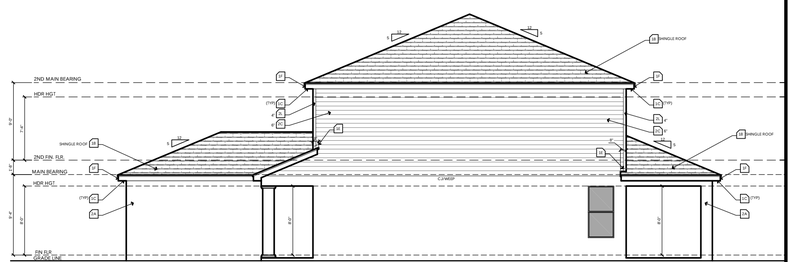
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION - SIDING OPTION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

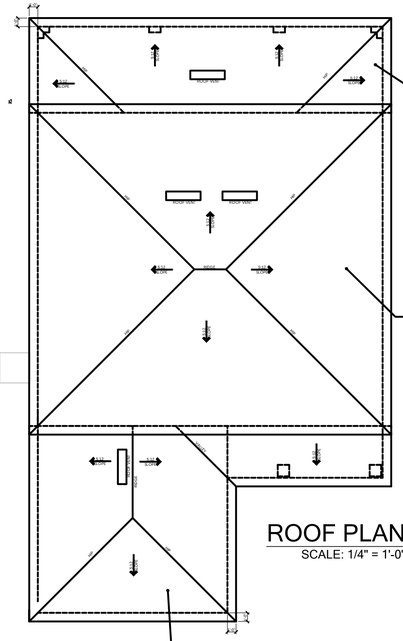
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Unit:
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
03 / 14 / 2023
Plot Date:

Reference No.
21-13499

Sheet:
3SE



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

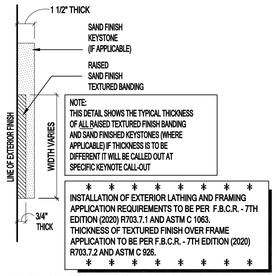
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

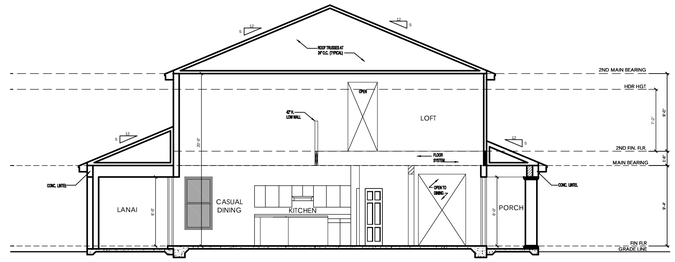
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



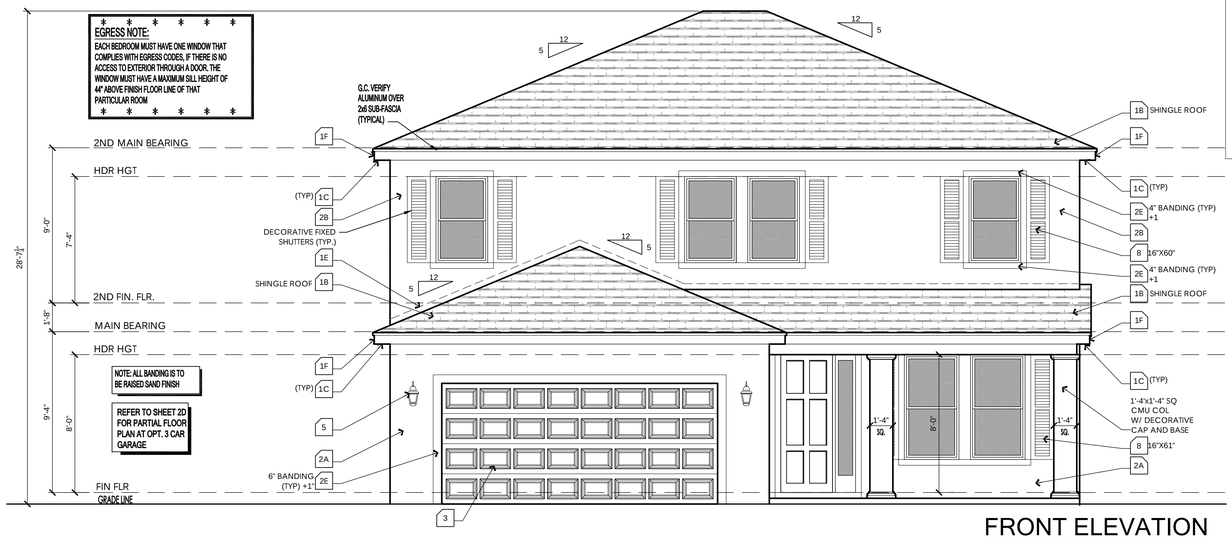
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

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

WINDOW FALL PROTECTION

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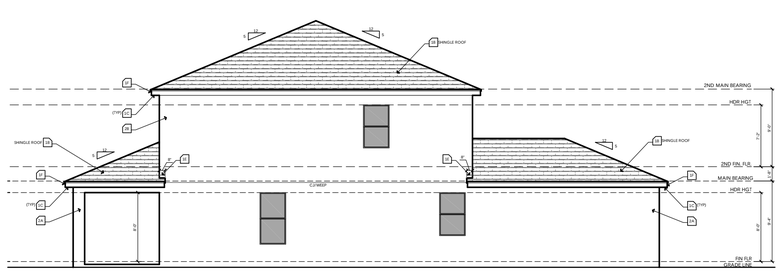
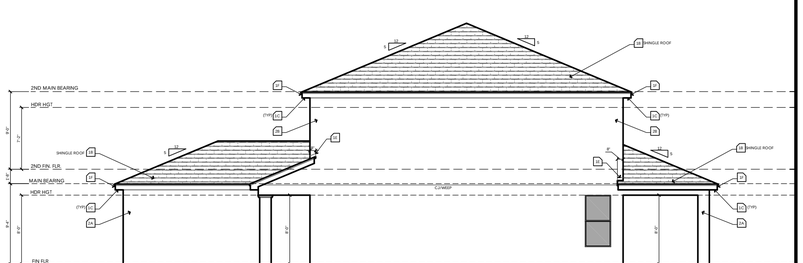


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION A

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256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

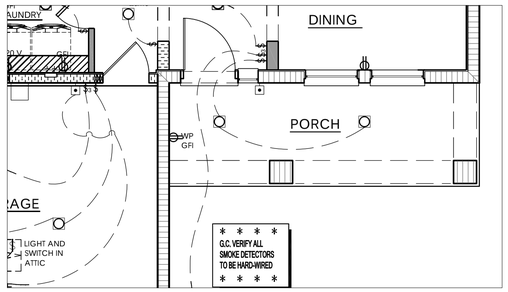
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 02 / 16 / 2023

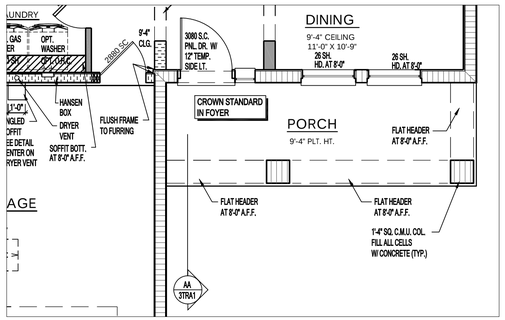
Reference No.
21-13499

Sheet: 3TRA1



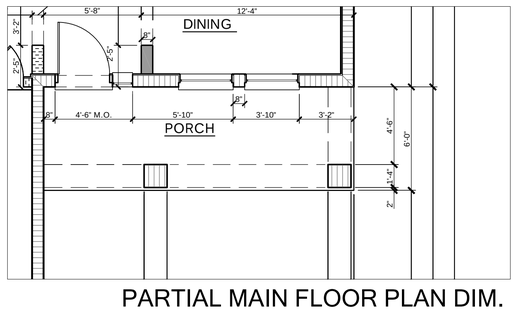
PARTIAL ELECTRIC PLAN
AT ELEVATION "TR-B"

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



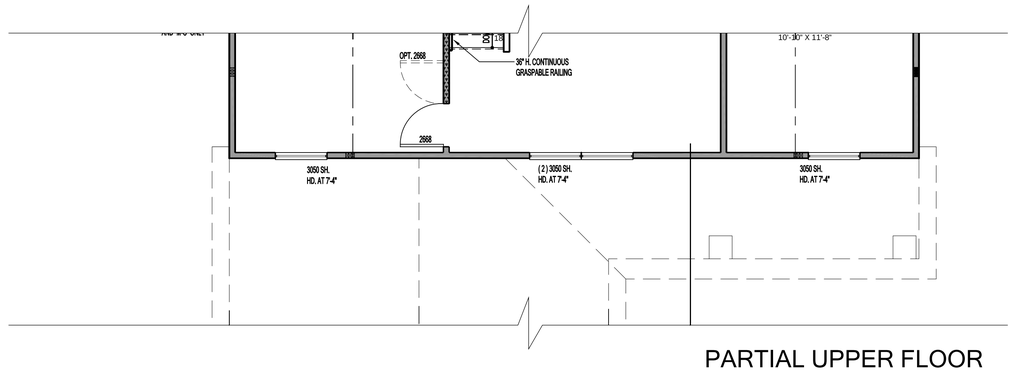
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

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



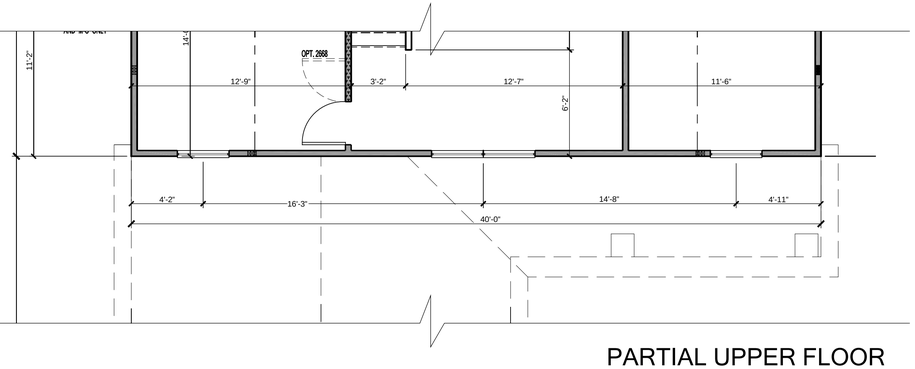
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

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



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "TR-B"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "TR-B"

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

keesee associates
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AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
p.(407) 960.2333
gokeesee.com

Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Unit:

Block:

Lot:

Community:

Address: #### Street St.
City, State Zip

Plot Date: 02 / 16 / 2023

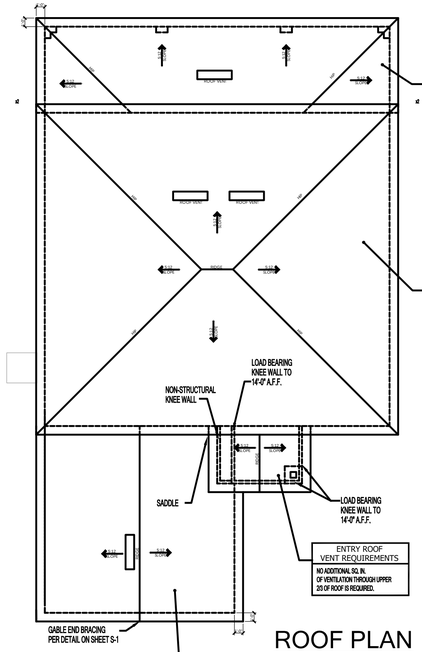
Reference No.

21-13499

Sheet:

3TRA2

TRADITIONAL ELEVATION A



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1464 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 1464 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

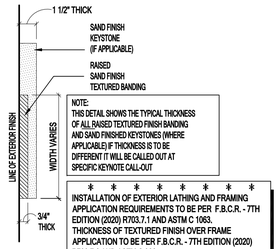
ENTRY ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED.

GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 464 SQ. FT. / 300 = 1.55 SQ. FT.
X 144 = 223 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT., FROM RIDGE ON ROOF VENTS = 89.09 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 22 SQ. FT.



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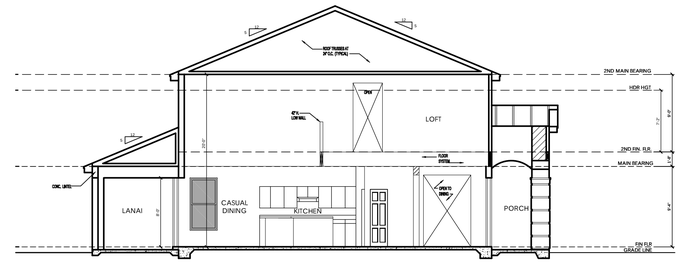

SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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6. Railing
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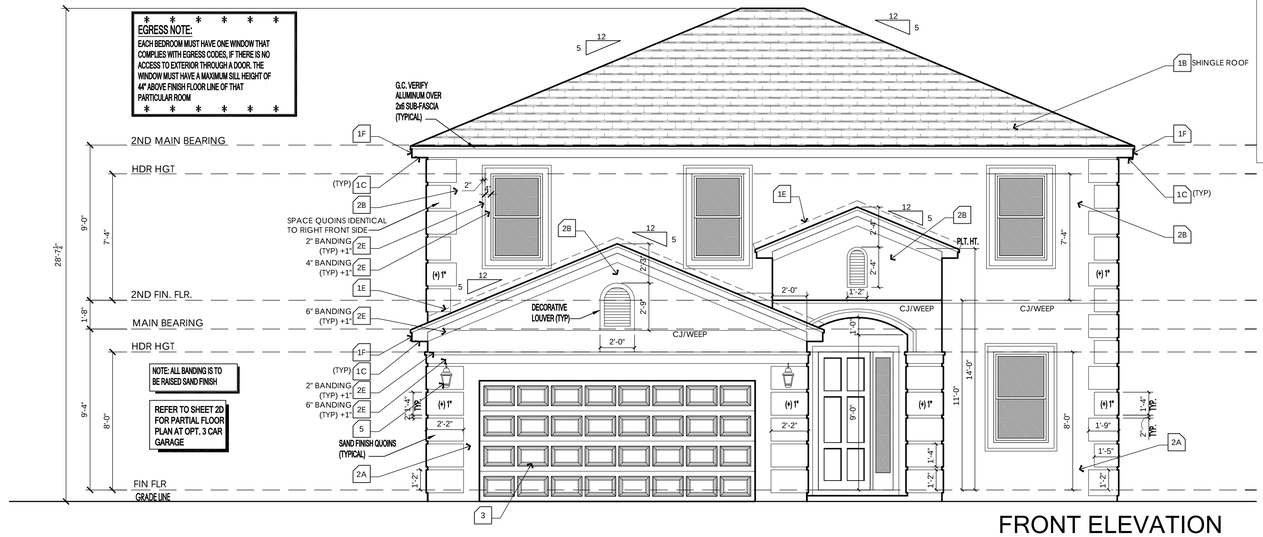

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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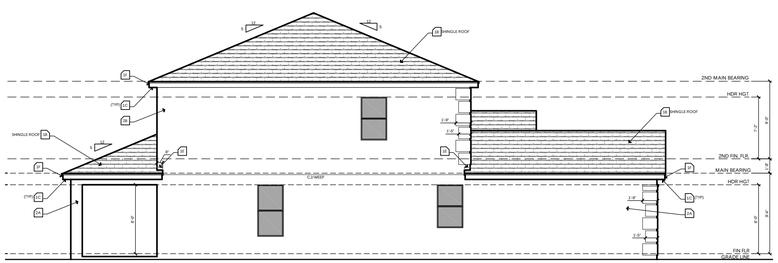
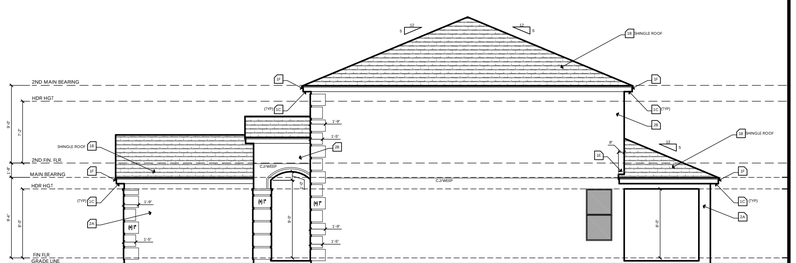


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

Builder: taylor morrison

Job Information:

Bonaire
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City, State Zip
Unit:
Rev Date: 02 / 16 / 2023

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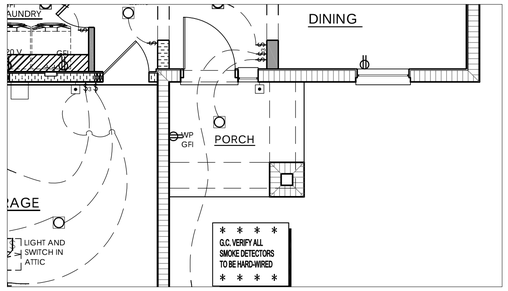
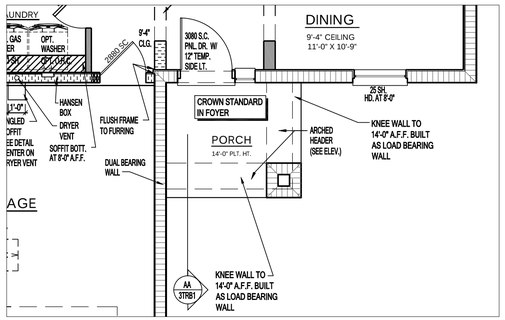
Sheet: 3TRB1



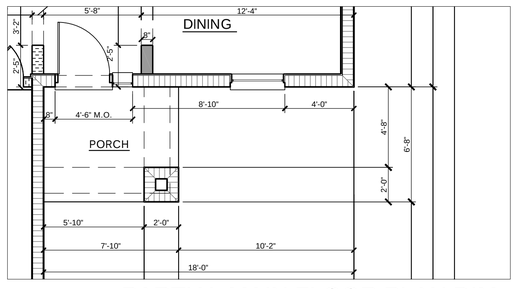
PARTIAL ELECTRIC PLAN
AT ELEVATION "TR-B"

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



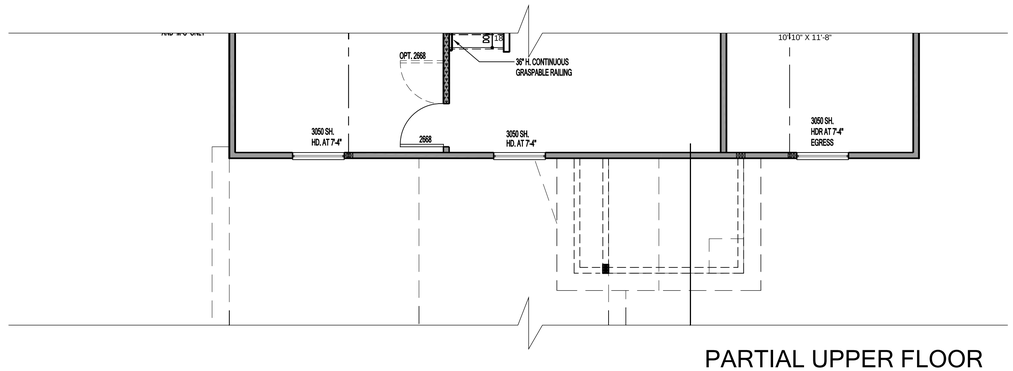
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

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



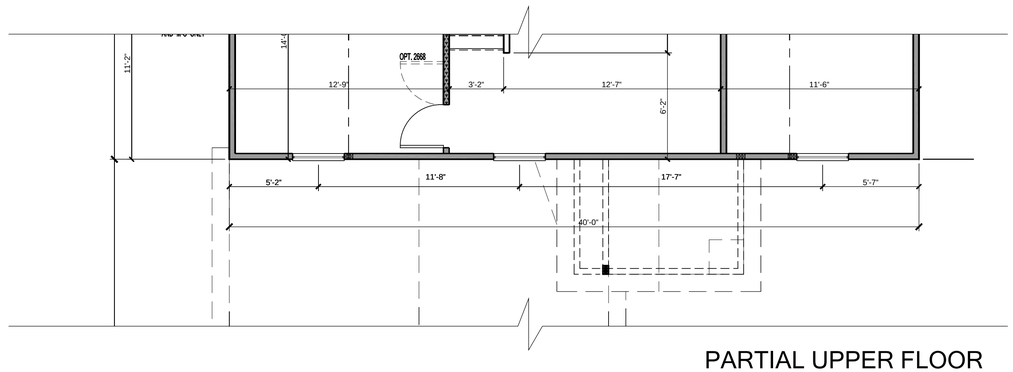
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

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



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "TR-B"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "TR-B"

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

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o.(407) 960.2333

Builder:

taylor morrison

Job Information:

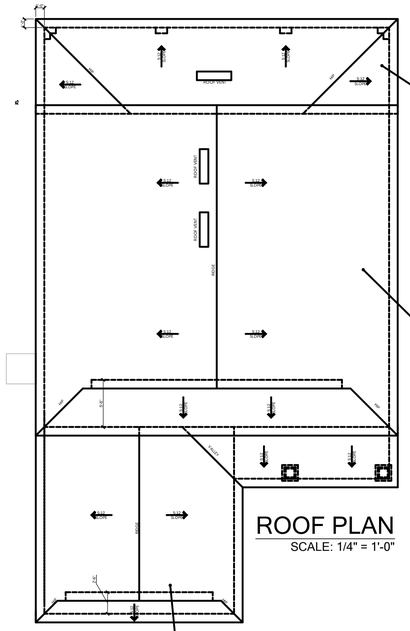
Bonaire

Lot:
Block:
Community: Community Name
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023
Unit:

Reference No.
21-13499

Sheet:
3TRB2

TRADITIONAL ELEVATION B


ROOF VENT
RIDGE VENT
SOFFIT VENT
RAKE VENT
ROOF VENT
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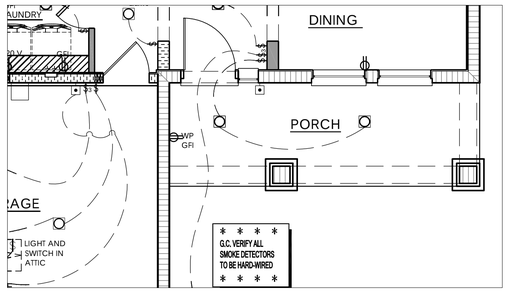
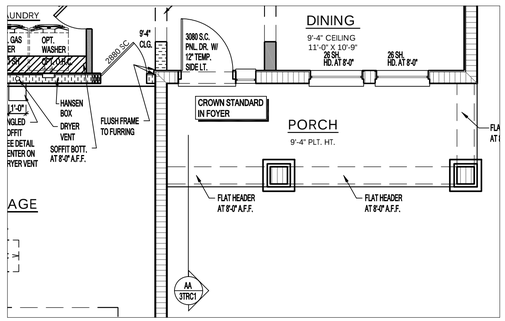


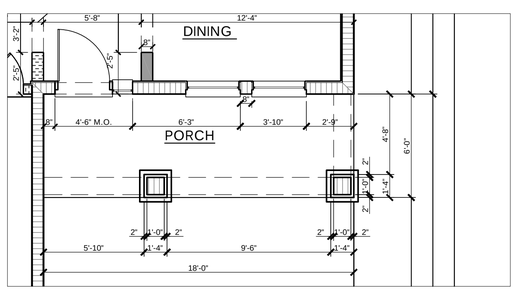
PARTIAL ELECTRIC PLAN AT ELEVATION "TR-C"

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



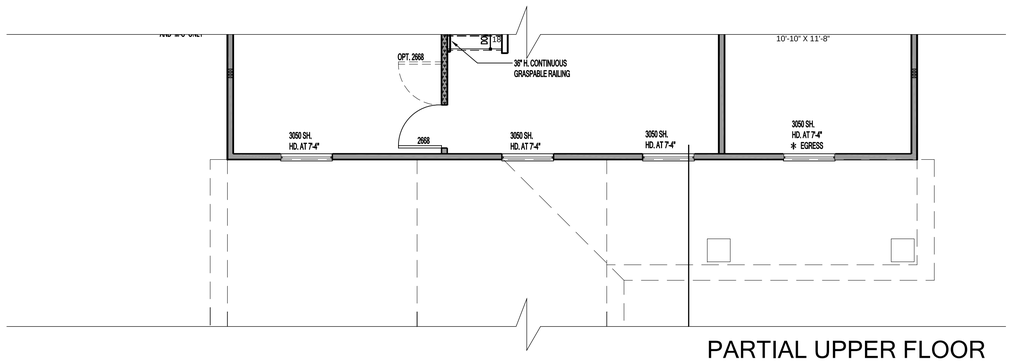
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "TR-C"

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



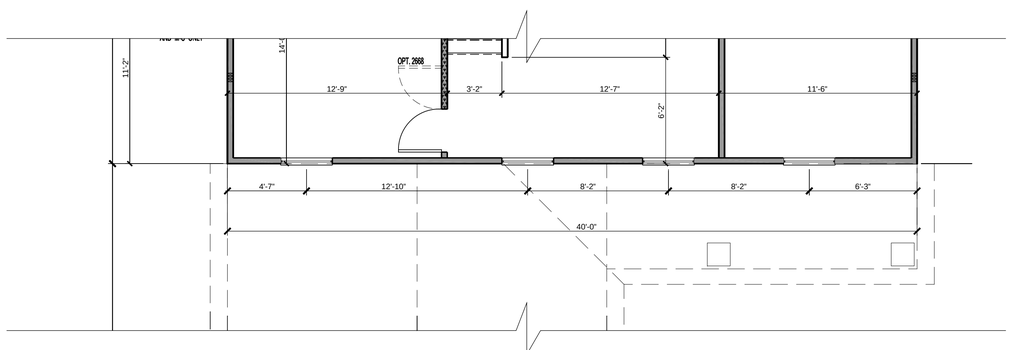
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "TR-C"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "TR-C"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "TR-C"

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

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Street St.
City, State Zip

Plot Date: 02 / 16 / 2023

Reference No.

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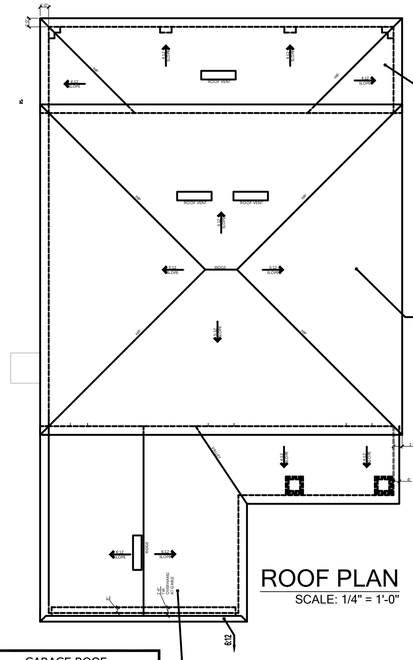
Sheet:
3TRC2

TRADITIONAL ELEVATION C



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

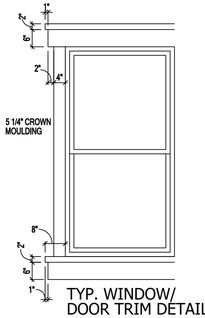
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

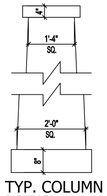
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

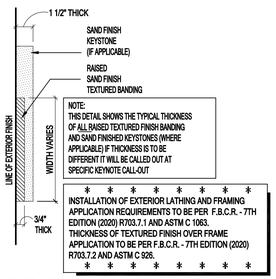
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



TYP. WINDOW/ DOOR TRIM DETAIL



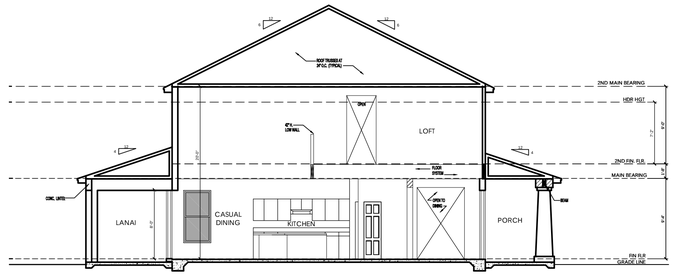
TYP. COLUMN DETAIL



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

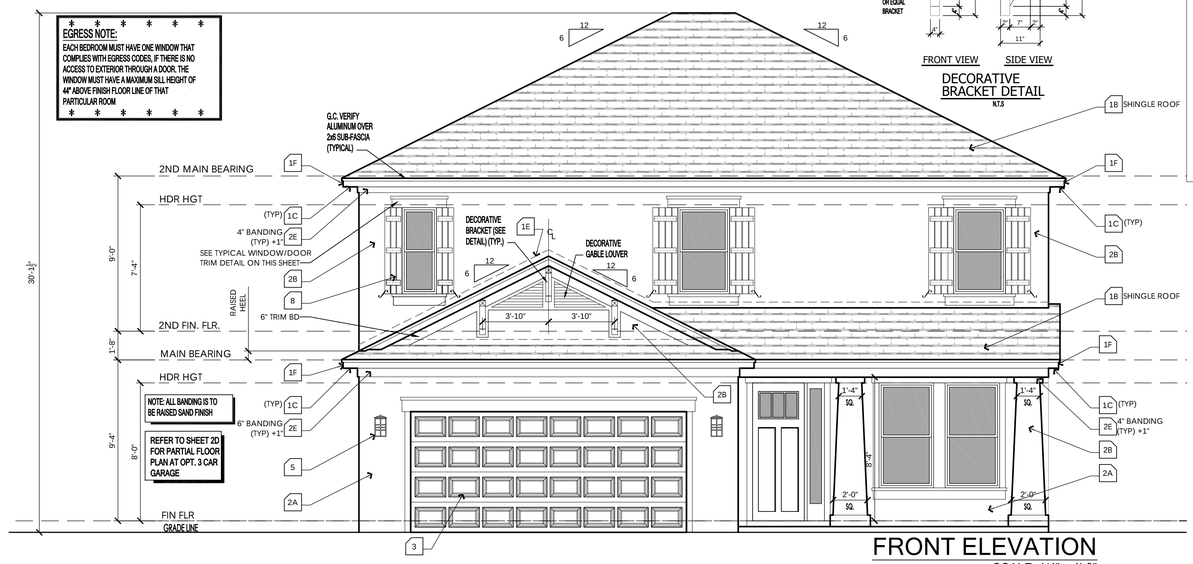
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

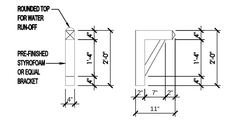


SECTION AA
SCALE: 1/8" = 1'-0"

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

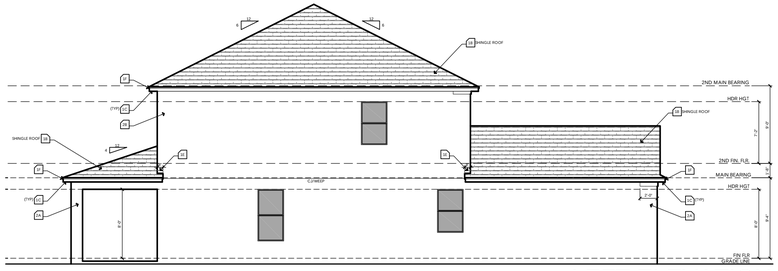


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT VIEW SIDE VIEW

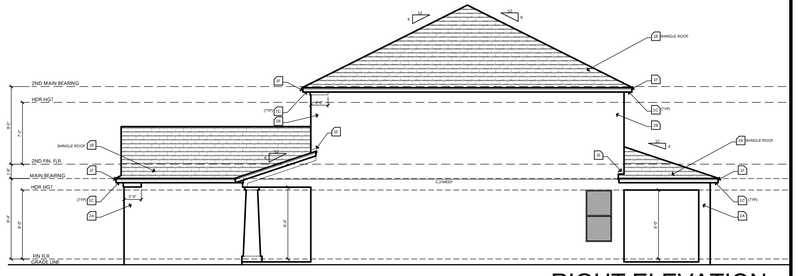
DECORATIVE BRACKET DETAIL
N.T.S



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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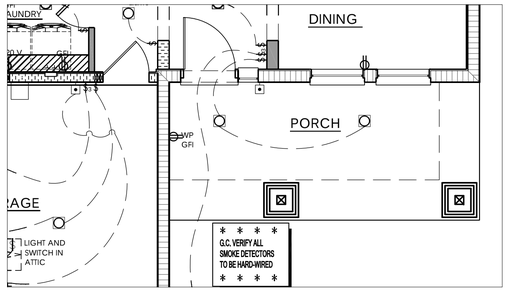
Job Information:

Bonaire
Lot:
Block:
Community: Community Name
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023
Unit:

Reference No.
21-13499

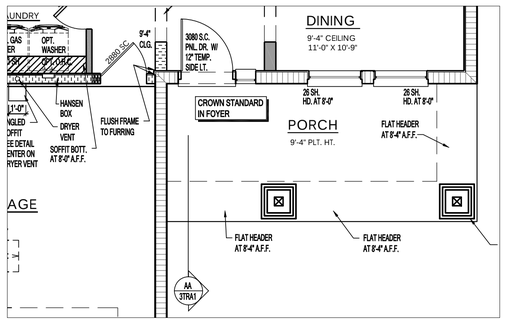
Sheet: 3CRA1

CRAFTSMAN ELEVATION A



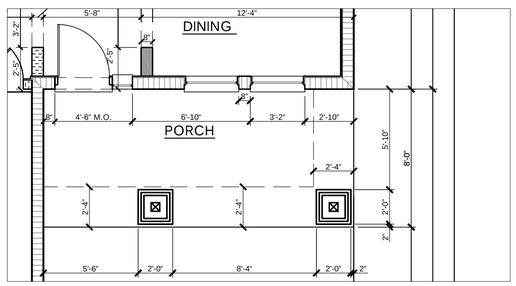
PARTIAL ELECTRIC PLAN AT ELEVATION "CR-A"

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



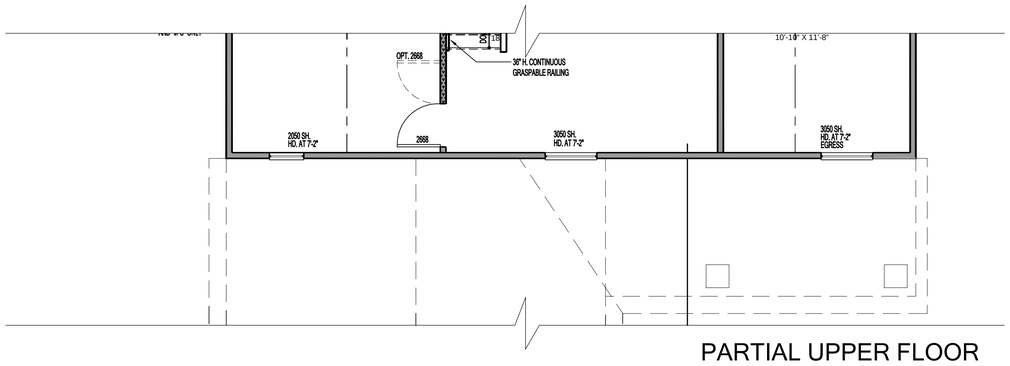
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "CR-A"

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



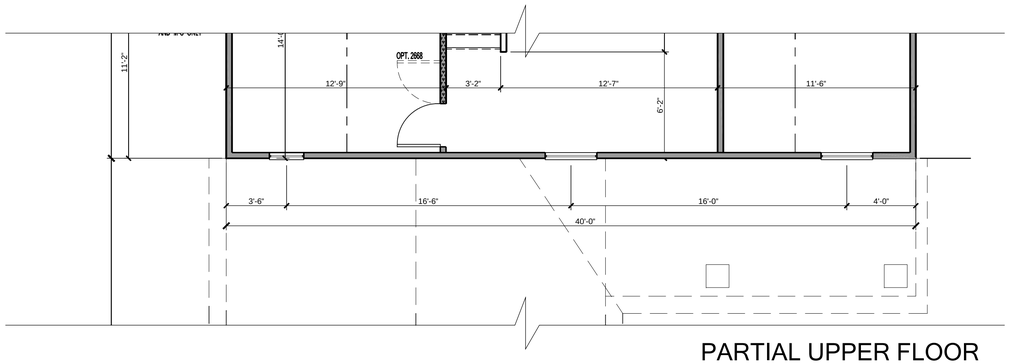
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "CR-A"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "CR-A"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "CR-A"

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

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Job Information:

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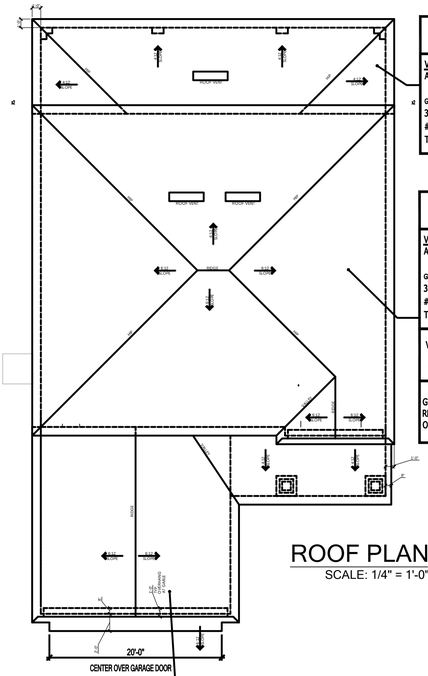
Sheet: 3CRA2

CRAFTSMAN ELEVATION A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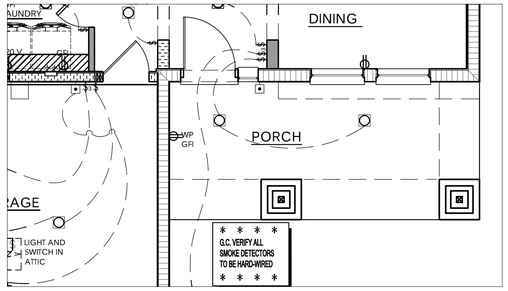
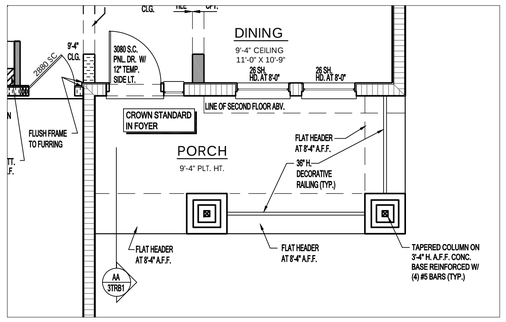


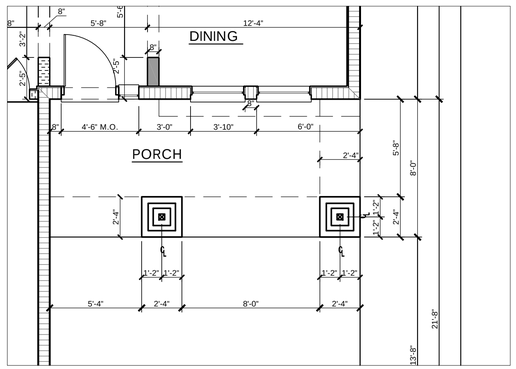
PARTIAL ELECTRIC PLAN
AT ELEVATION "CR-B"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-B"

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



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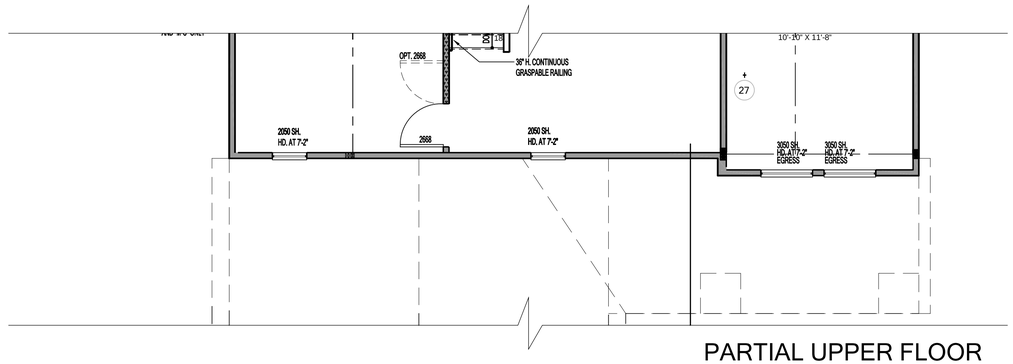

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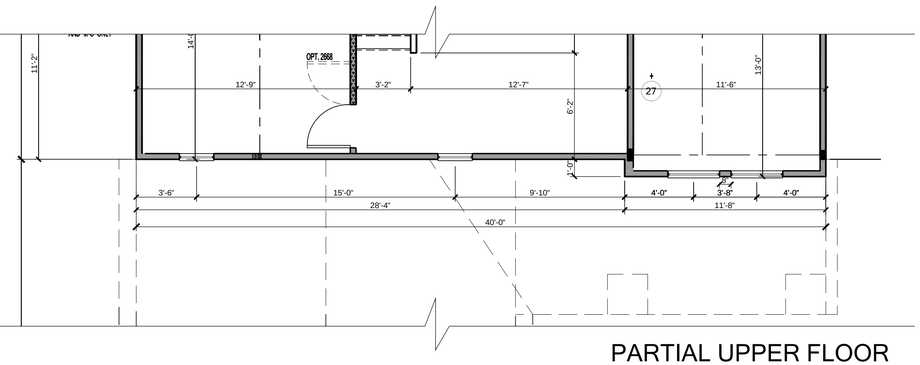

PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "CR-B"

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

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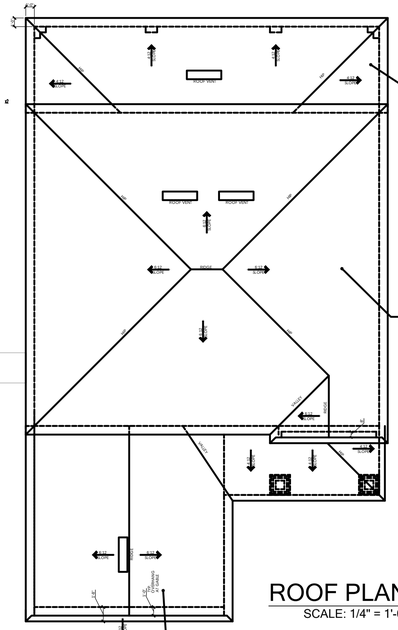
Bonaire

Reference No.
21-13499

Sheet:
3CRB2

CRAFTSMAN ELEVATION B



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

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TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

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GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
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TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
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* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
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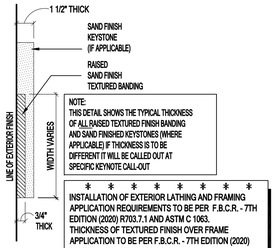
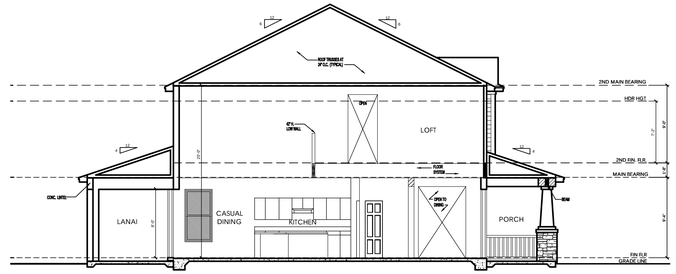
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

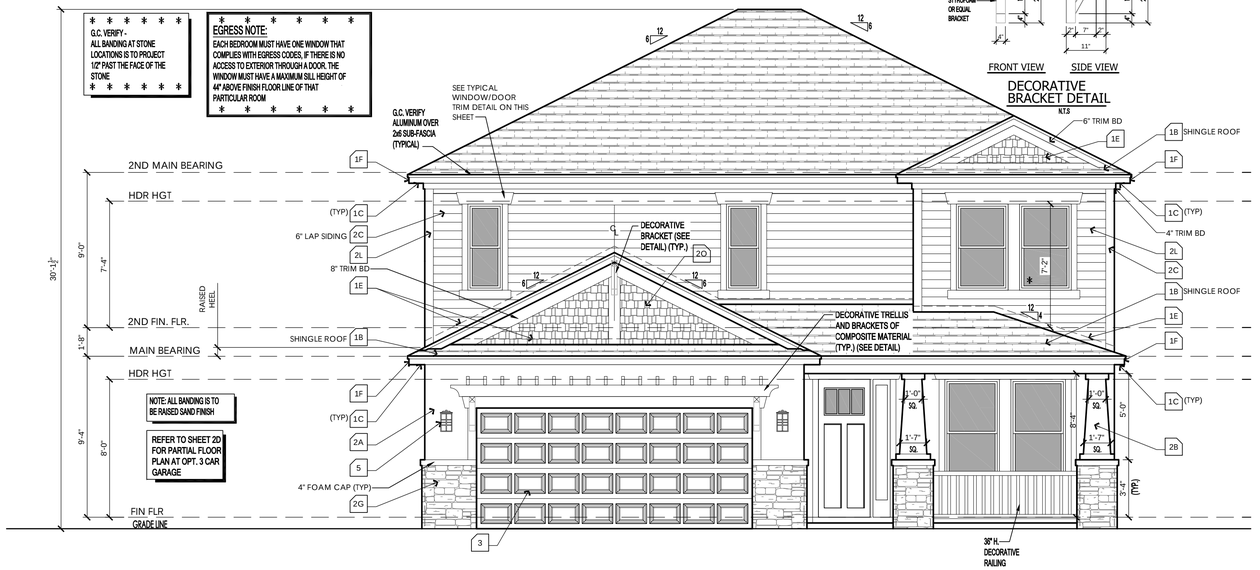
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

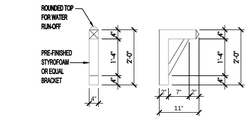
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



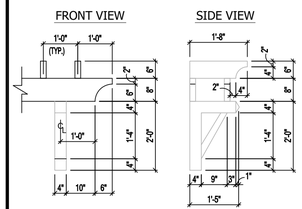
NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

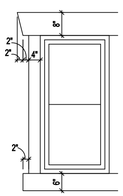


DECORATIVE BRACKET DETAIL
N.T.S

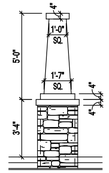
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



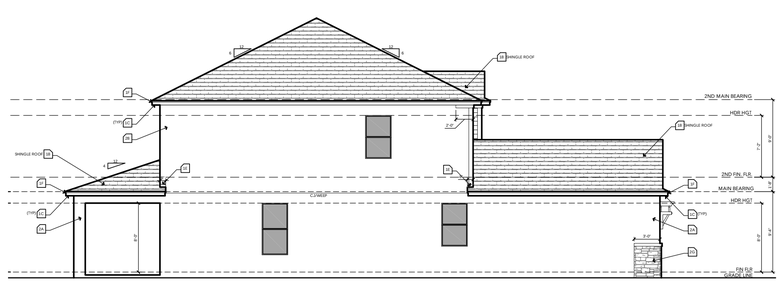
DECORATIVE TRELLIS AND BRACKET DETAIL



TYP. WINDOW/ DOOR TRIM DETAIL



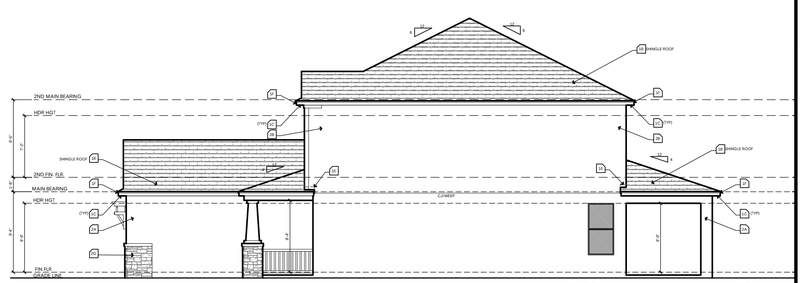
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION C

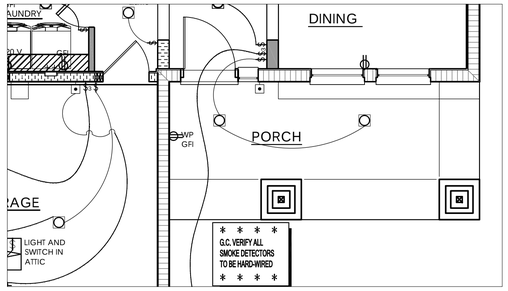
keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333
gk@keesee.com

Builder: taylor morrison

Job Information:

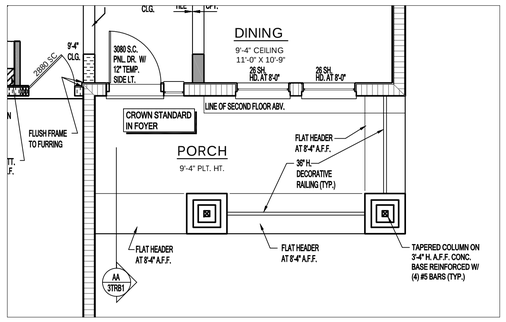
Bonaire
Community Name
Unit:
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
02 / 16 / 2023
Plot Date:

Reference No.
21-13499
Sheet:
3CRC1



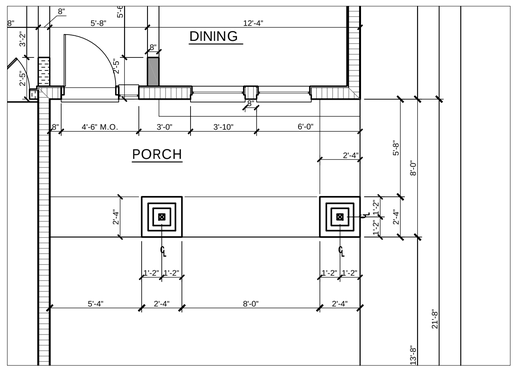
PARTIAL ELECTRIC PLAN
AT ELEVATION "CR-C"

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



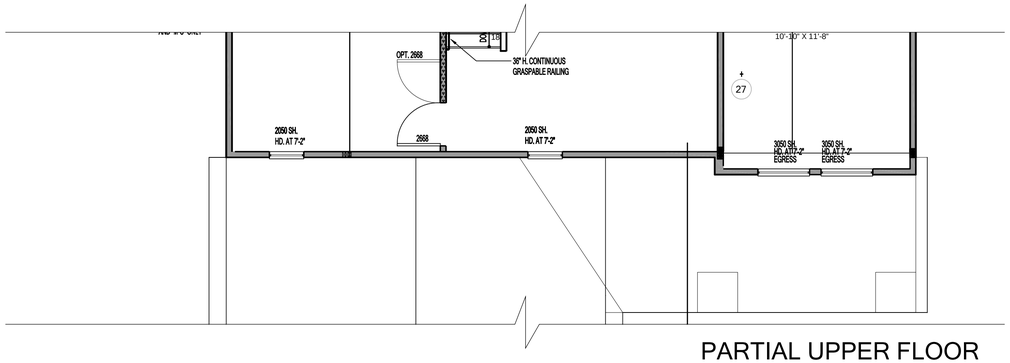
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-C"

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



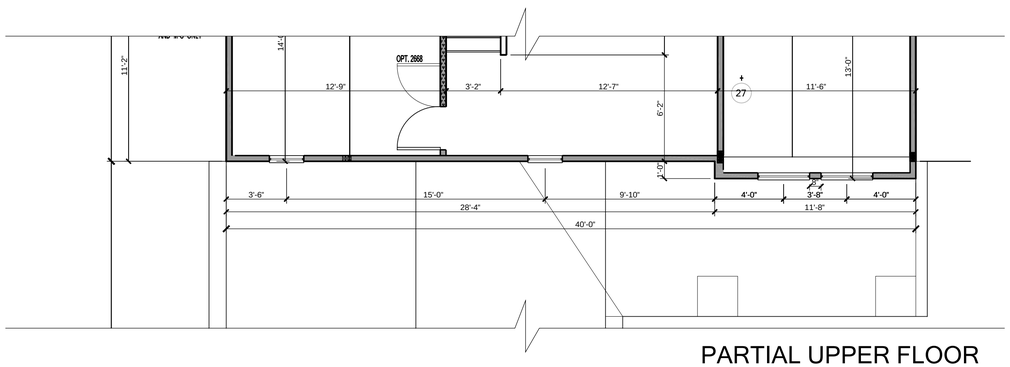
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-C"

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



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "CR-C"

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



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "CR-C"

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

CRAFTSMAN ELEVATION C

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660.2333
gokeesee.com

Builder:
taylor morrison

Job Information:
Bonaire
Community Name
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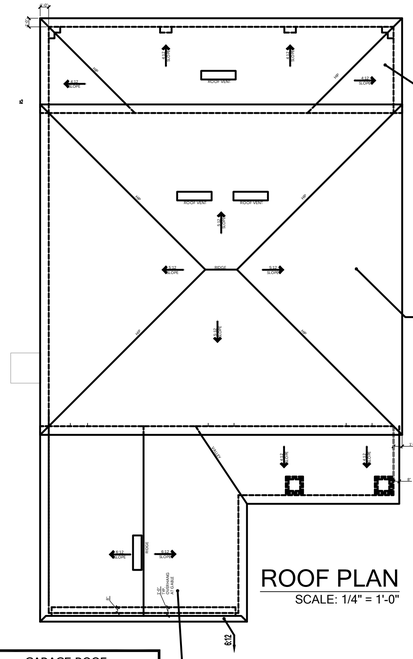
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet:
3CRC2


ROOF VENT
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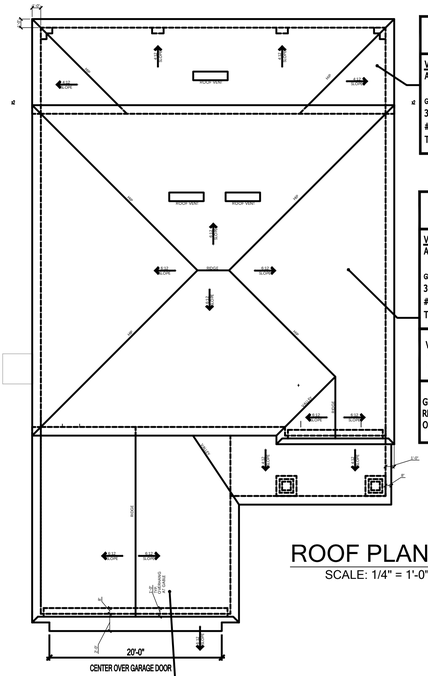


400 MAIN ROOF VENT REQUIREMENTS	
VENTILATION CALCULATIONS	
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.	X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 1	
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.	

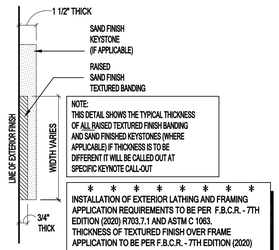
1454 UPPER ROOF VENT REQUIREMENTS	
VENTILATION CALCULATIONS	
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.	X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 2	
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.	

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

585 GARAGE ROOF VENT REQUIREMENTS	
VENTILATION CALCULATIONS	
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.	X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 1	
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.	



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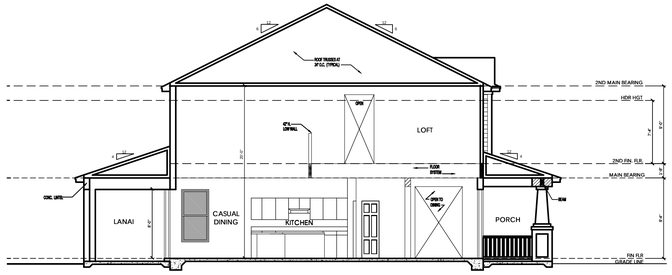
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
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   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
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   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
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3. Indicates approved Overhead Garage Door.
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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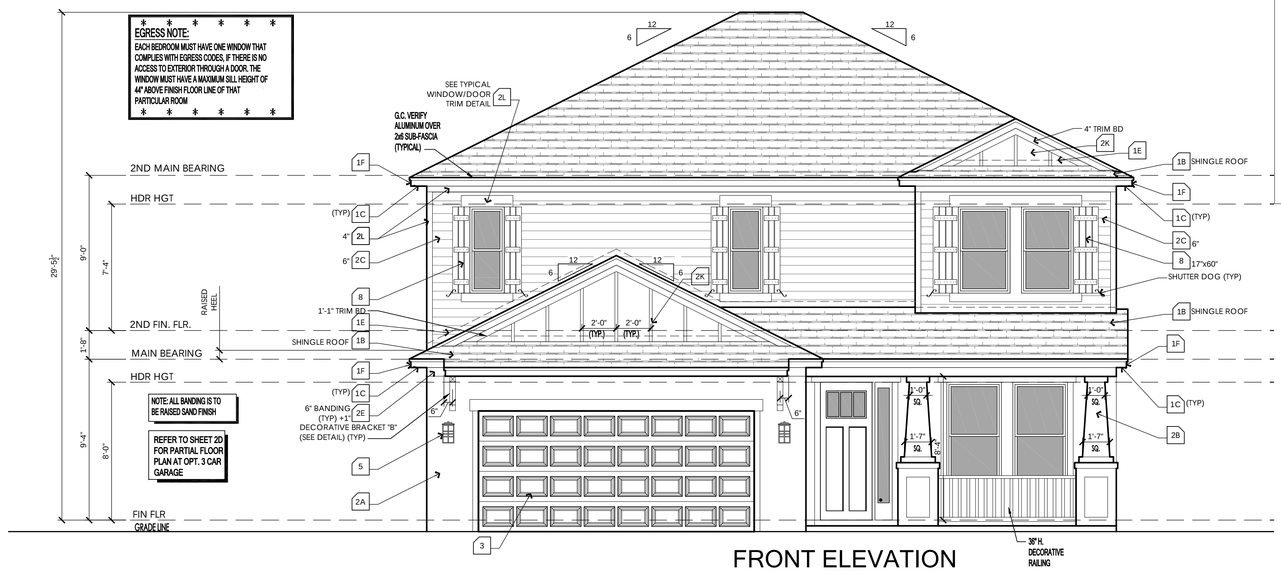
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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

WINDOW FALL PROTECTION
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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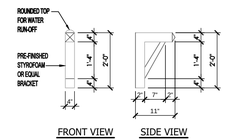
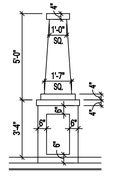
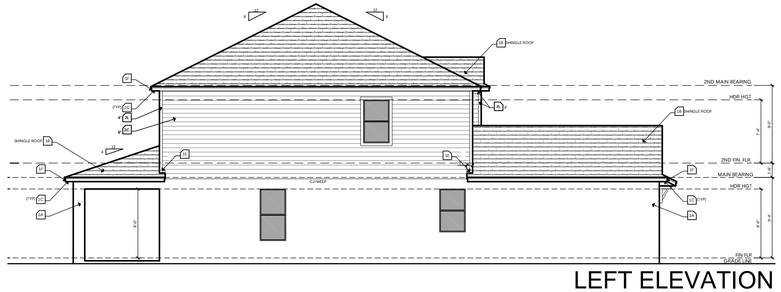


DECORATIVE BRACKET DETAIL
NTS



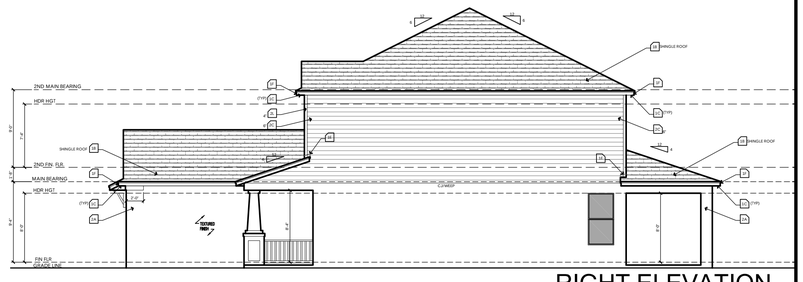
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - E - SIDING OPTION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

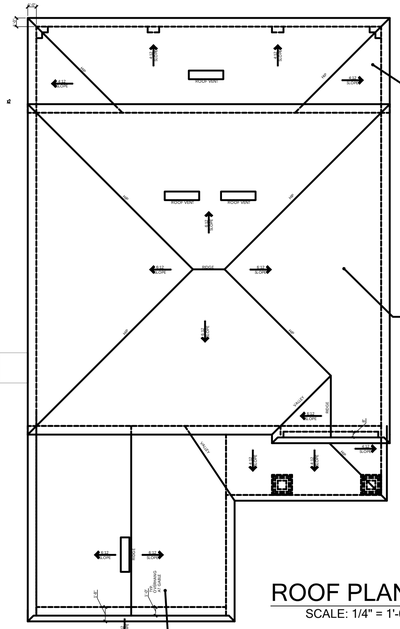
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 03 / 14 / 2023

Reference No.
21-13499

Sheet: 3CRE1



400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
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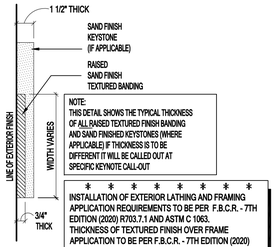
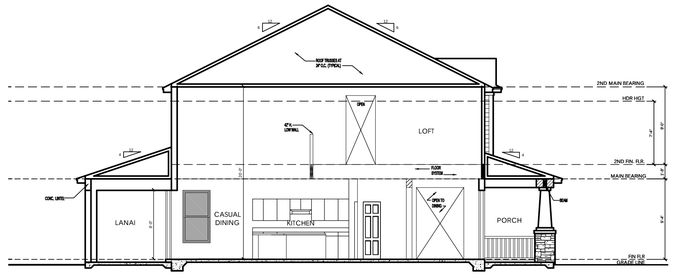
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

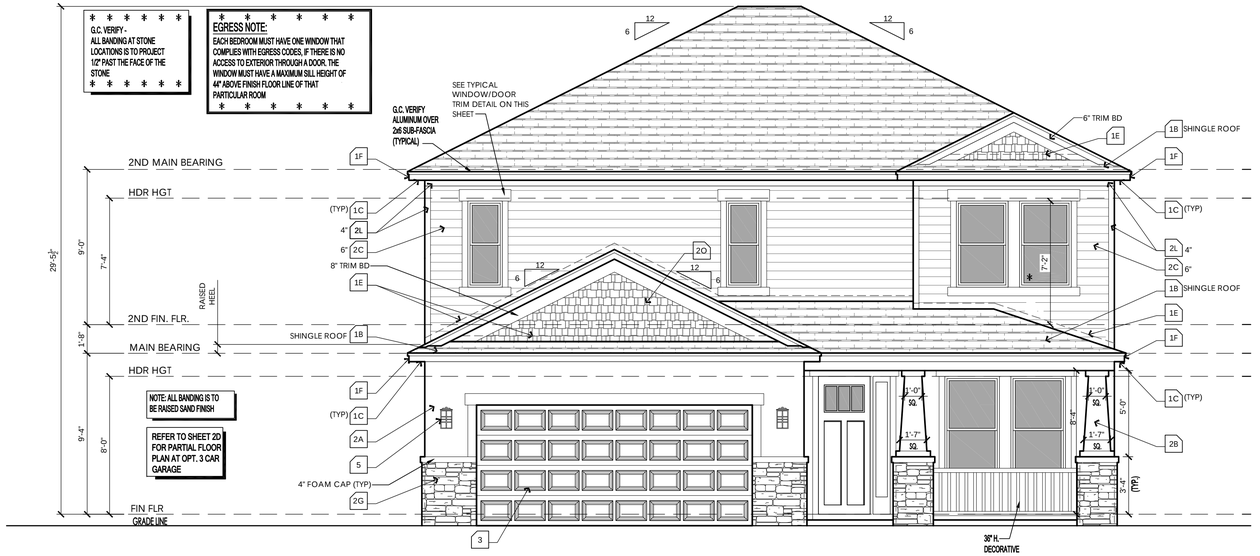
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



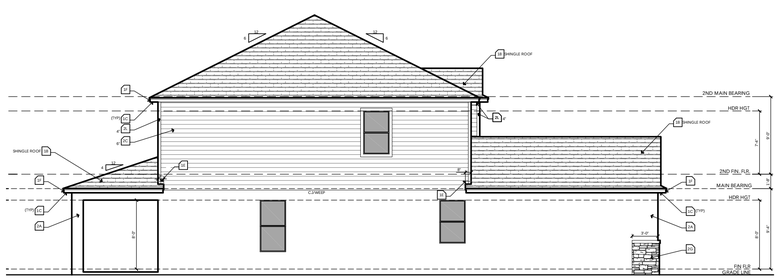
SECTION AA
SCALE: 1/8" = 1'-0"

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



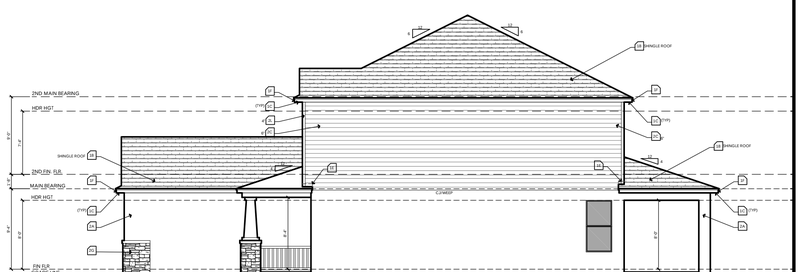
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



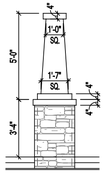
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



TYP. COLUMN DETAIL

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

Builder: taylor morrison

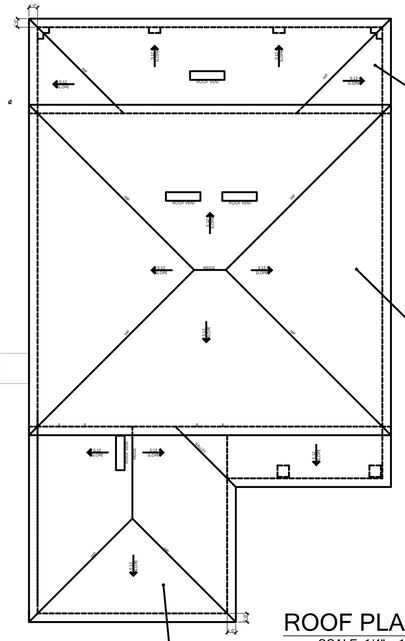
Job Information:

Bonaire
Community Name
Unit:
Block:
Lot:
Community:
Address: #### Street St. City, State Zip
Plot Date: 03 / 14 / 2023

Reference No.
21-13499

Sheet: 3CRF1

CRAFTSMAN ELEVATION - F - SIDING OPTION



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

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

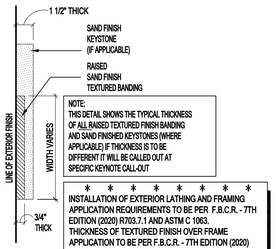
VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



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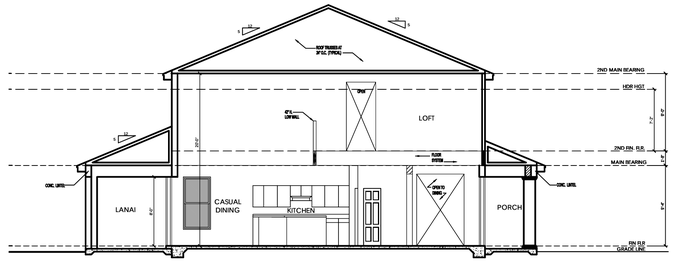

SECTION AA
SCALE: 1/8" = 1'-0"

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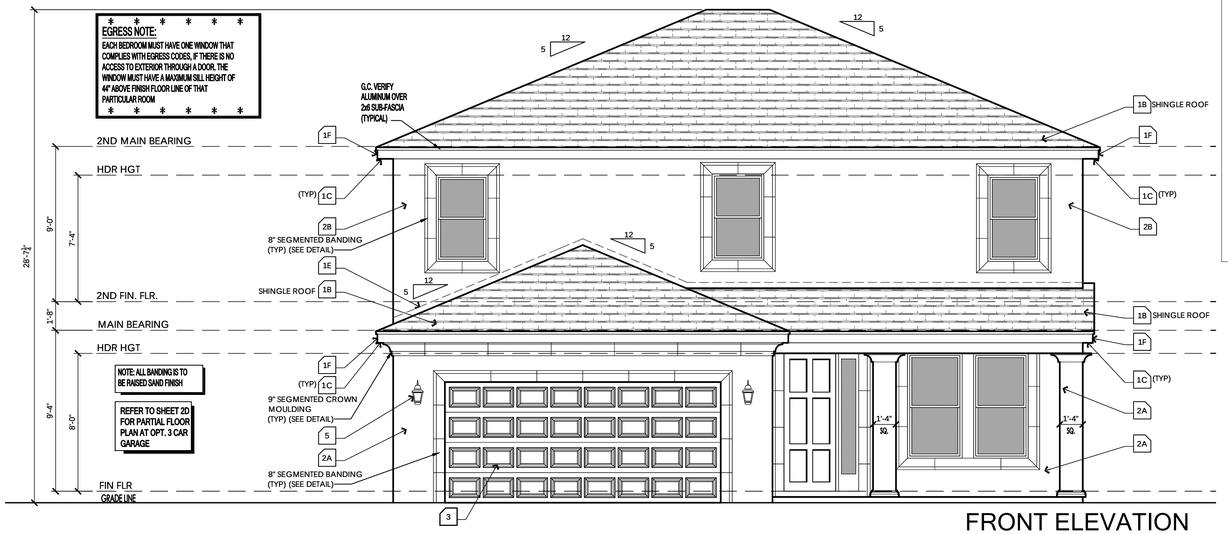

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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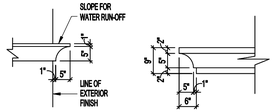
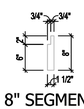
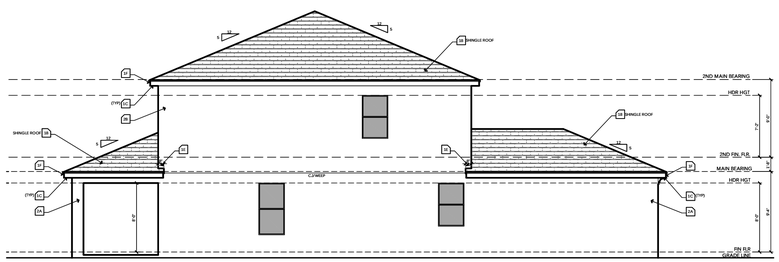


6" FOAM COLUMN MOLDING DETAIL

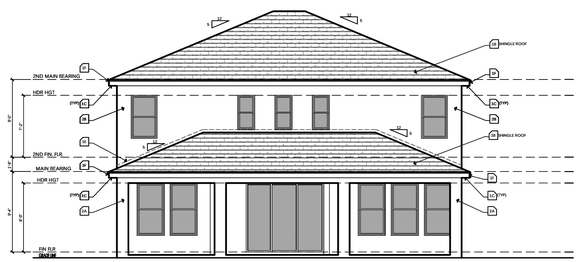
9" SEGMENTED CROWN MOLDING DETAIL



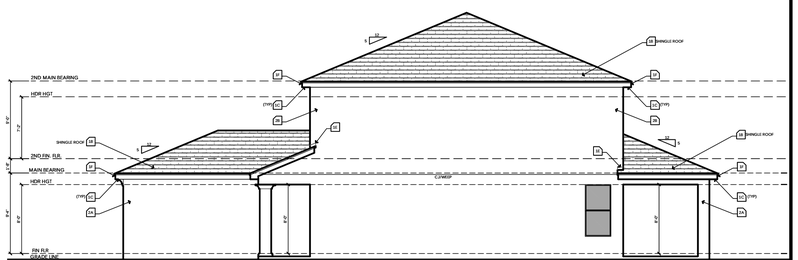
8" SEGMENTED WINDOW BANDING DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION A

keesee associates
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AA26003115
gokeesee.com
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

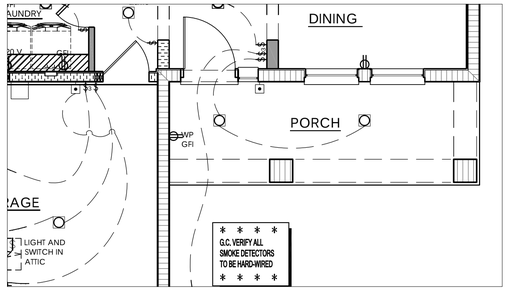
Builder: taylor morrison

Job Information:

Bonaire
Lot:
Community: Community Name
Address: Block: #### Street St. Unit:
City, State Zip
Plot Date: 02 / 16 / 2023

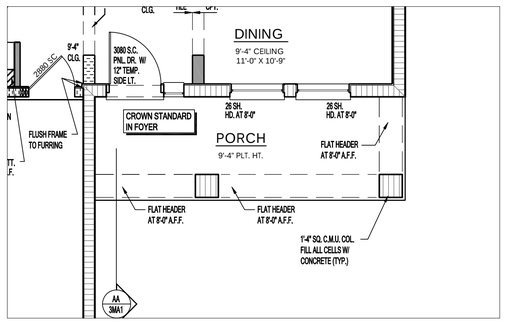
Reference No.
21-13499

Sheet
3MA1



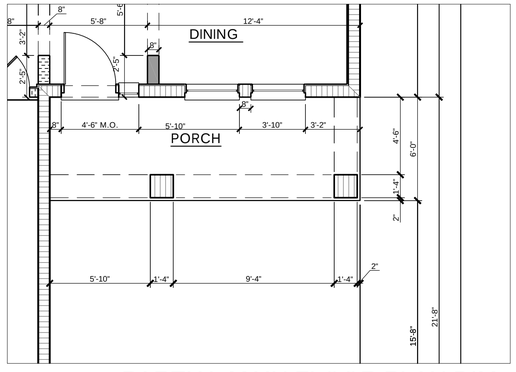
PARTIAL ELECTRIC PLAN AT ELEVATION "M-A"

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



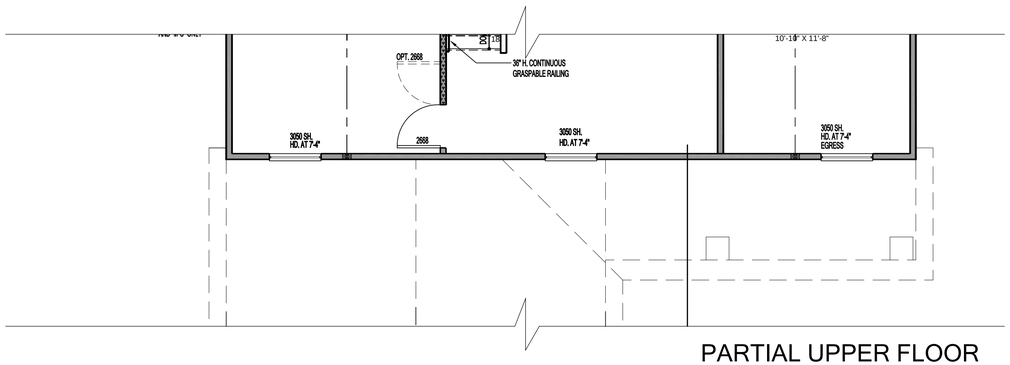
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-A"

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



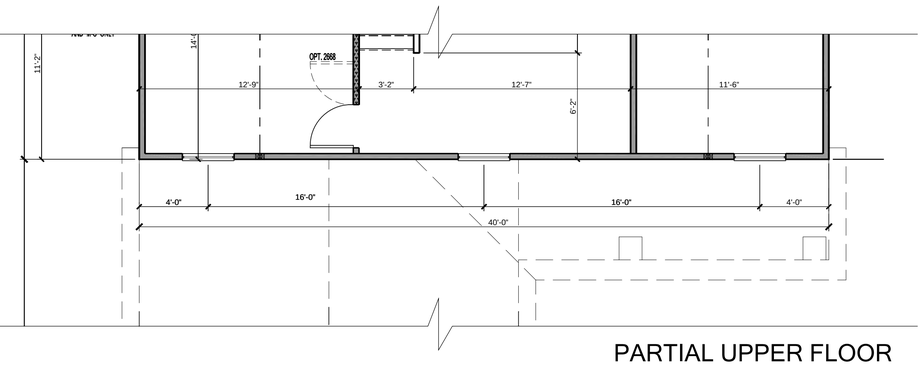
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-A"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-A"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-A"

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

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256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660.2333
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Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Lot:
Block:
Unit:
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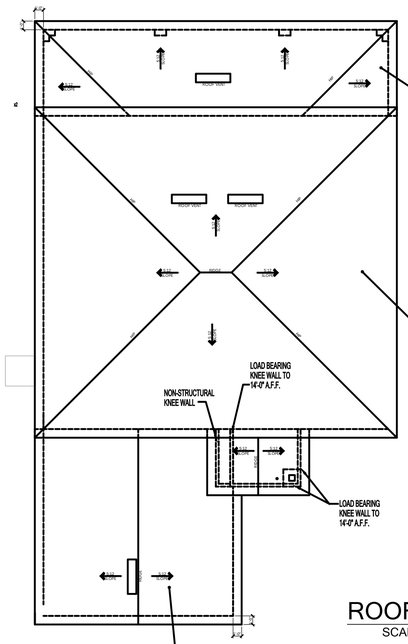
City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet:
3MA2

MEDITERRANEAN ELEVATION A



400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
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3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
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G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

585 GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
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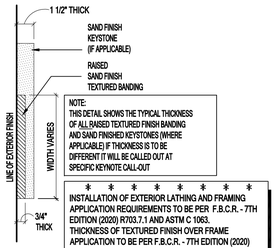

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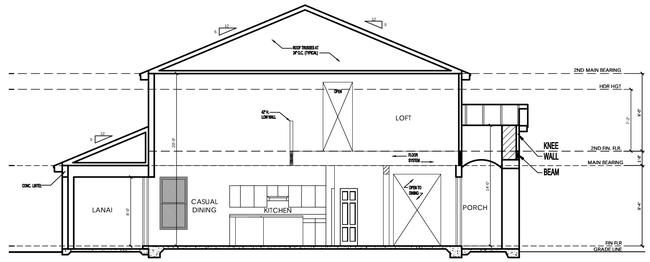

SECTION AA
SCALE: 1/8" = 1'-0"

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1. Roofing
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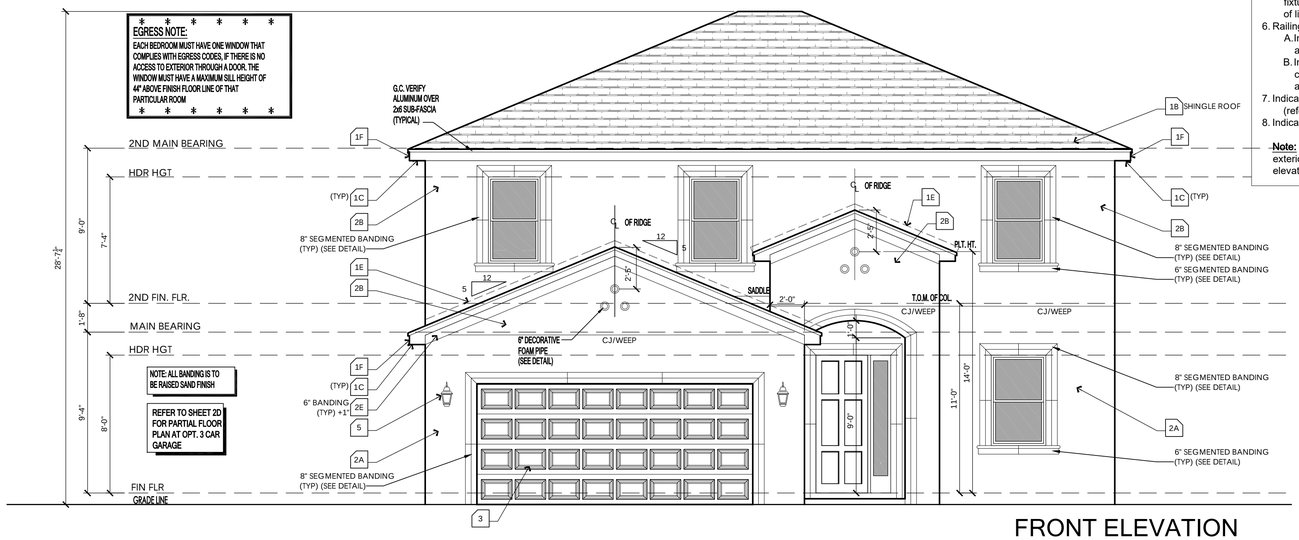
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



8" SEGMENTED BANDING DETAIL

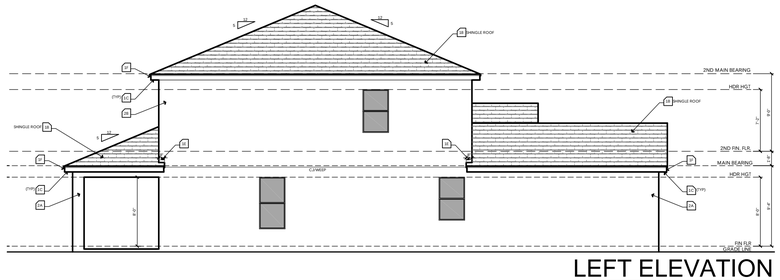


6" SEGMENTED SILL DETAIL

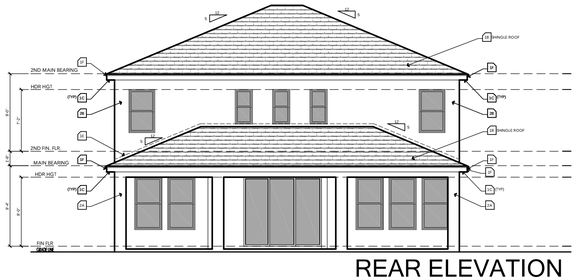


NOTE:
SEE ELEVATION FOR LOCATION

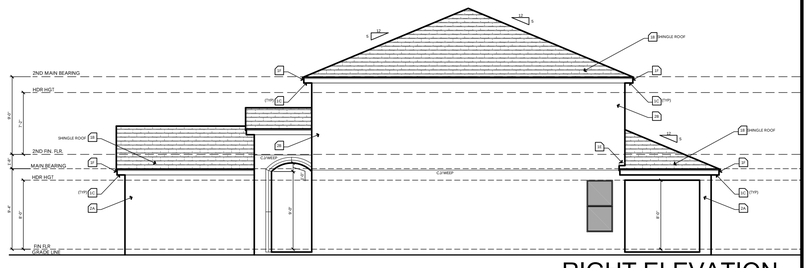
6" DECORATIVE FOAM PIPE DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION B

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Maitland, FL 32751
o.(407) 960 2333

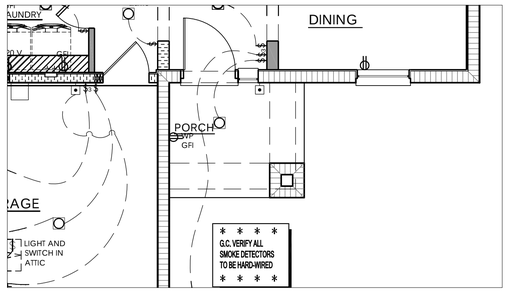
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block:
Community:
Address:
Street St.
City, State Zip
Plot Date: 02 / 16 / 2023
Unit:

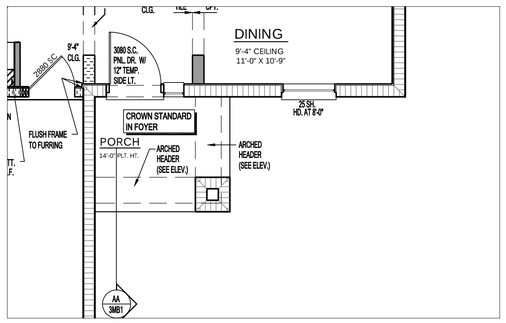
Reference No.
21-13499

Sheet: 3MB1



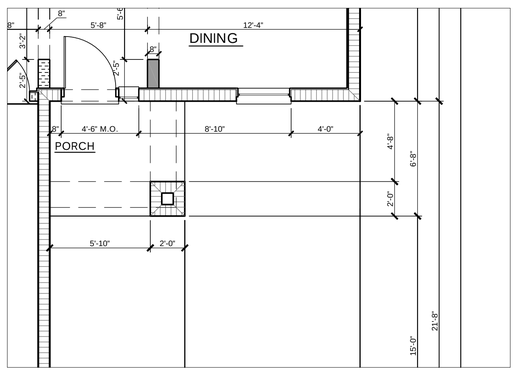
PARTIAL ELECTRIC PLAN AT ELEVATION "M-B"

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



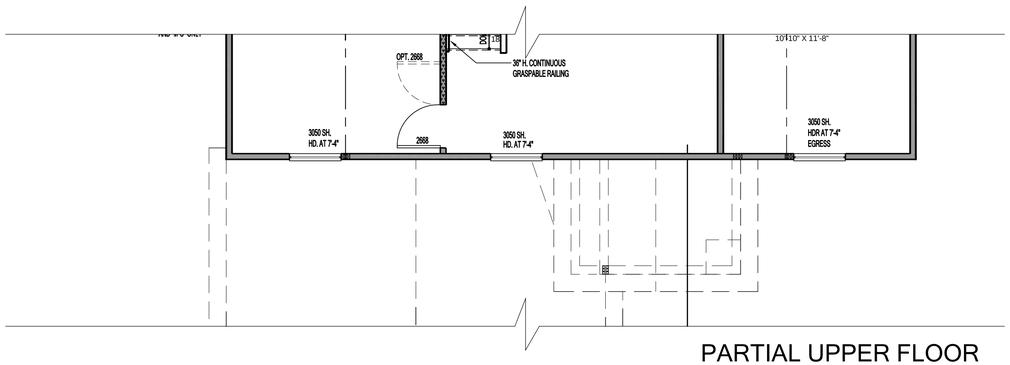
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-B"

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



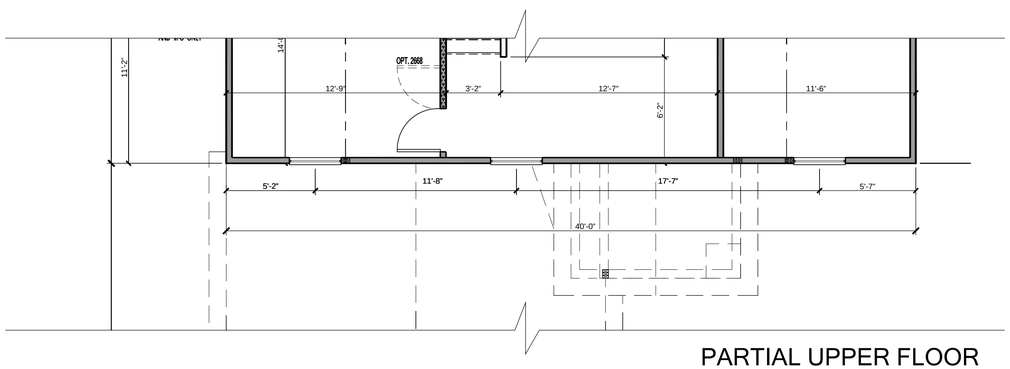
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-B"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-B"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-B"

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

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o.(407) 960.2333

Builder: taylor morrison

Job Information:

Bonaire

Community Name

Block: #### Street St.

Unit:

Lot: Community: Address: City, State Zip

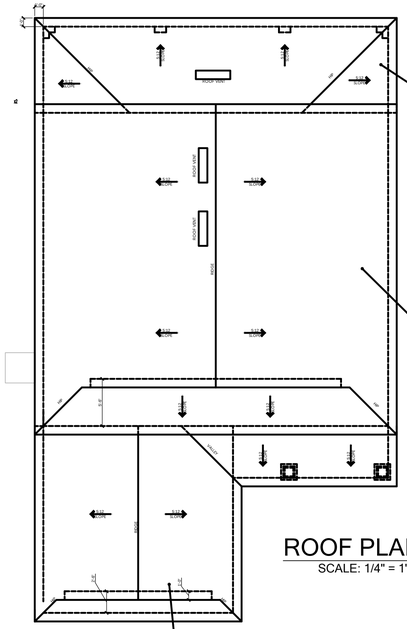
Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3MB2

MEDITERRANEAN ELEVATION B

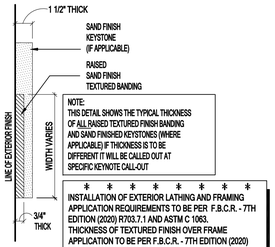


400 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT. X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT. X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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

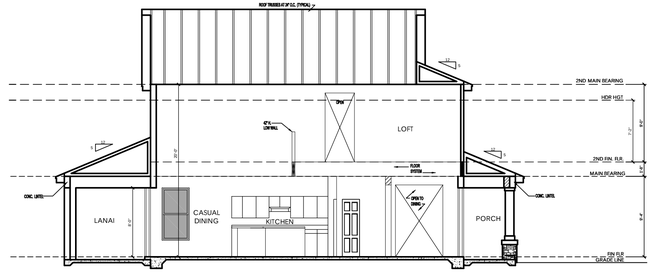
585 GARAGE ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT. X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

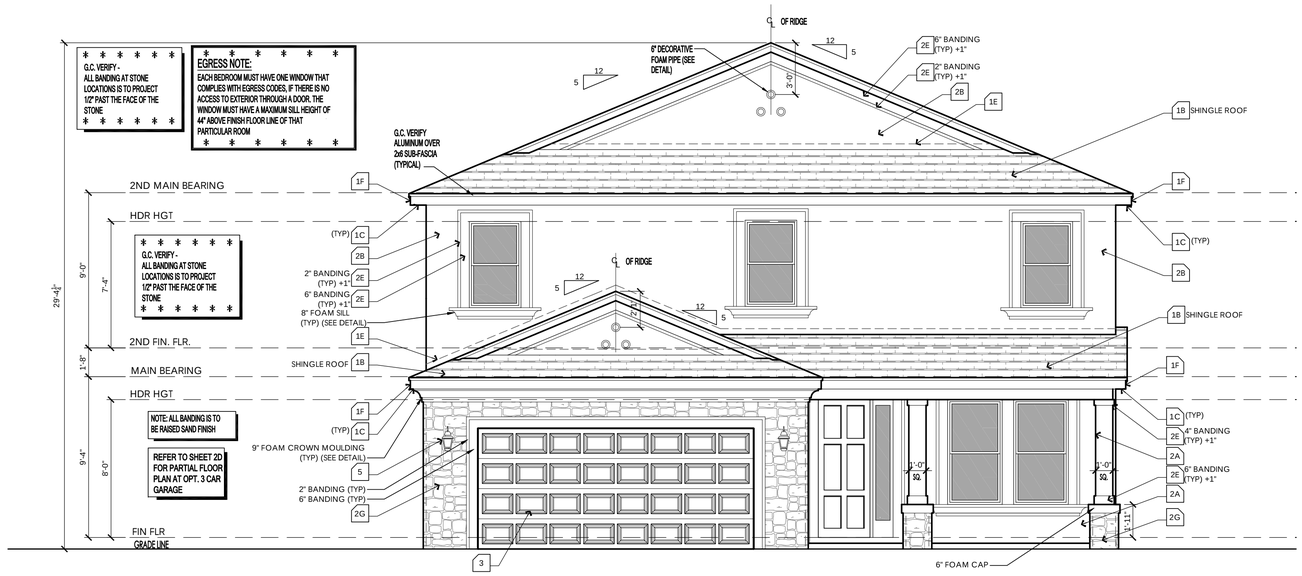
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

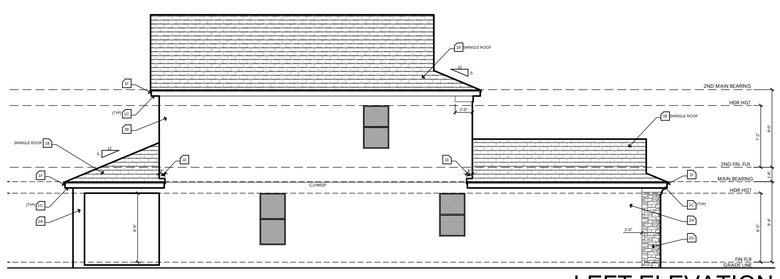
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

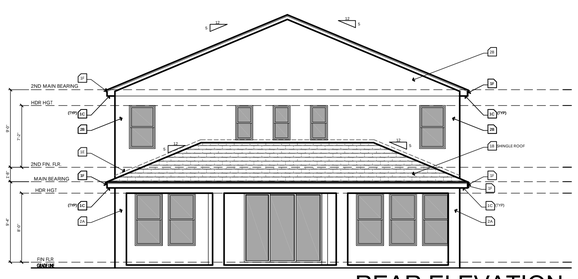
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



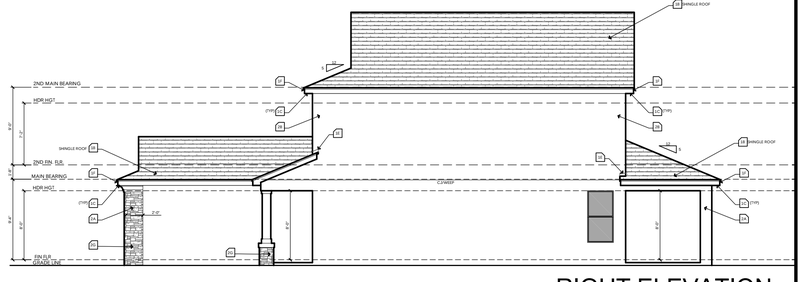
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



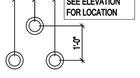
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



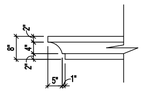
REAR ELEVATION
SCALE: 1/8" = 1'-0"



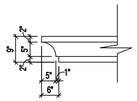
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



6" DECORATIVE FOAM PIPE DETAIL



8" FOAM SILL DETAIL



9" FOAM CROWN MOLDING DETAIL

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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Builder: taylor morrison

Job Information:

Bonaire
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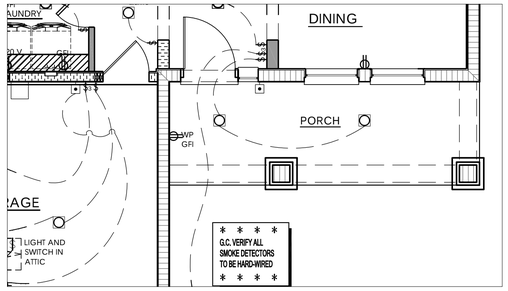
Lot:
Community:
Address:
02 / 16 / 2023
Fin'l Date:

Reference No.
21-13499

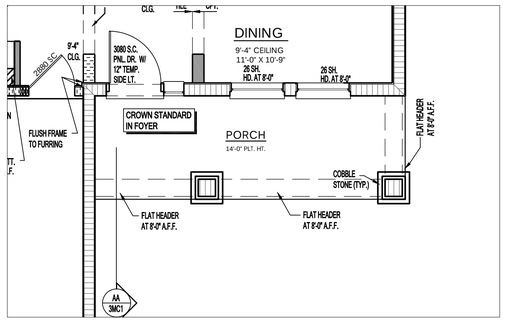
Sheet:
3MC1

MEDITERRANEAN ELEVATION C



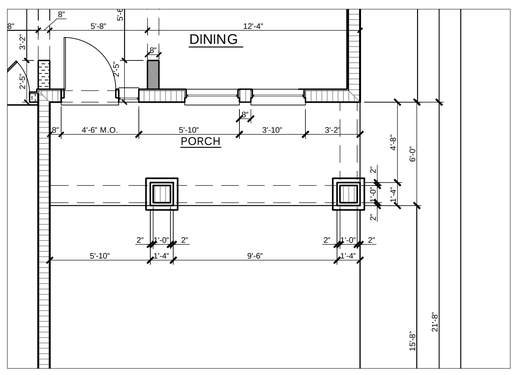
PARTIAL ELECTRIC PLAN AT ELEVATION "M-C"

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



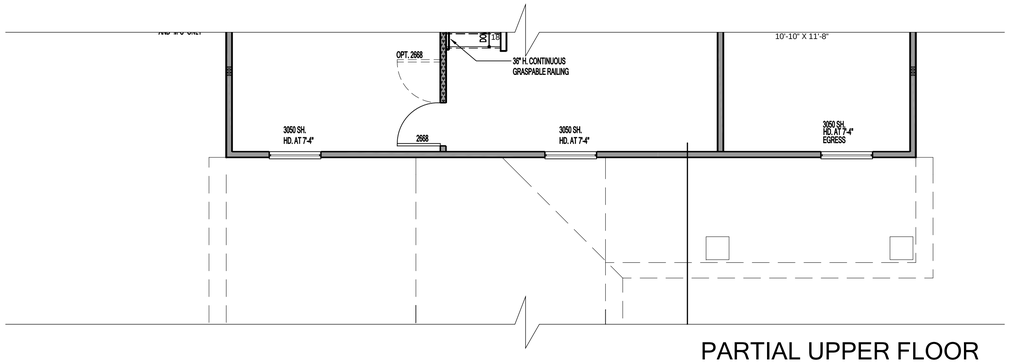
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-C"

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



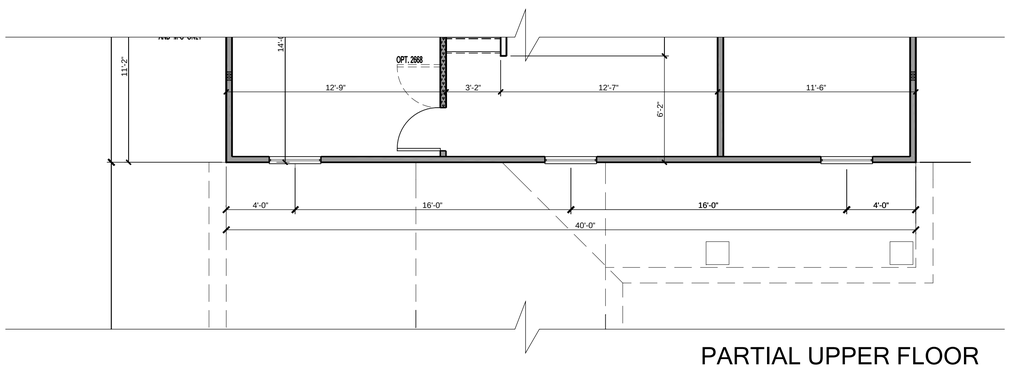
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-C"

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



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-C"

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



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-C"

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

MEDITERRANEAN ELEVATION C

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Builder: taylor morrison

Job Information:

Bonaire

Community Name

Lot: Block: Unit:

Community: #### Street St.

Address: City, State Zip

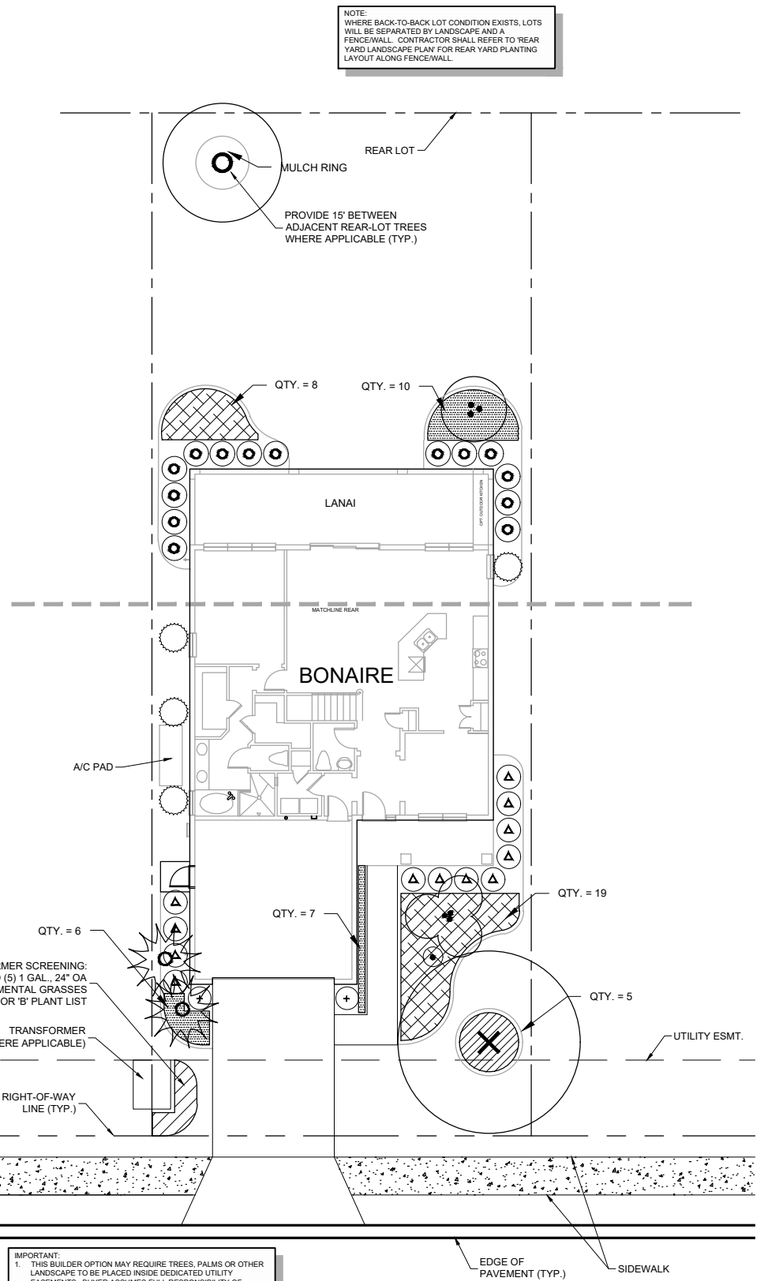
Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3MC2

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN..5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 8' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

BONAIRE LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

BONAIRE 'A' PLANT LIST (TAMPA-ORLANDO)

Symbol	Name	Quantity
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	27
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	23
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	925 S.F.

BONAIRE 'B' PLANT LIST (TAMPA-ORLANDO)

Name	Quantity
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	27
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	23
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	925 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

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FILE NAME: Bonaire Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\511-25-01 Unit LA Plans\Current Plans\Bonaire Master Landscape.dwg
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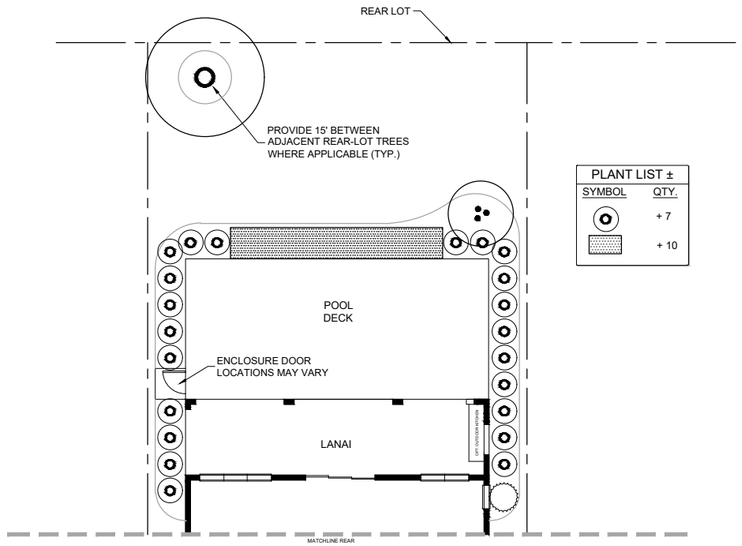
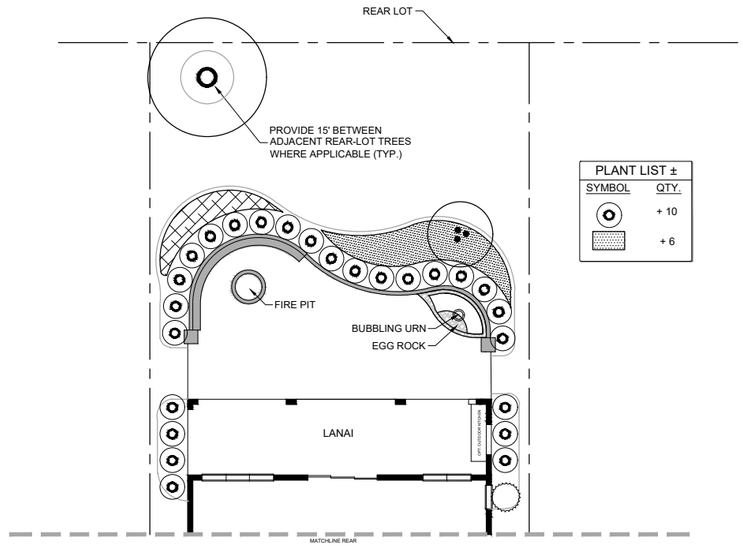


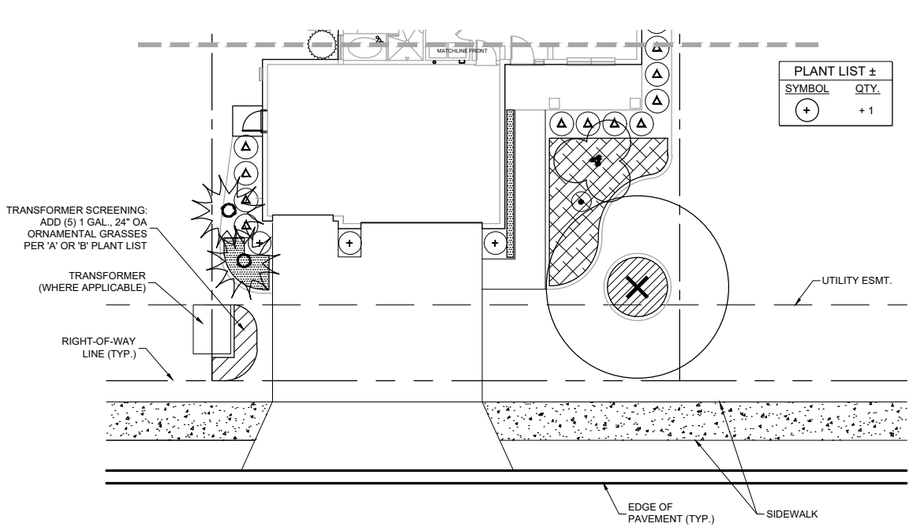
BONAIRE

C OPTION ~ POOL
SCALE: 1"=20'

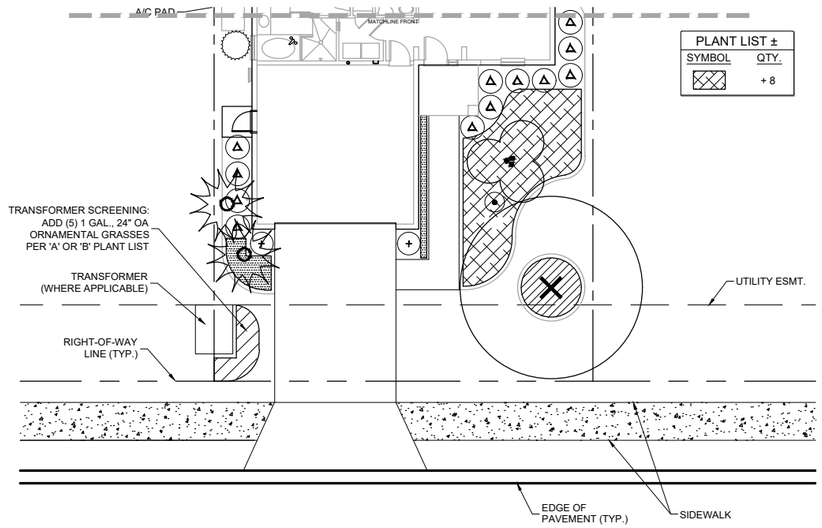


BONAIRE

D OPTION ~ FIRE PIT
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ELEVATIONS 'TR-B & MD-B'
SCALE: 1"=20'

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Bonaire Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\Exhibits\511-25-01 Unit LA Plans\Current Plans\Bonaire Master Landscape.dwg
2/28/2019 10:11:53 AM

BARBADOS
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABCDEF"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS										
ELEVATION	"1E"	"TR-A"	"TR-B"	"TR-C"	"CR-A/D"	"CR-B/E"	"CR-C/F"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	1740	1740	1740	1740	1740	1740	1740	1740	1740	1740
UPPER FLOOR S.F.	1682	1682	1682	1682	1682	1682	1682	1682	1682	1682
TOTAL UNDER ROOF S.F.	3422	3422	3422	3422	3422	3422	3422	3422	3422	3422
GARAGE S.F.	447	447	447	447	447	447	447	447	447	447
LANAI S.F.	273	273	273	273	273	273	273	273	273	273
PORCH S.F.	34	34	34	34	34	178	178	34	34	34
COVERED BALCONY S.F.	123	123	123	123	123	123	123	123	123	123
TOTAL UNDER ROOF S.F.	4299	4299	4299	4299	4299	4443	4443	4299	4299	4299
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"
OPTIONS										
OPT. 3 CAR GAR. S.F.	+207	+207	+207	+207	+207	+207	+207	+207	+207	+207
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C	OPTIONAL SECOND STUDY
2D	PARTIAL PLANS AT OPT 3 CAR GARAGE
2E1	OPT 3 CAR GARAGE ELEVATIONS
2E2	OPT 3 CAR GARAGE ELEVATIONS - SIDING OPTION
3SE1	INCLUDED ELEVATION
3SE2	INCLUDED ELEVATION - SIDING OPTION
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3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A' & 'D'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B' & 'E'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C' & 'F'
3CRD1	CRAFTSMAN ELEVATION 'D' - SIDING OPTION
3CRE1	CRAFTSMAN ELEVATION 'E' - SIDING OPTION
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3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
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SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
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SP4.1	INCLUDED ELEVATION W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
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SP4.10	CRAFTSMAN ELEVATION "B" & "E" TRUSS STRAPPING PLAN
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SP4.13	CRAFTSMAN ELEVATION "C" & "F" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
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SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
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SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
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FD-2	FRAMING NOTES
SD	STAIR DETAILS
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

I HEREBY CERTIFY THAT I HAVE RESPONSIBLY THE COMPLIANCE WITH THE 7TH EDITION (2020) OF THE FLORIDA RESIDENTIAL CODE, EXISTING BUILDING CODE, BUILDING CODE, ENERGY CONSERVATION, 7TH EDITION.

THE COMPONENTS FOUND HEREIN ARE IN COMPLIANCE WITH THE COMPONENTS LISTED IN THE MANUFACTURER'S PRE-ENGINEERED TRUSS MANUAL LAYOUT TO BE PROVIDED BY THE TRUSS MANUFACTURER. THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER REVIEW OF THE TRUSS MANUFACTURER'S SUBMITTED TO THE ENGINEER.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. SUITE 125
PLANT CITY, FLORIDA 33563
1.877.8VORTEX (686-7839)
ANTHONY J. MESSERI, P.E. - FL. Reg #83217
CA 31835
SEALED FOR STRUCTURE ONLY
ASHED A. AVENKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX Community: Garage: XX

Address: #### Street St. City, State, Zip

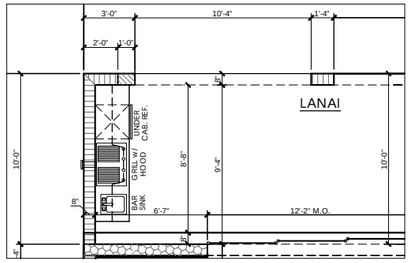
Plot Date: 08 / 16 / 2023

Reference No.

22-00000

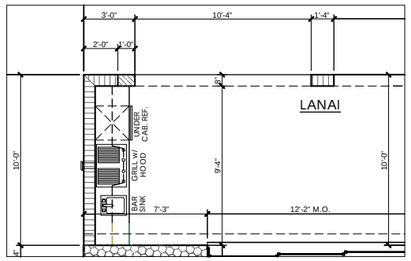
Sheet:

COV



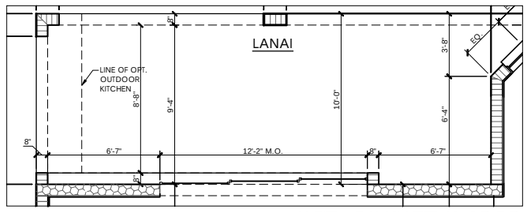
OPT. O.D.K. W/ VENT HOOD AND OPT. PKT. SLIDER

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



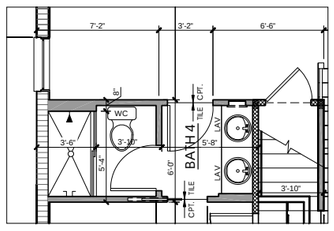
OPT. O.D.K. W/ VENT HOOD

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



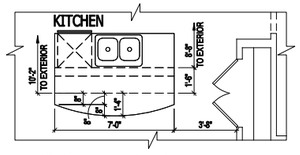
OPT. POCKET SLIDER

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



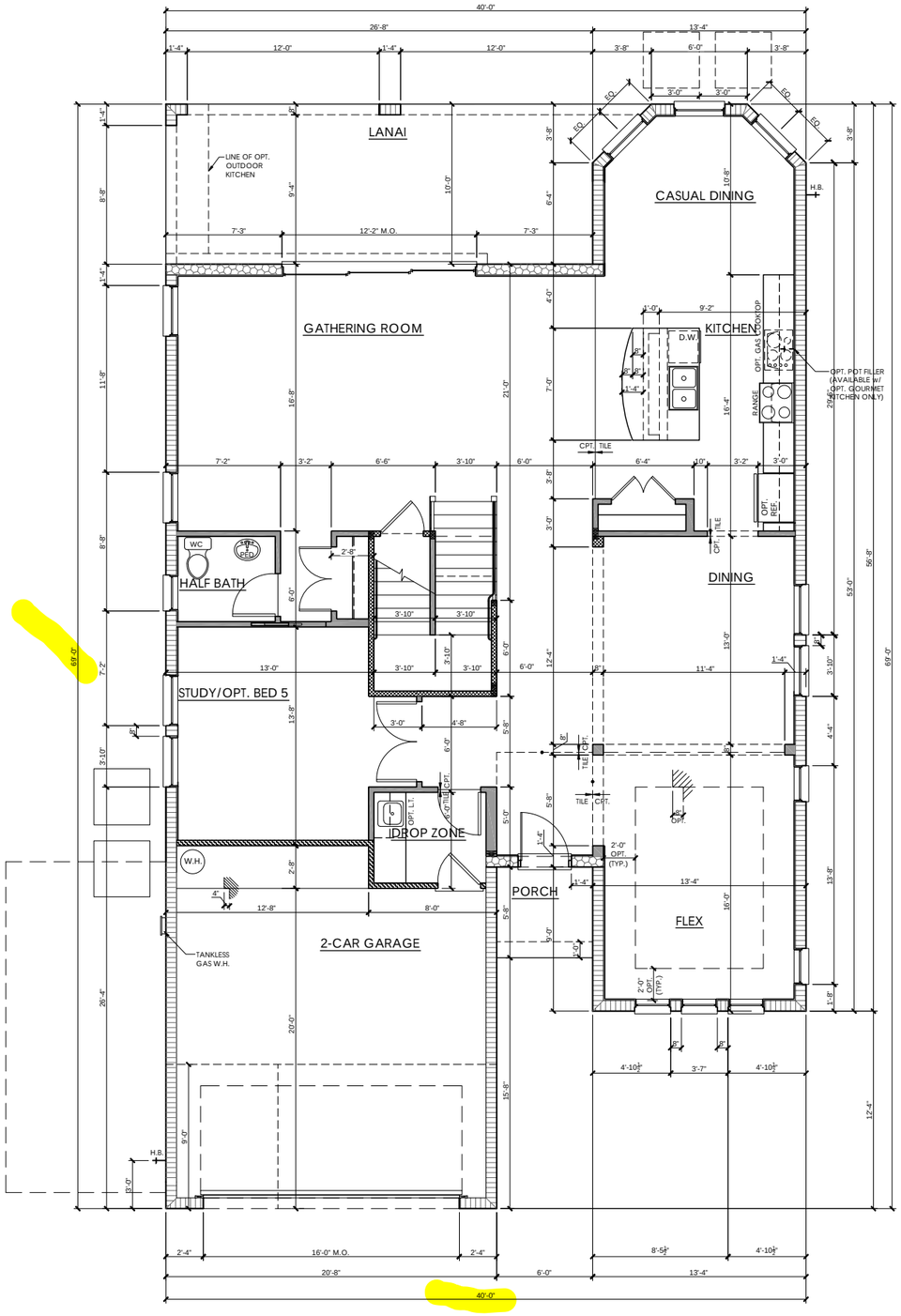
OPT. SHOWER AT BATH 4

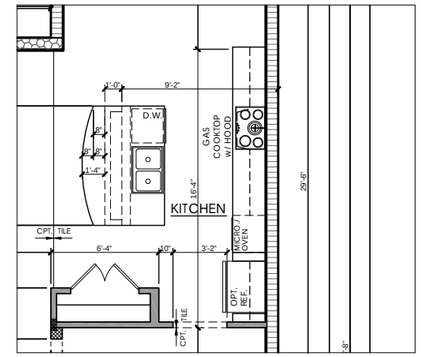
SCALE: 1/4" = 1'-0"



OPT. UNDER ISLAND CABINET

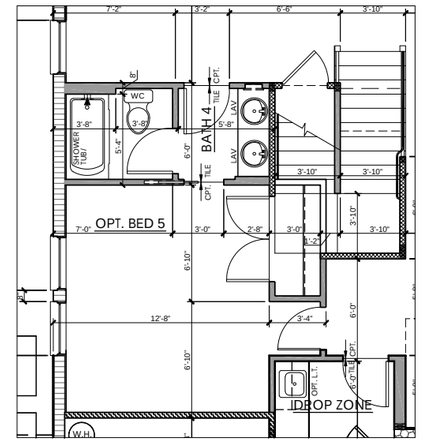
SCALE: 1/4" = 1'-0"





OPT. GOURMET KITCHEN

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



OPT. BEDROOM 5

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

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AA26003115
keeseeae.com
238 Smithtrail Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder: taylor morrison

Job Information:

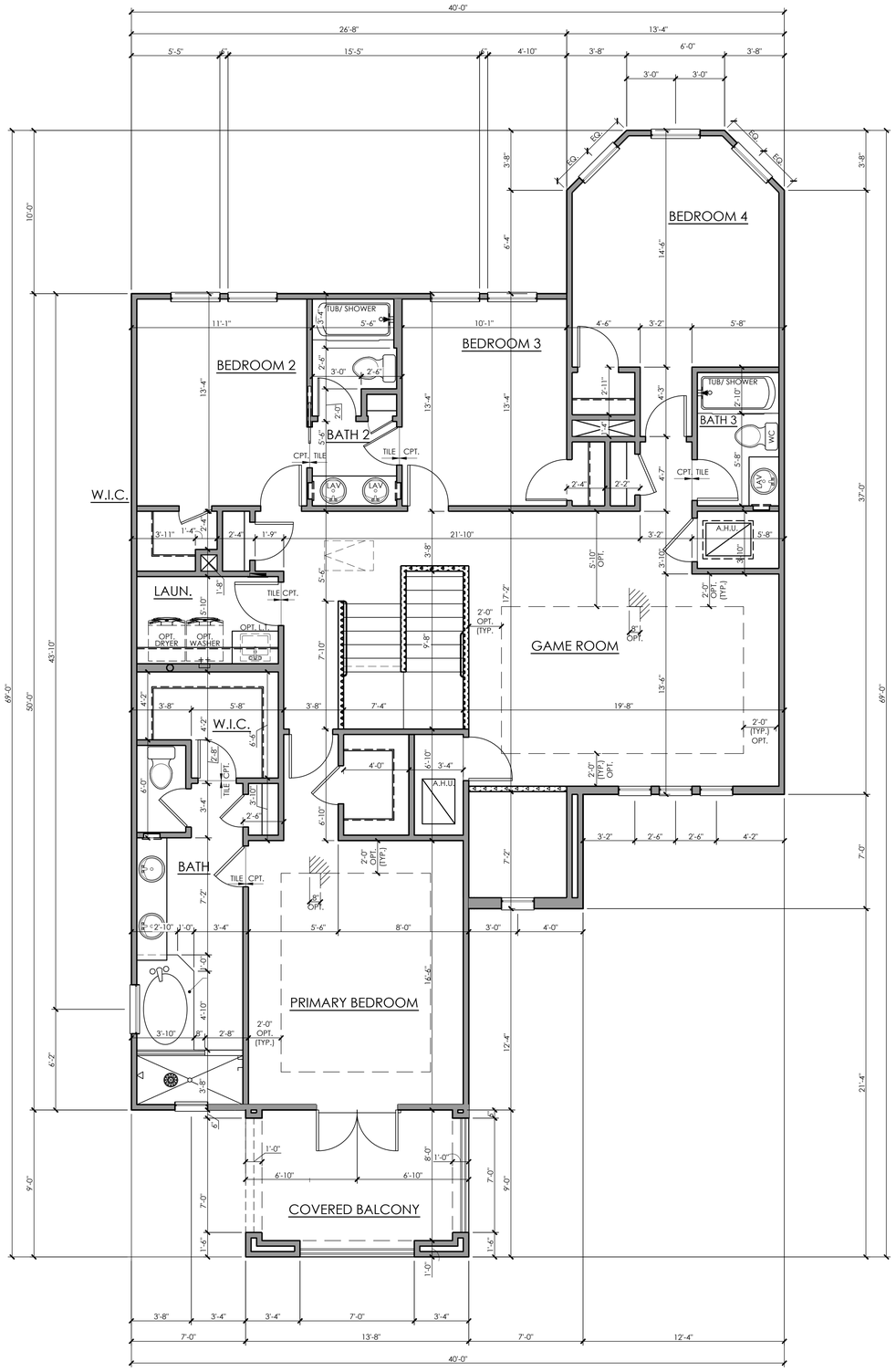
Barbados
Community Name
Lot: XX
Community
Garage: XX
Address: #### Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023

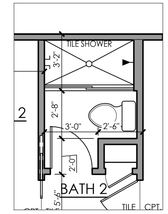
Reference No.
22-00000

Sheet:
2A2

MAIN FLOOR PLAN DIMENSIONS - INCLUDED ELEVATION

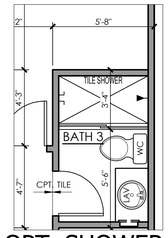
SCALE:
1/4" = 1'





OPT. SHOWER AT BATH 2

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



OPT. SHOWER AT BATH 3

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

UPPER FLOOR PLAN DIMENSIONS - INCLUDED ELEVATION

SCALE: 1/4" = 1'

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AA26003115
258 Southhall Lane Suite 200
Maitland, FL 32751
o (407) 660-2333
gokeesee.com

Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Garage: XX
Plot Date: 09 / 19 / 2023

Reference No.

22-00000

Sheet:

2B2

OPTIONAL SECOND STUDY ILO FLEX

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

OPTIONAL SECOND STUDY ILO FLEX

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

OPTIONAL SECOND STUDY ILO FLEX

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

OPTIONAL SECOND STUDY

NOT AVAIABLE W/FLEX

SCALE: 1/4" = 1'

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

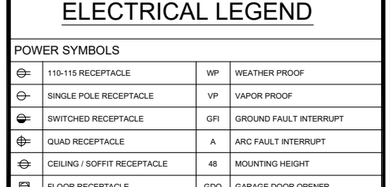
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.

Kitchen	44" AFF
Bathroom	39" AFF
Laundry Room	36" AFF
Exterior Waterproof	12" AFF
Garage - general purpose	48" AFF
Range	2" AFF

2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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Plot Date: 08 / 16 / 2023
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22-00000

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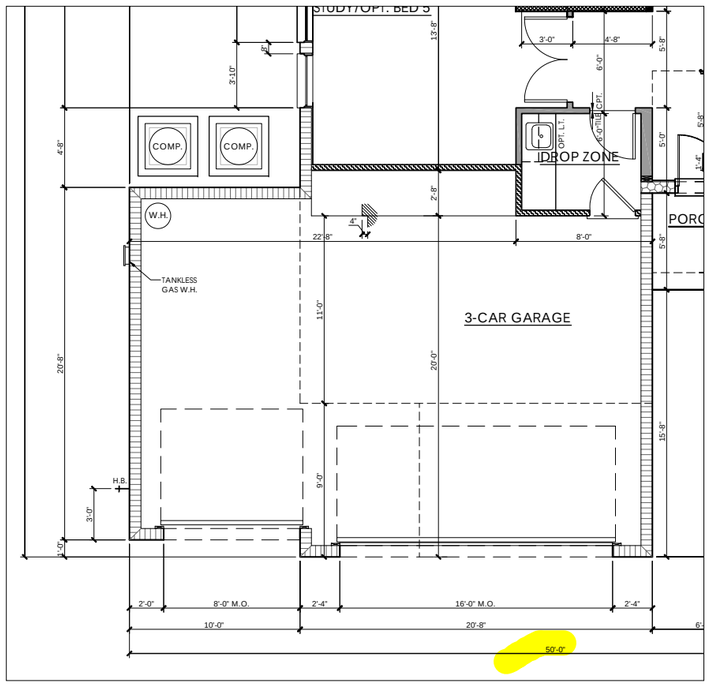
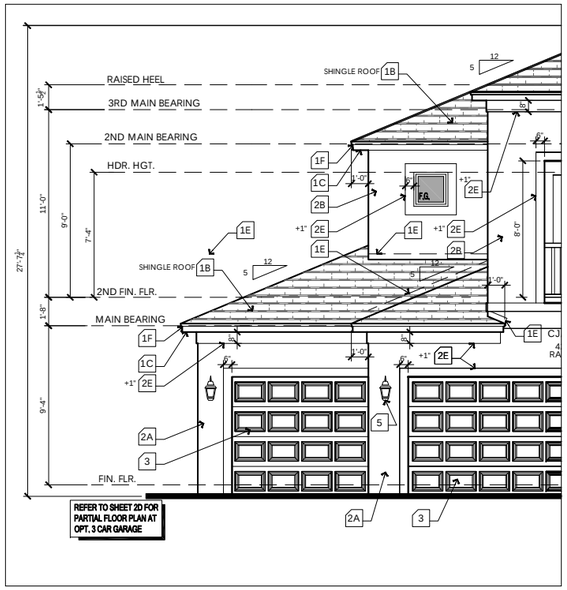
2C



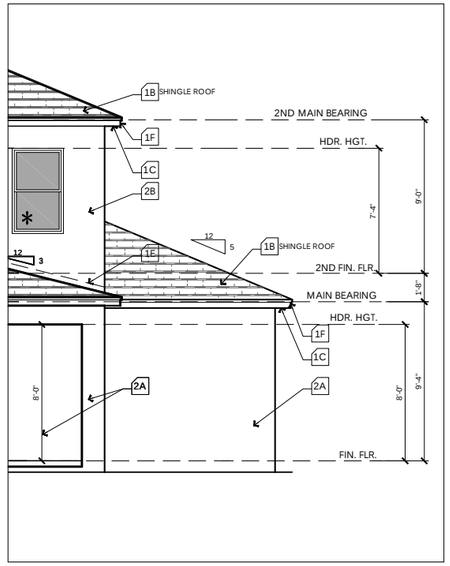
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

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



PARTIAL FRONT ELEV. "INCLUDED"

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

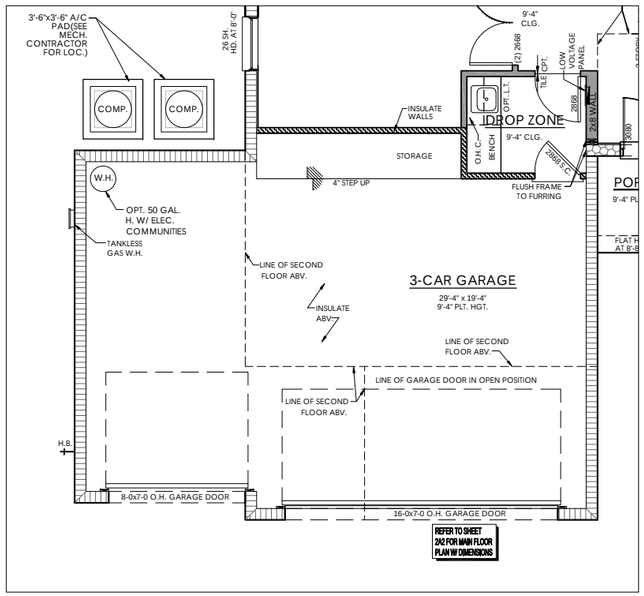


PARTIAL REAR ELEV. "INCLUDED"

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

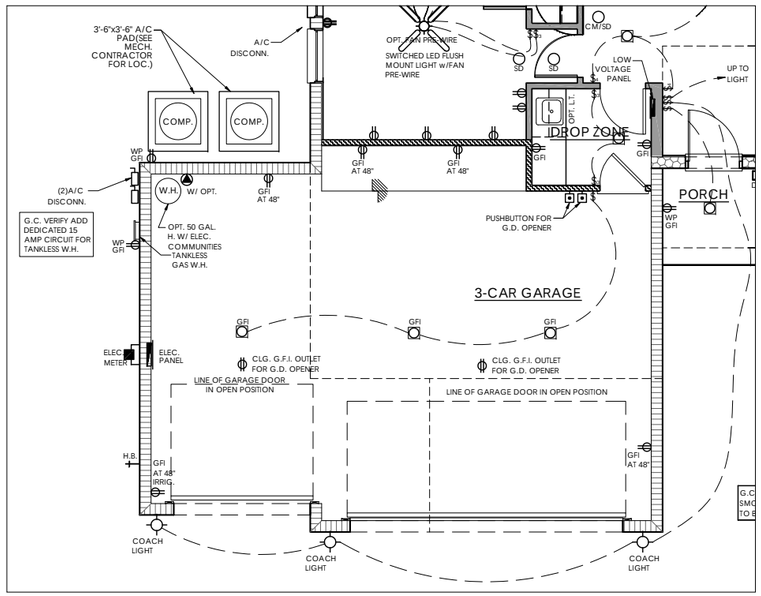
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

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



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

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

OPTIONAL 3 CAR GARAGE

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

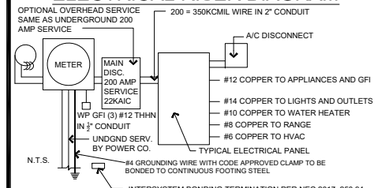
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.

Kitchen	44" AFF
Bathroom	39" AFF
Laundry Room	36" AFF
Exterior Waterproof	12" AFF
Garage - general purpose	48" AFF
Range	2" AFF

2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
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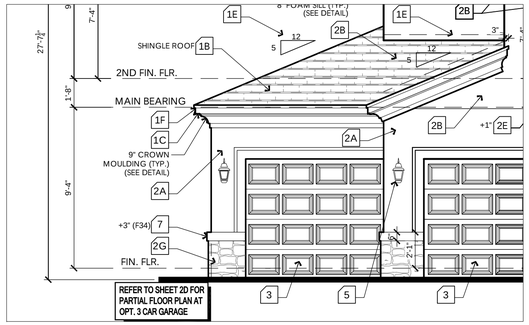
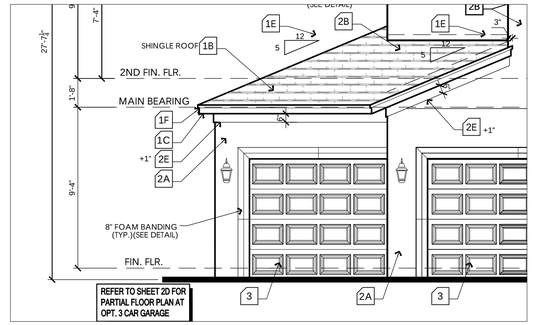


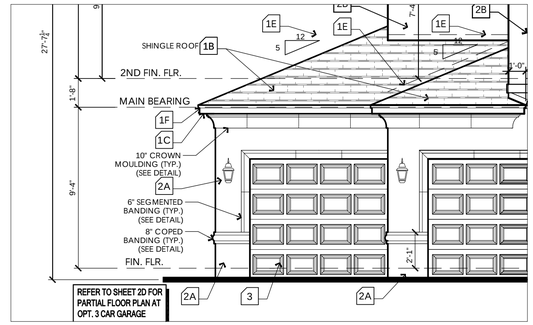
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

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



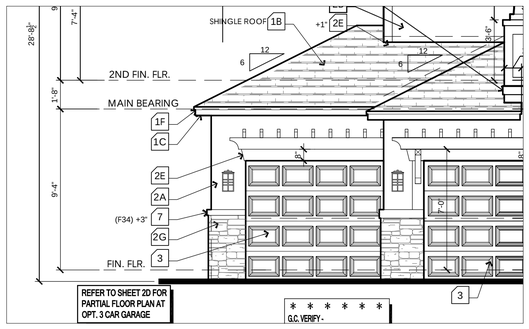
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

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



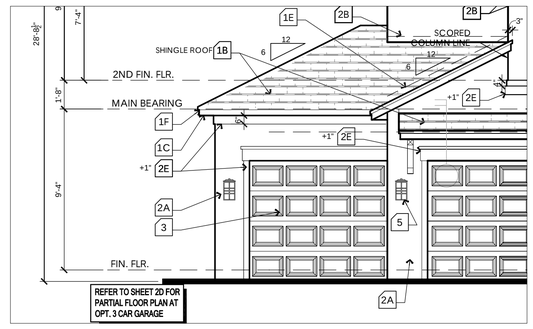
PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

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



PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

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



PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

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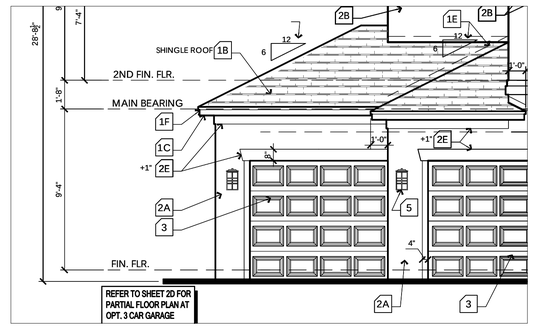
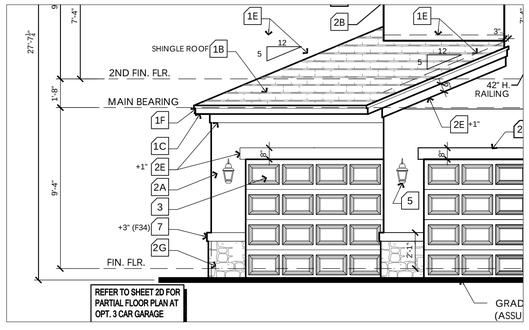


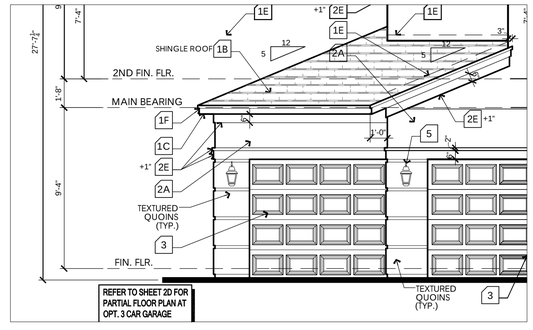
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

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



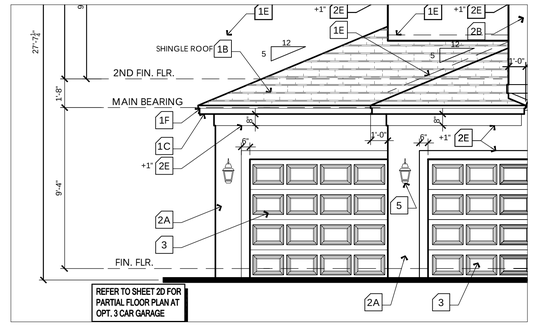
PARTIAL FRONT
TRADITIONAL ELEVATION "C"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "B"

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



PARTIAL FRONT
TRADITIONAL ELEVATION "A"

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

- OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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Lot: XX

Community: #### Street St.

Address: City, State, Zip

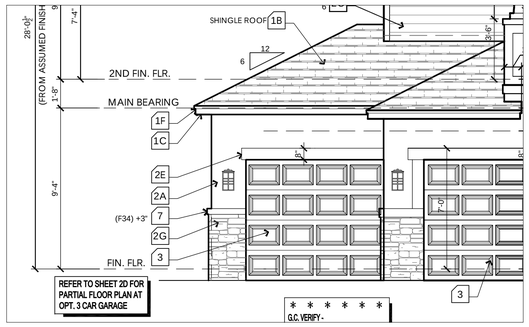
Plot Date: 09 / 12 / 2023

Reference No.

22-00000

Sheet:

2E1



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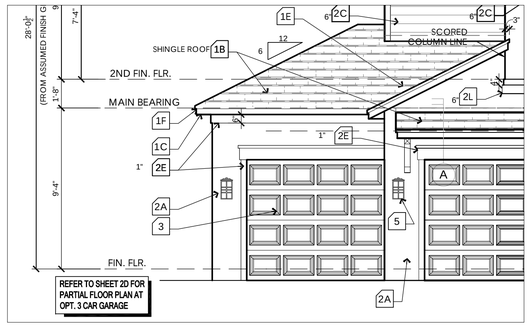

PARTIAL FRONT
CRAFTSMAN ELEVATION "E"

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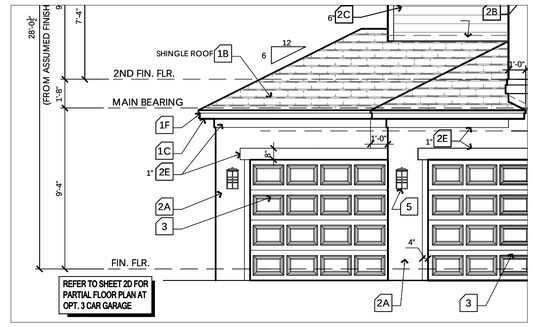

PARTIAL FRONT
CRAFTSMAN ELEVATION "D"

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

- OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS - SIDING OPTION

SCALE: 1/4" = 1'

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

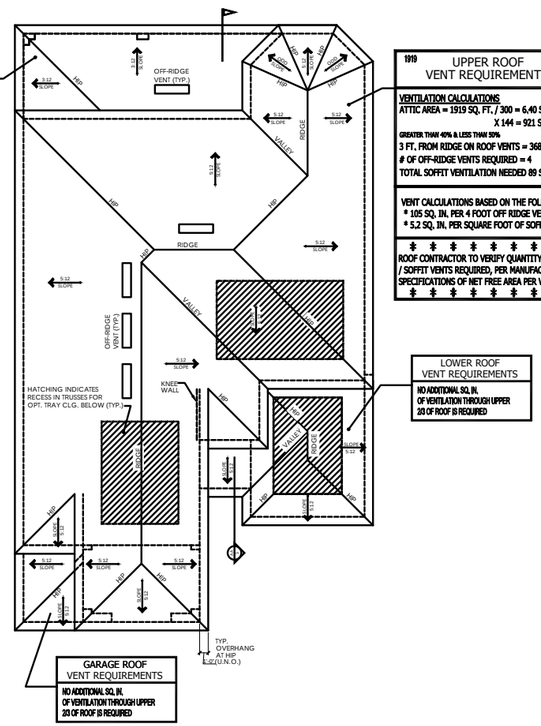
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

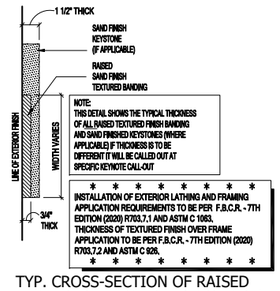


ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

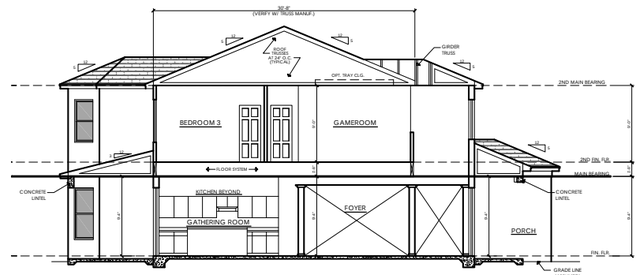
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

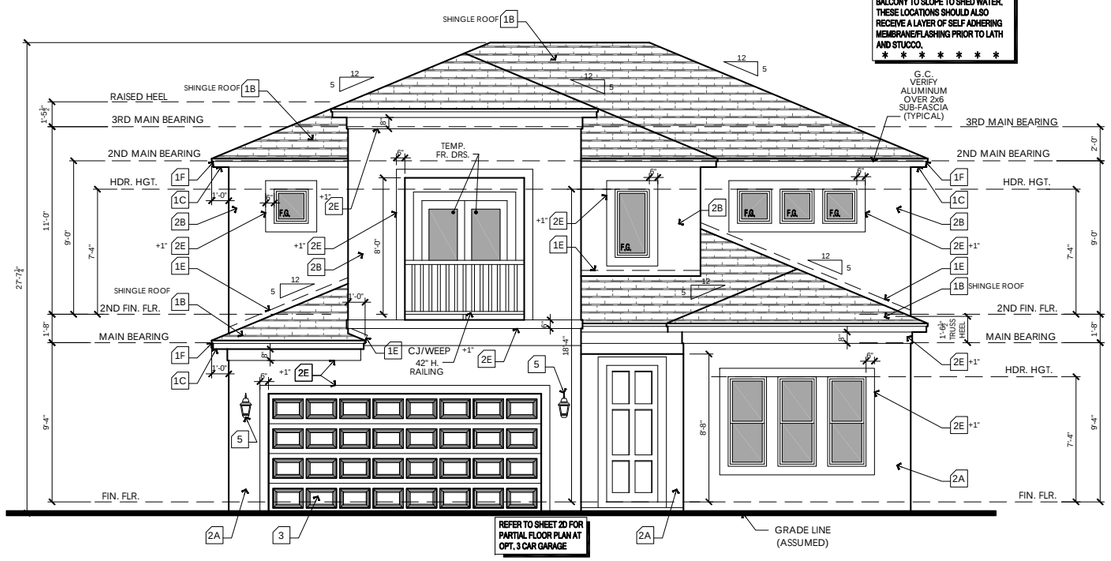
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



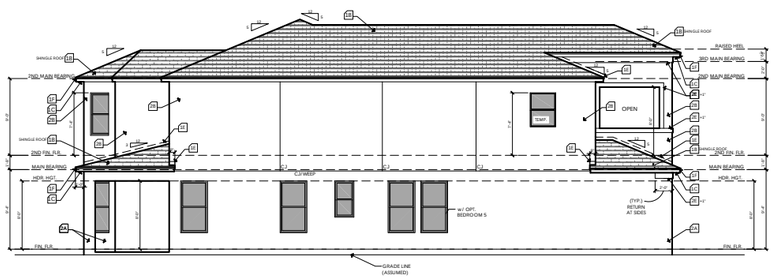
SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

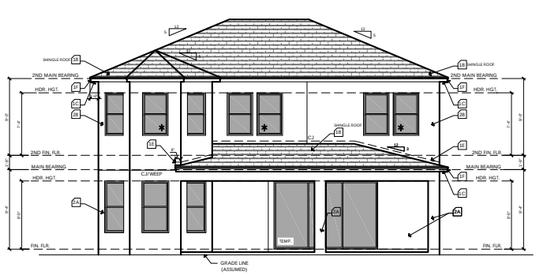
G.C. VERIFY ALUMINUM OVER 2x6 SUB-FASCIA (TYPICAL)



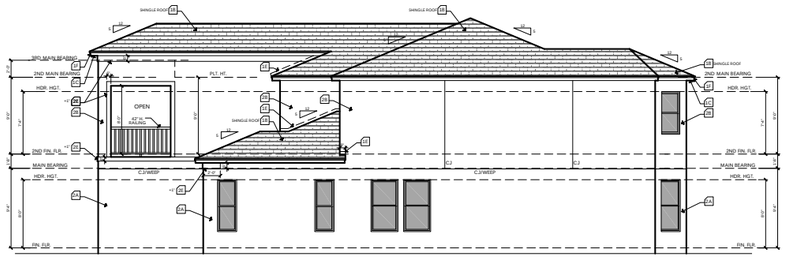
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
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6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 960 2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Garage: XX
Lot: XX
Community: ####
Address: Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet:
3SE1

- INCLUDED ELEVATION

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT. X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

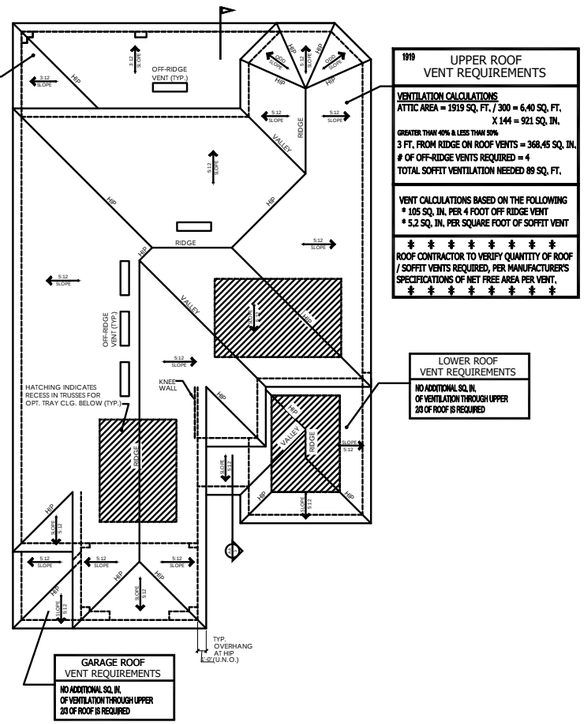
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT. X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

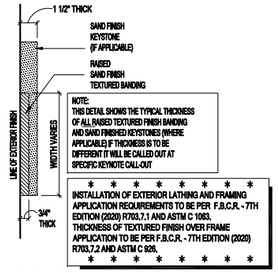


ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

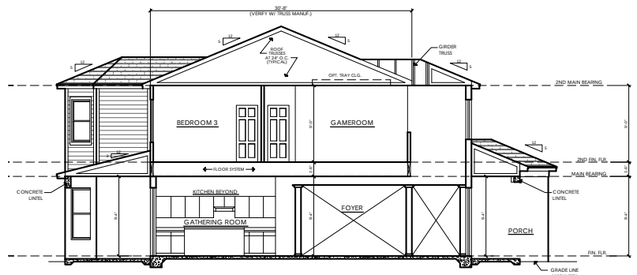
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE: THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

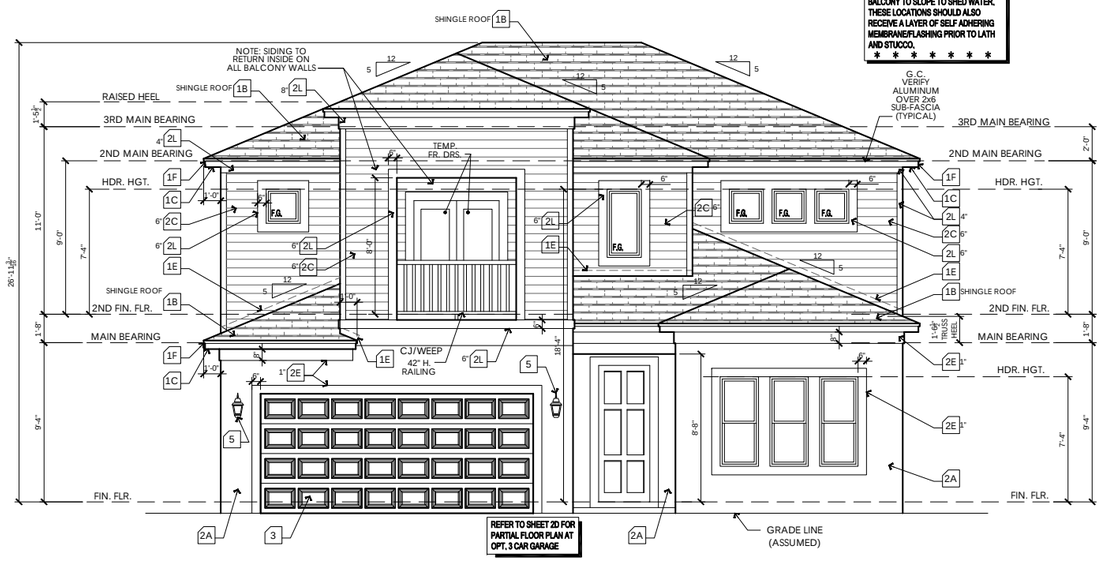
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

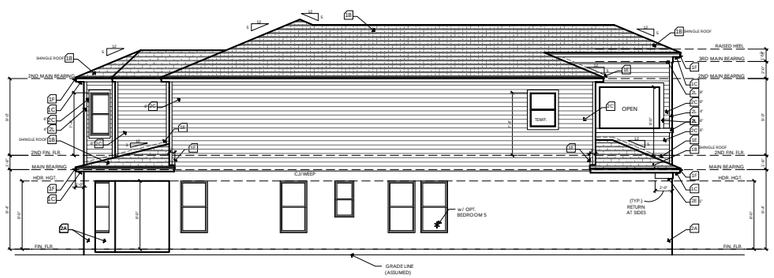


SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



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



LEFT ELEVATION
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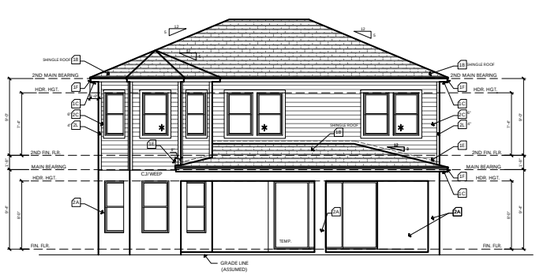

REAR ELEVATION
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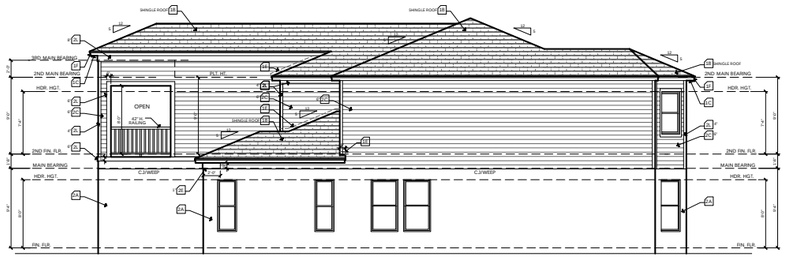

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- INCLUDED ELEVATION - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
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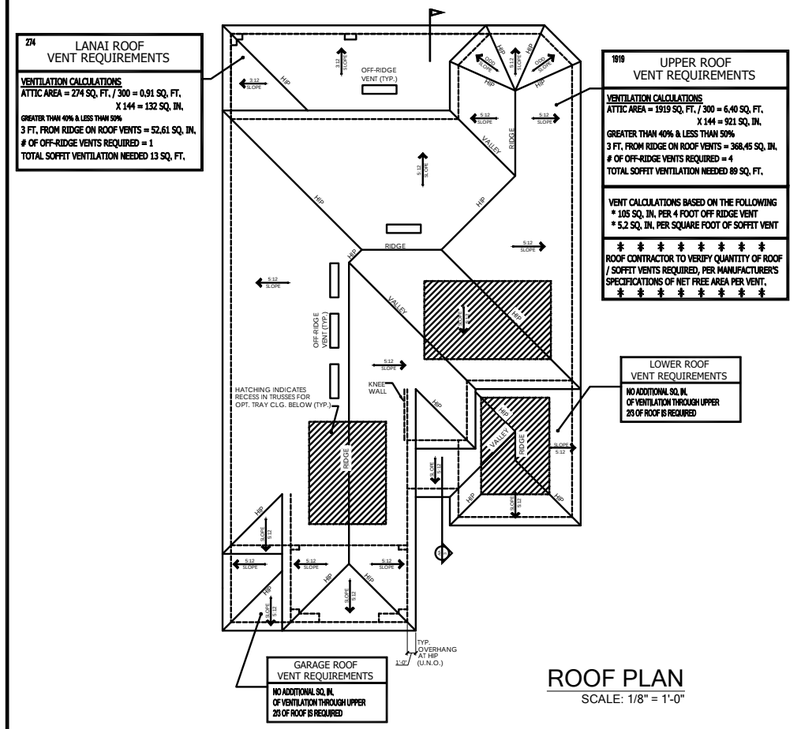
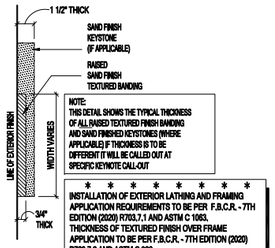
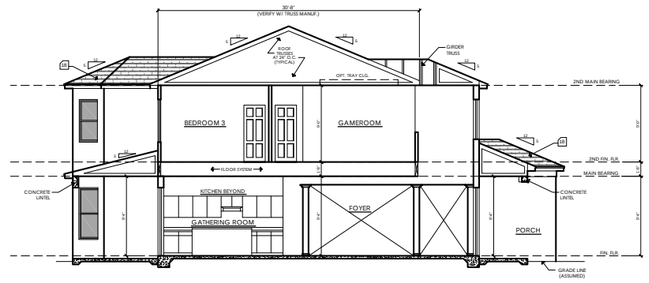


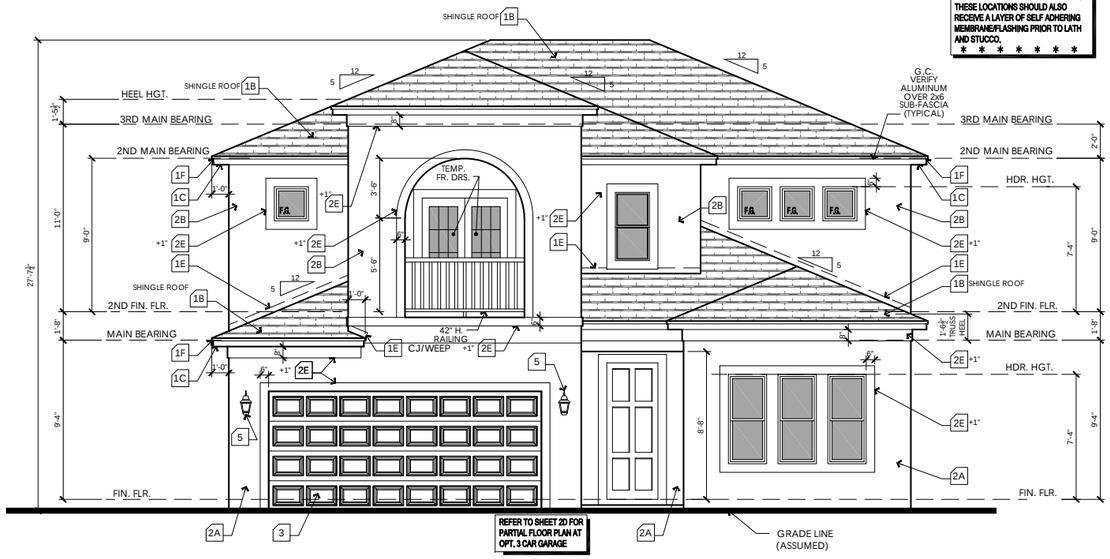
ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"



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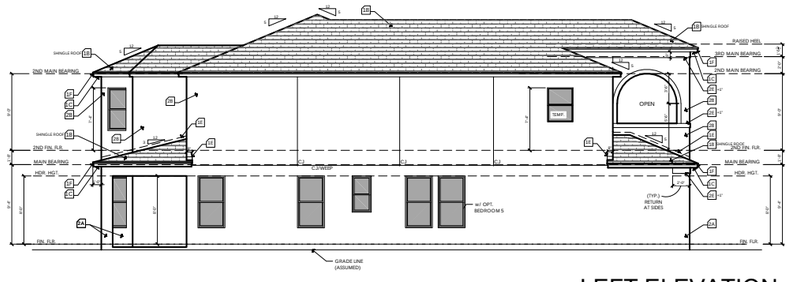
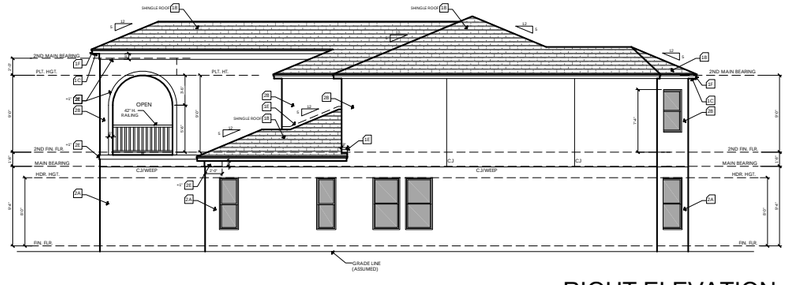


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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Builder: taylor morrison

Job Information:

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Community: XX
Garage: XX
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City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
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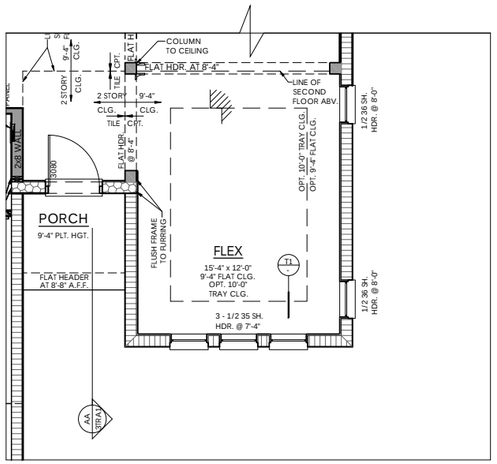
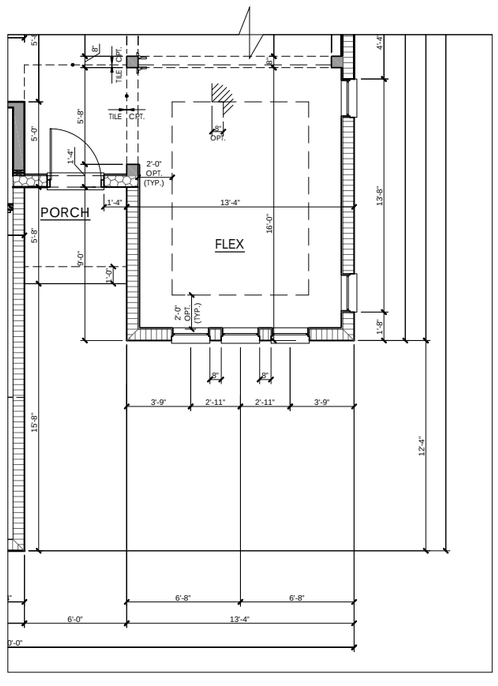
Sheet: 3TRA1

- TRADITIONAL ELEVATION - A



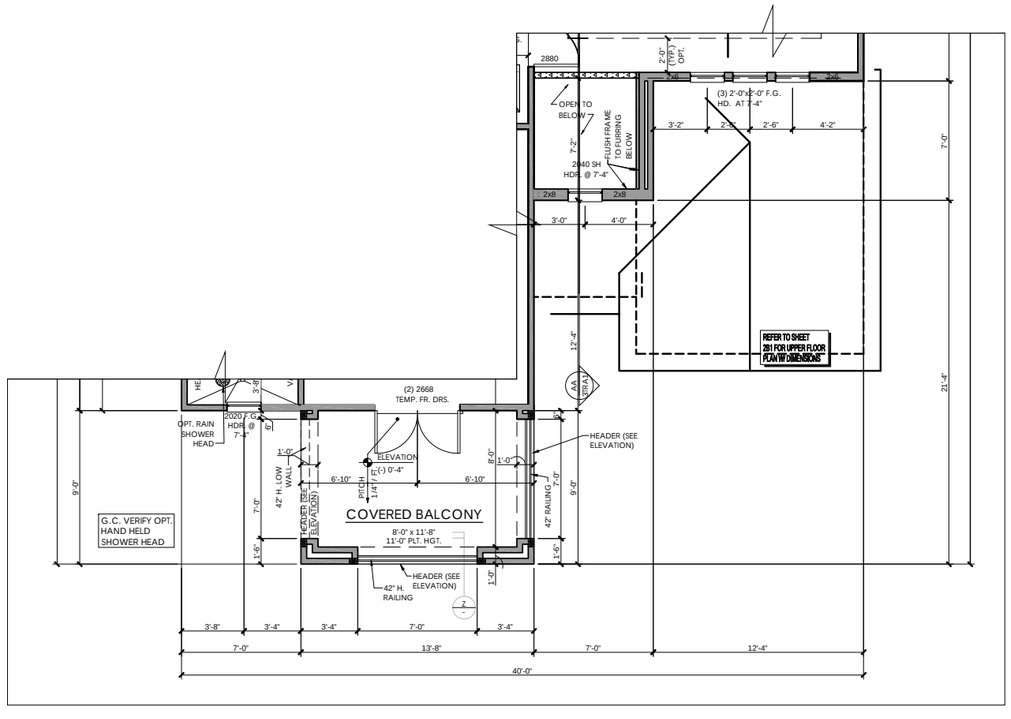
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

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Community: XX

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City, State, Zip

Plot Date: 08 / 16 / 2023

Reference No.

22-00000

Sheet: 3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
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TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

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VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
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GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
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ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 25 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

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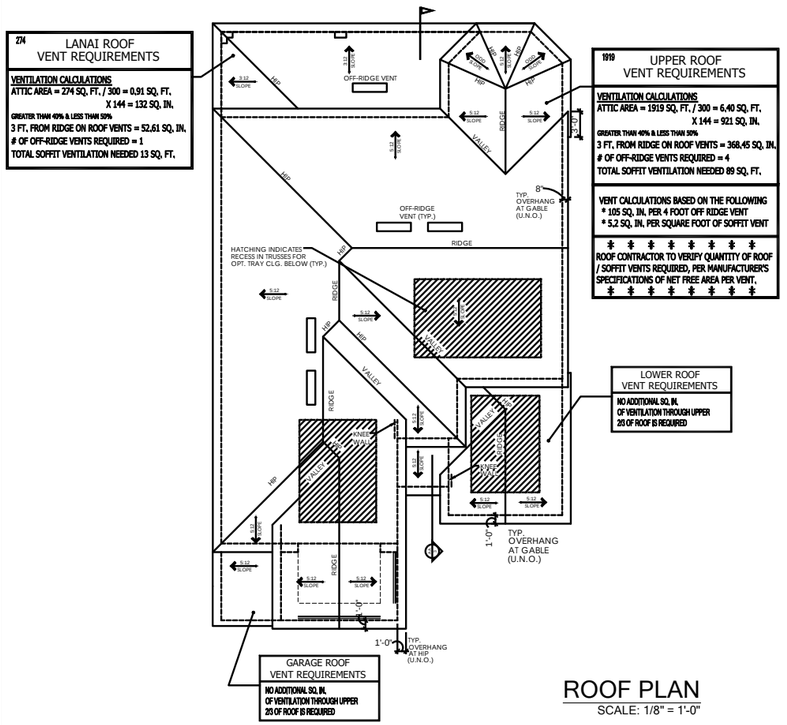

ROOF PLAN
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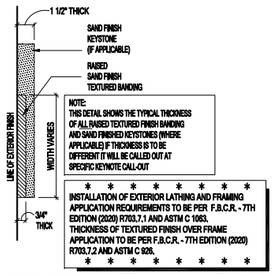

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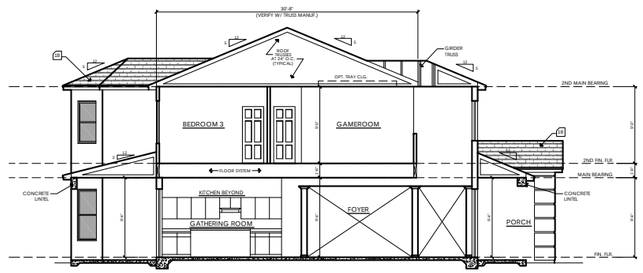

SECTION AA
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1. Roofing
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   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
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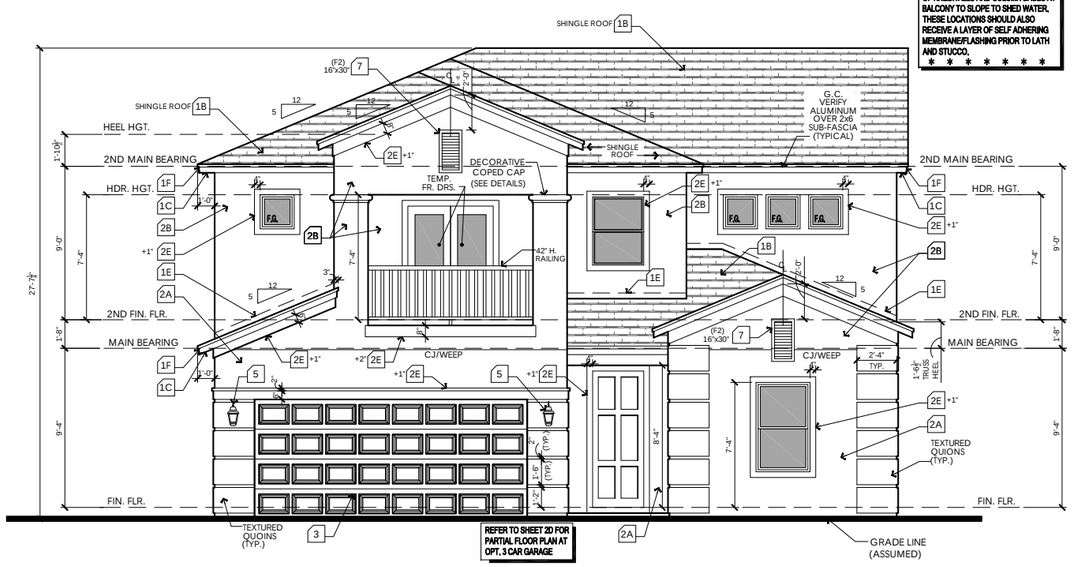
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



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

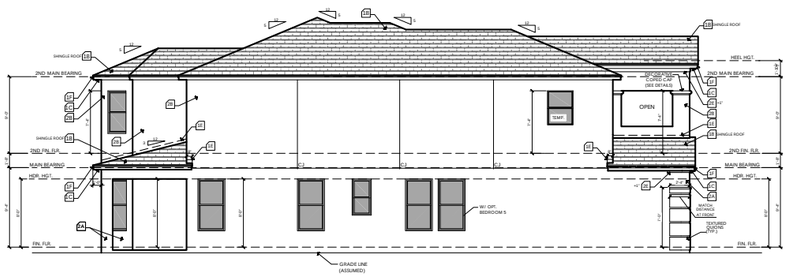
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

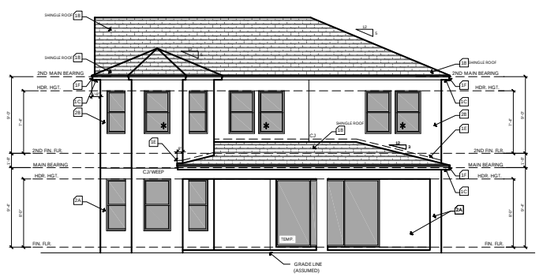
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



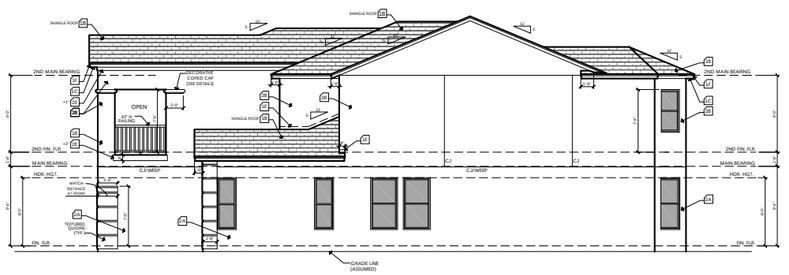
DECORATIVE COPED CAP DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - B

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

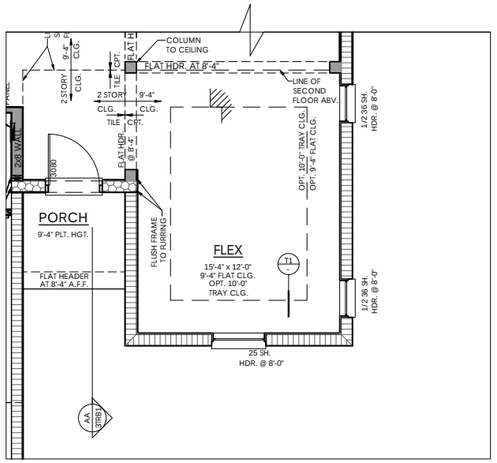
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: #### Street St.
Address: City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

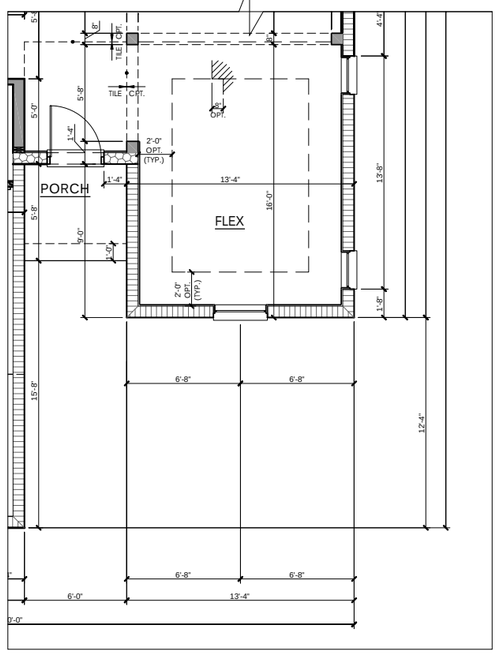
Reference No.
22-00000

Sheet: 3TRB1



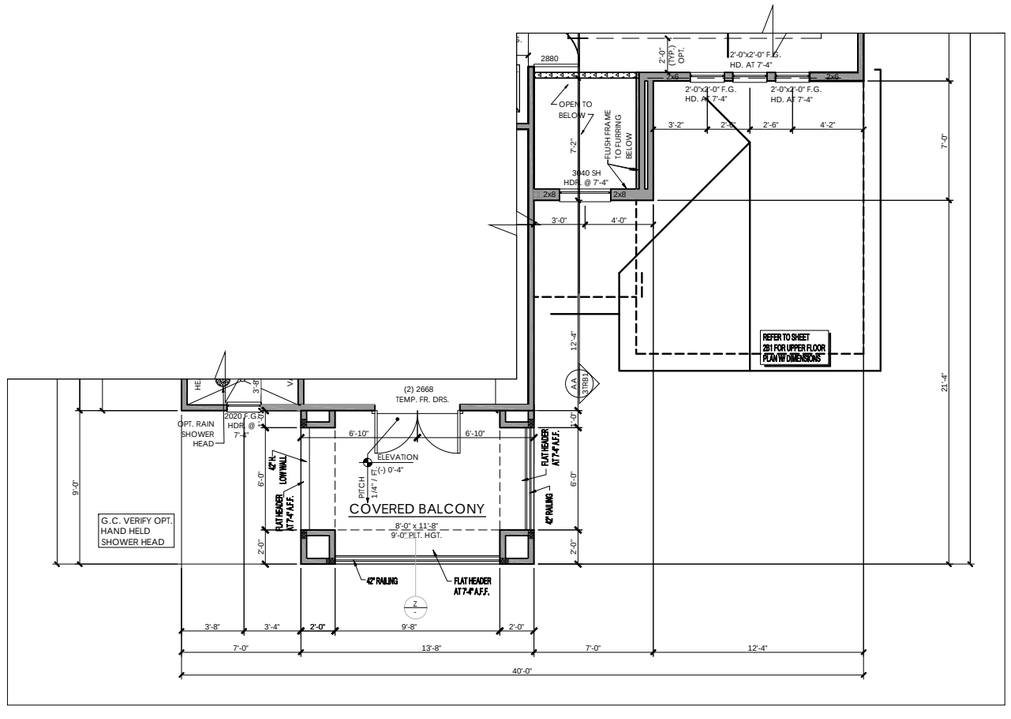
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND	
9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

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Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3TRB2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

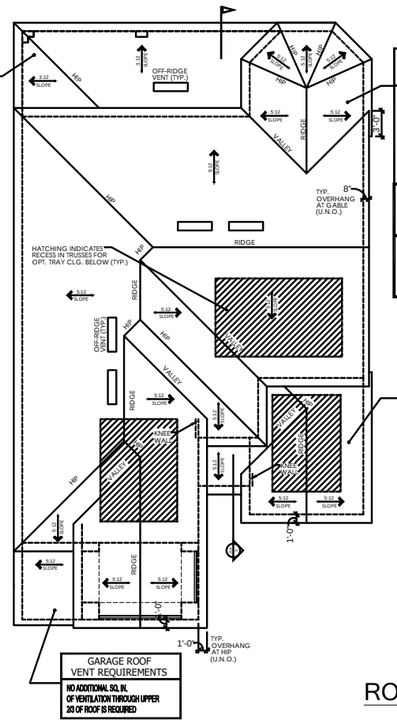
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

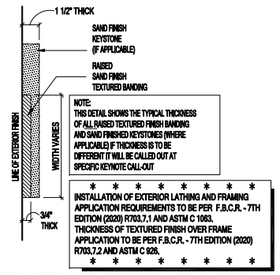
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



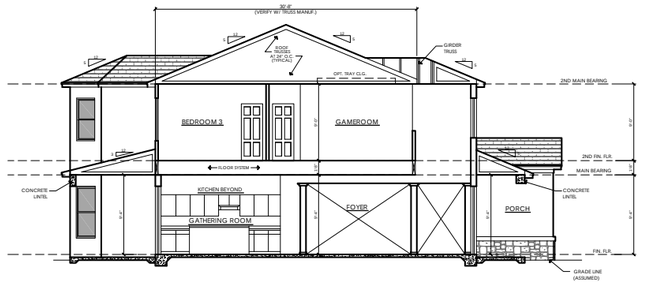
ROOF PLAN
SCALE: 1/8" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

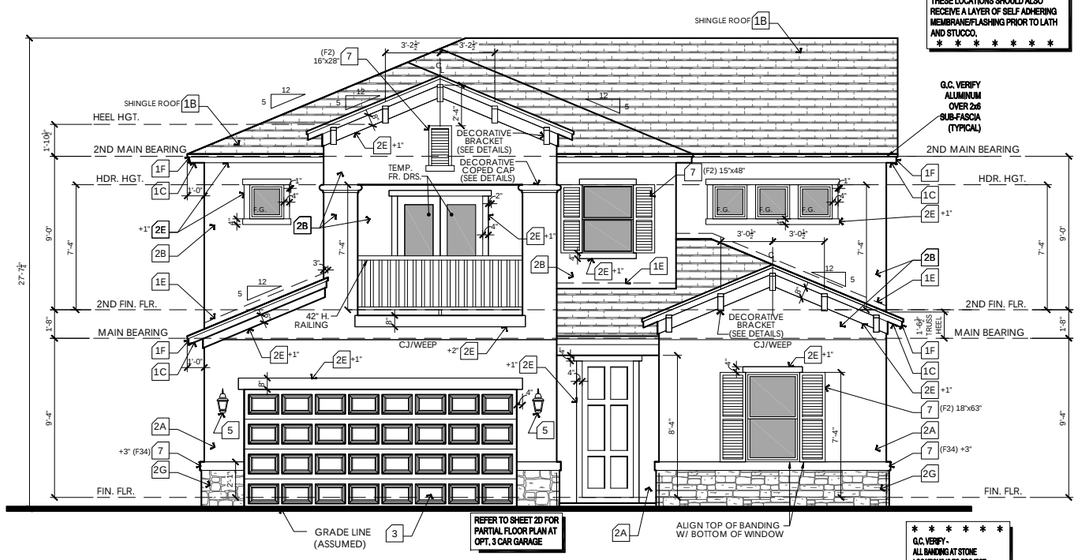
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



Q.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

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

WINDOW FALL PROTECTION

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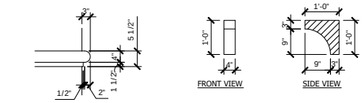
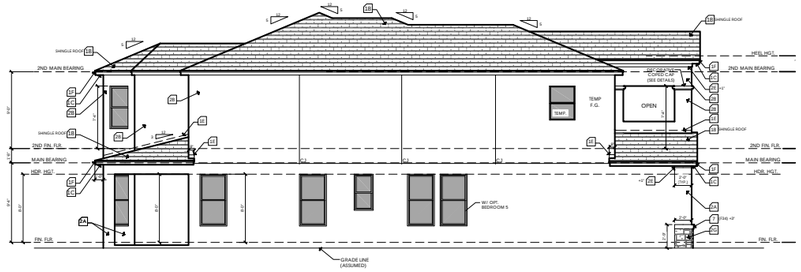
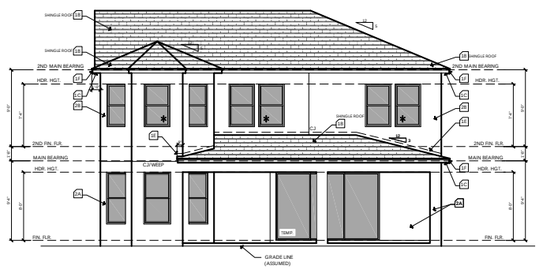


DECORATIVE COPED CAP DETAIL
SCALE: 1/2" = 1'-0"

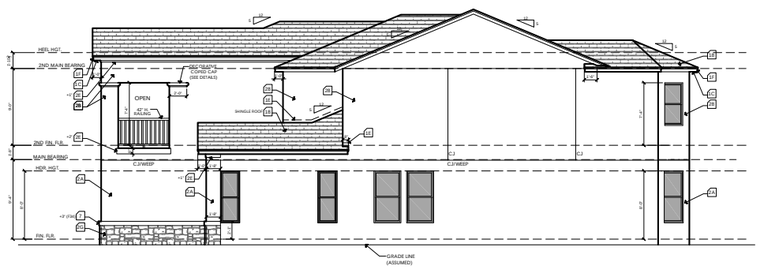
DECORATIVE E.P.S. BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
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   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

Builder: taylor morrison

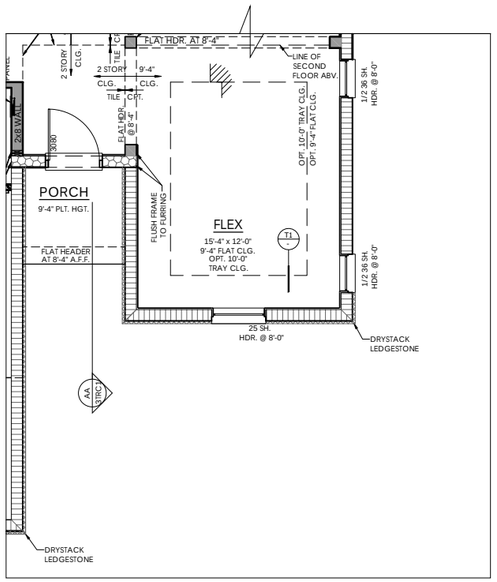
Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

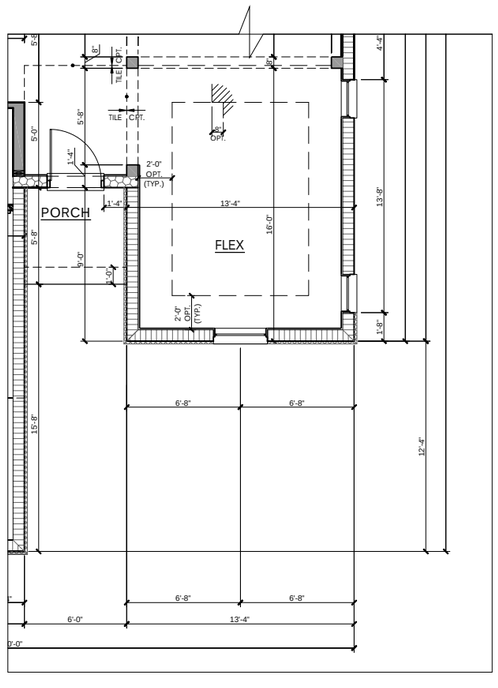
Sheet:
3TRC1

TRADITIONAL ELEVATION - C



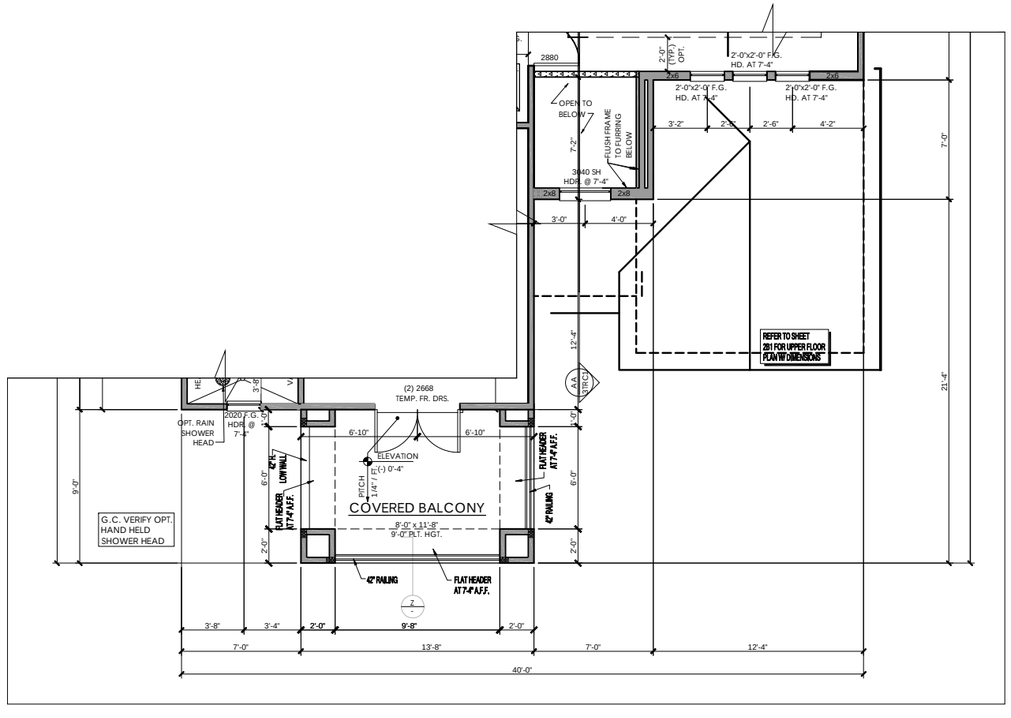
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C

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Builder:

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Job Information:

Barbados

Community Name

Lot: XX

Community: XX

Address: #### Street St.

City, State, Zip

Plot Date: 08 / 16 / 2023

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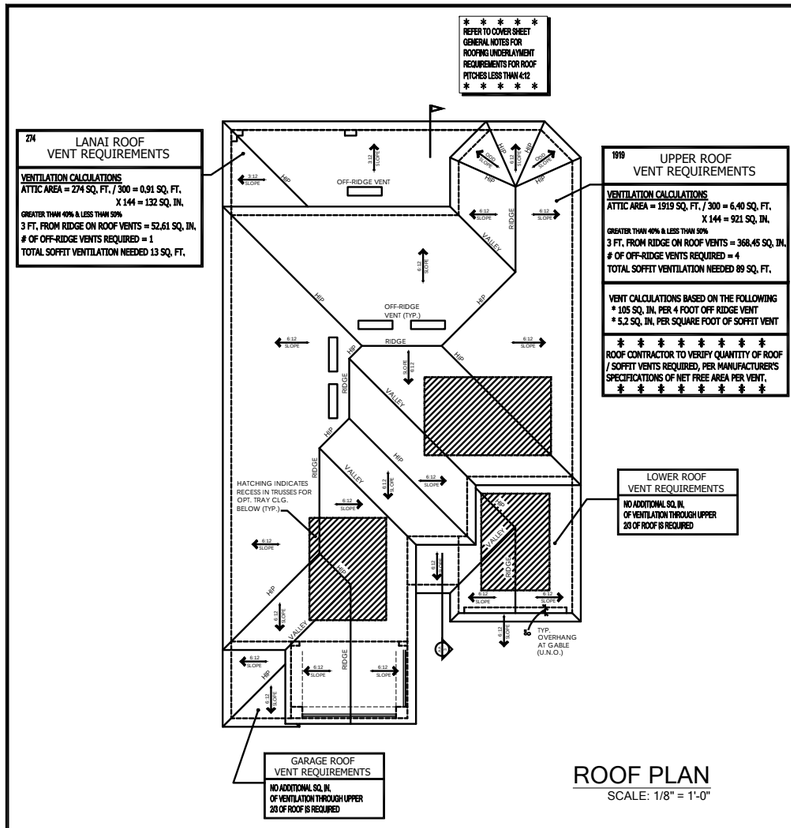
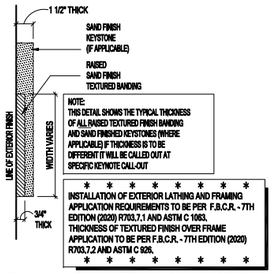
Sheet:

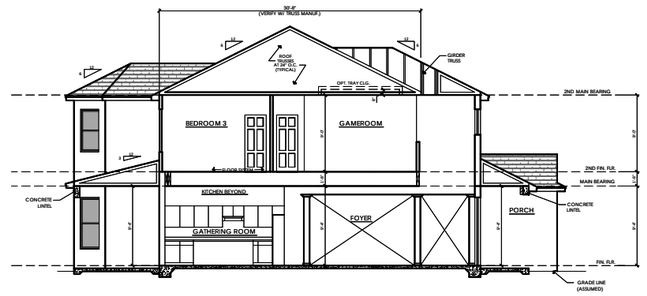
3TRC2



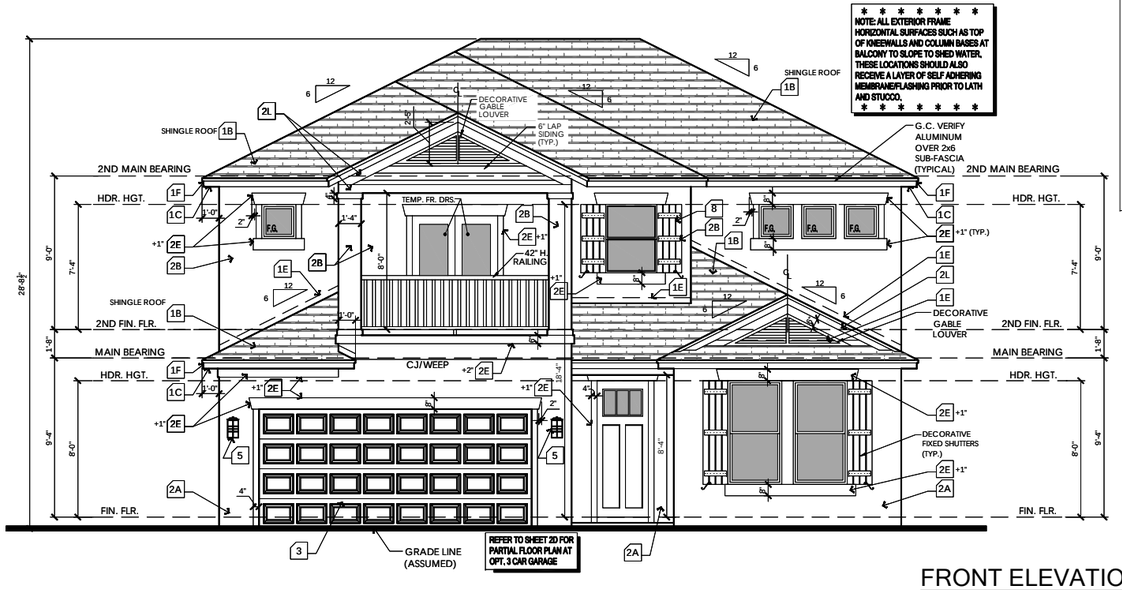
ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



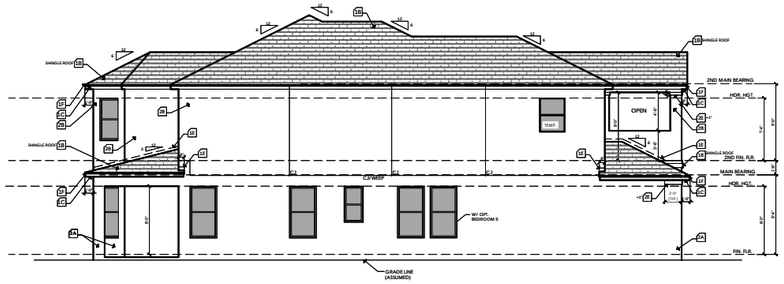
SECTION AA
SCALE: 1/8" = 1'-0"



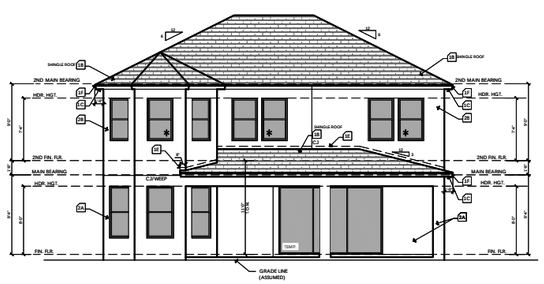
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



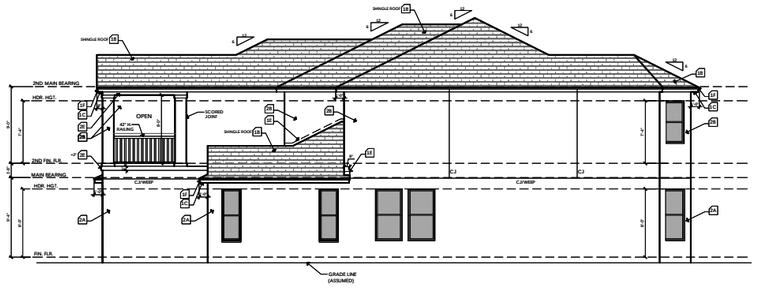
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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o.(407) 960 2535

Builder: taylor morrison

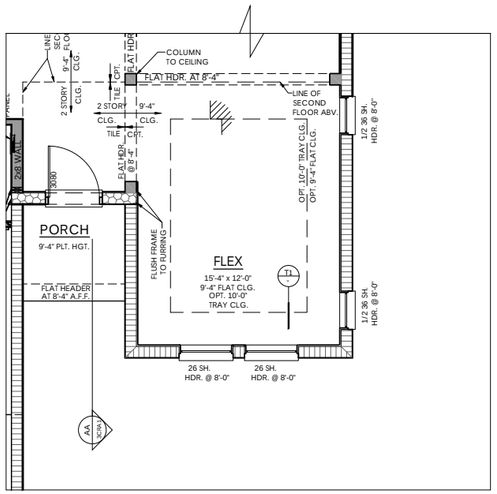
Job Information:

Barbados
Community Name
Lot: XX
Community Address: #### Street St. City, State, Zip
Rev/Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

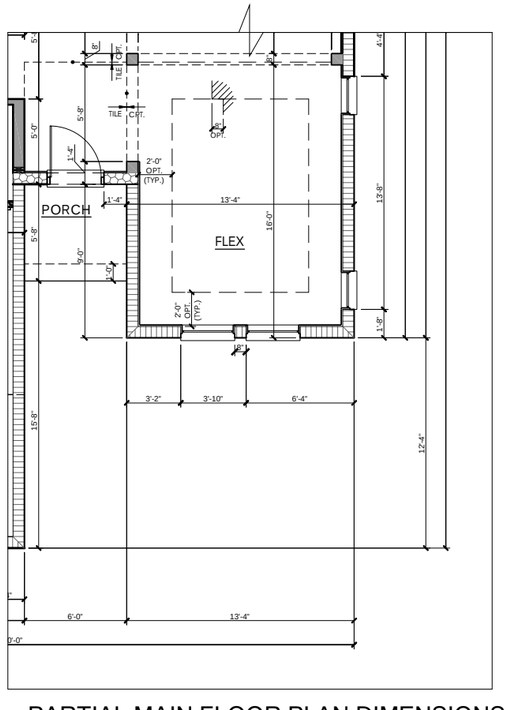
Sheet:
3CRA1

CRAFTSMAN ELEVATION - A



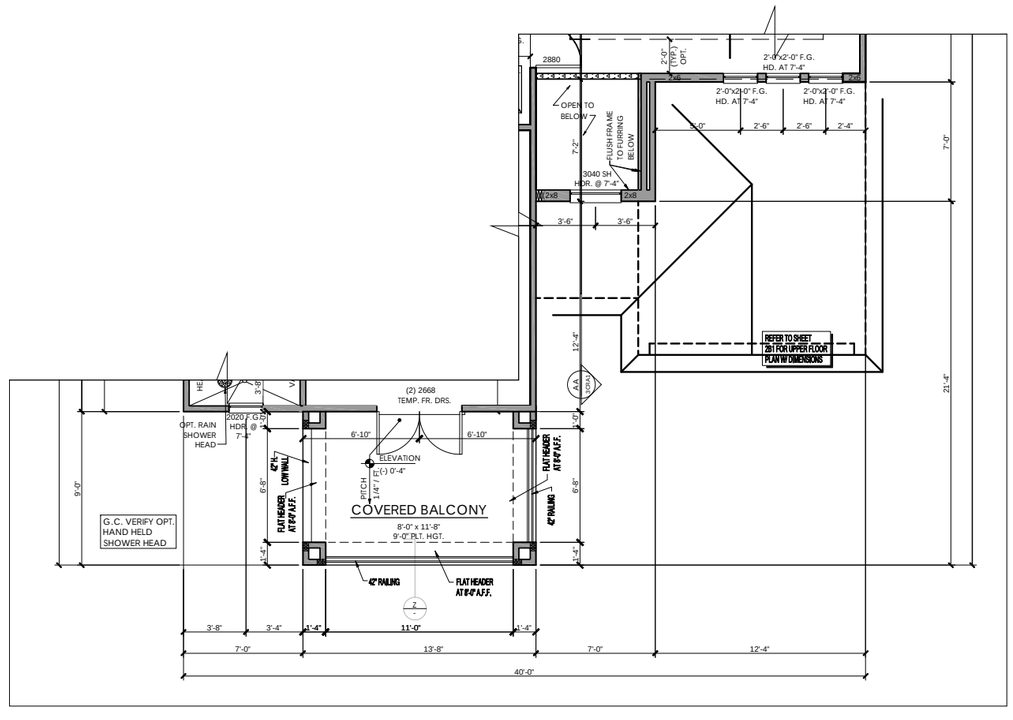
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Community
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage XX

Reference No.
22-00000

Sheet:
3CRA2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A & D

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

* * * * *

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

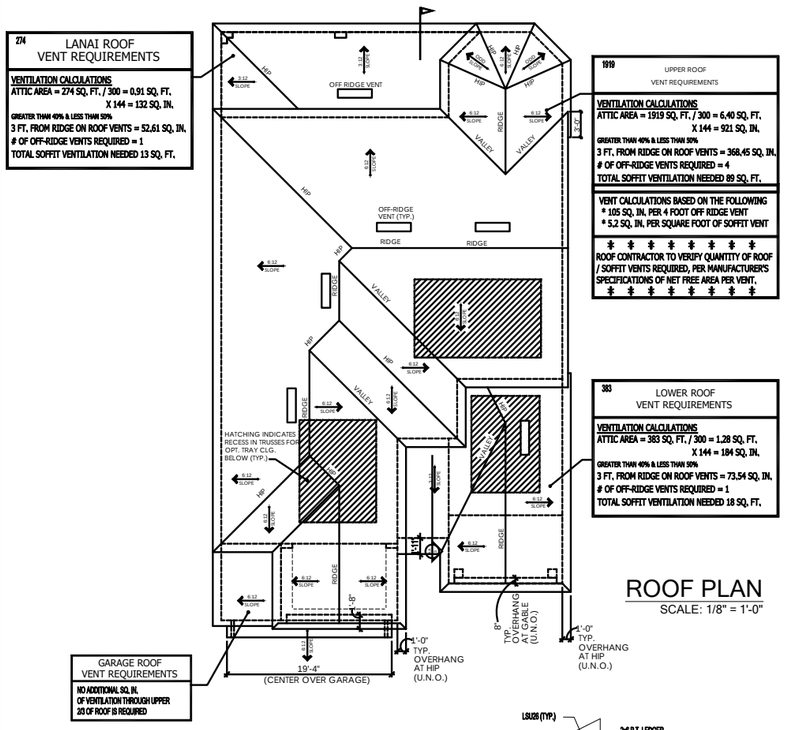
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * *

383 LOWER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 383 SQ. FT. / 300 = 1.28 SQ. FT.
X 144 = 184 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 73.54 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



ROOF PLAN
SCALE: 1/8" = 1'-0"

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

* WINDOW FALL PROTECTION *

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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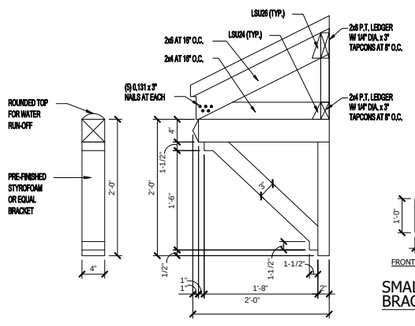
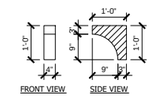
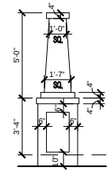


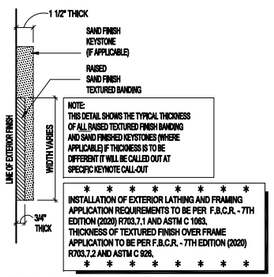
A BRACKET DETAIL
SCALE: 1" = 1'-0"



SMALL DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



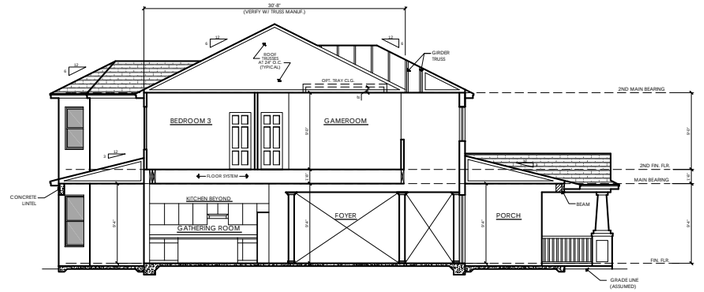
TYP. COLUMN DETAIL
SCALE: 1/4" = 1'-0"



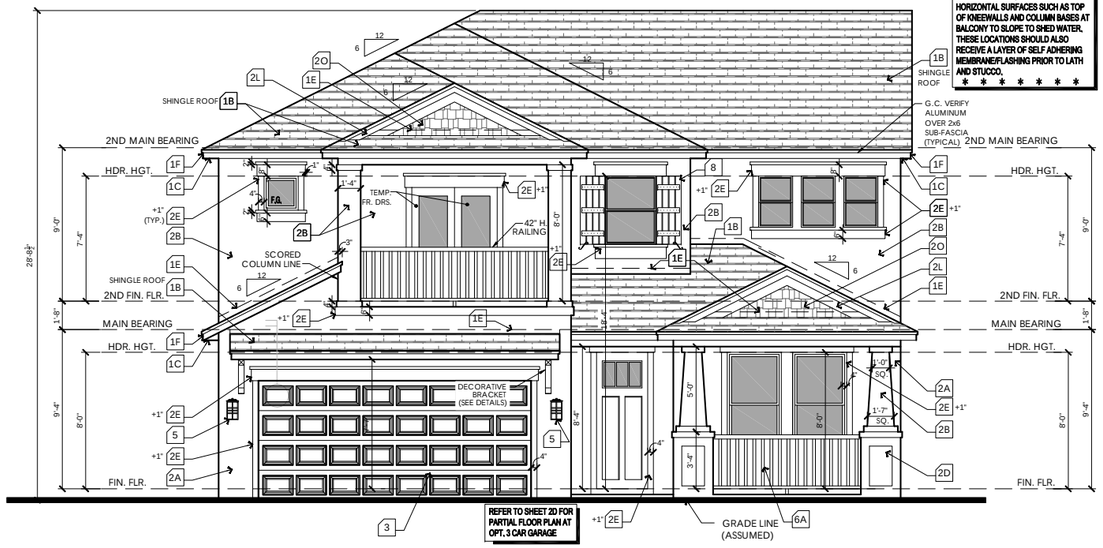
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

* * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



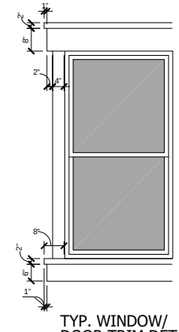
SECTION AA
SCALE: 1/8" = 1'-0"



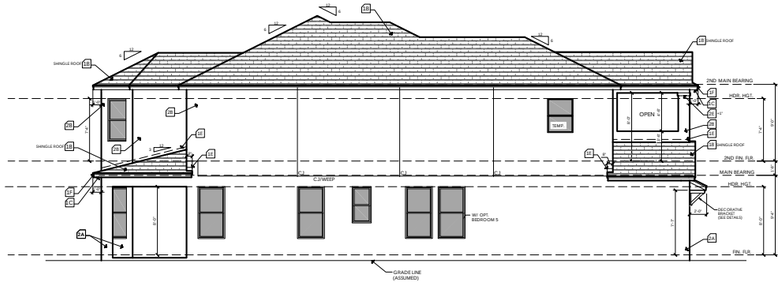
* * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * *

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

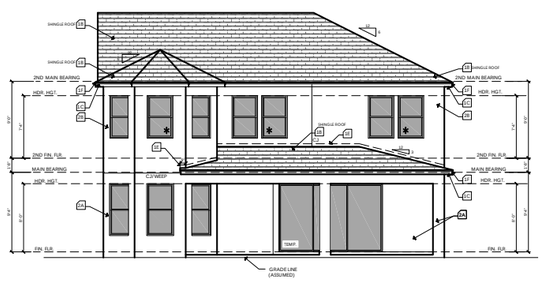
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



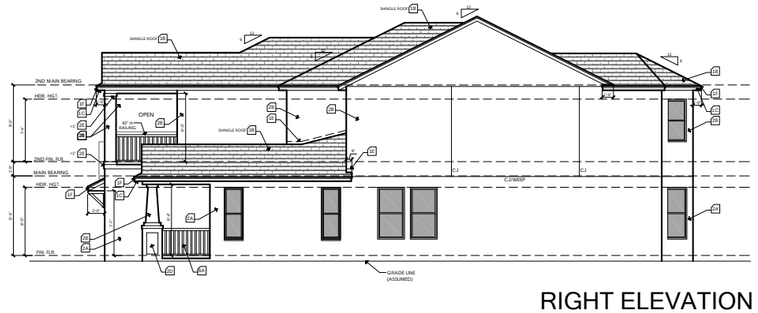
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - B

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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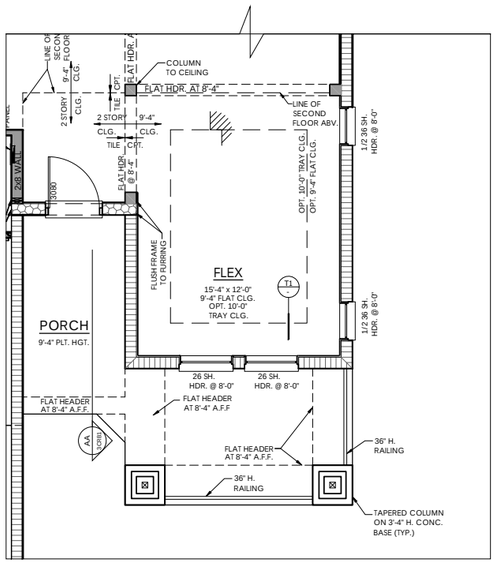
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

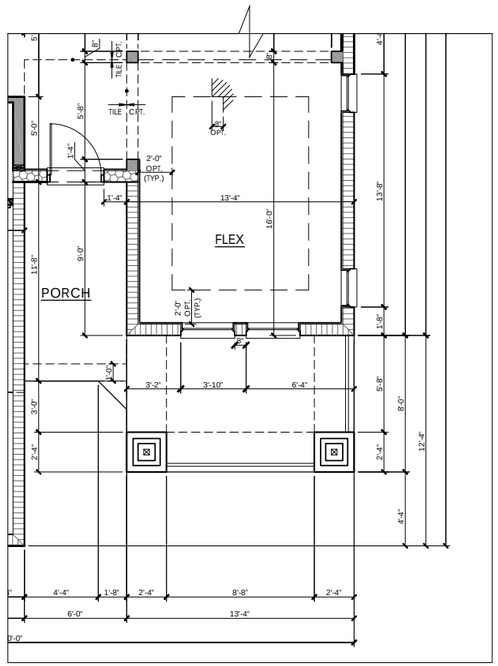
Reference No.
22-00000

Sheet
3CRB1



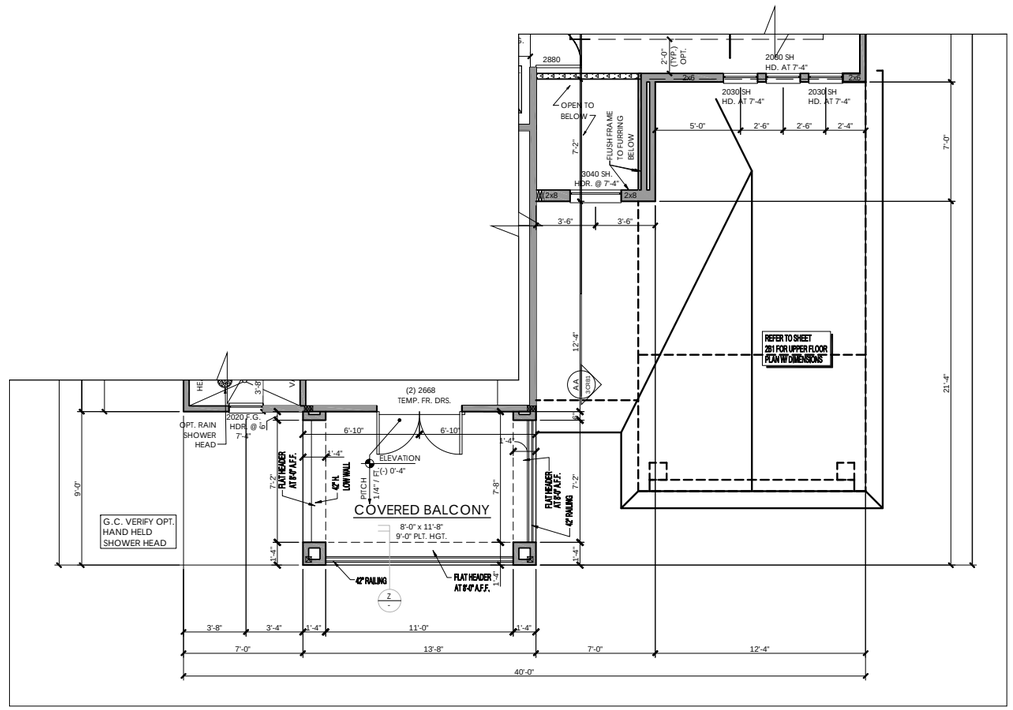
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B & E

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: #### Street St.
Address: City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

Sheet:
3CRB2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

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VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
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TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

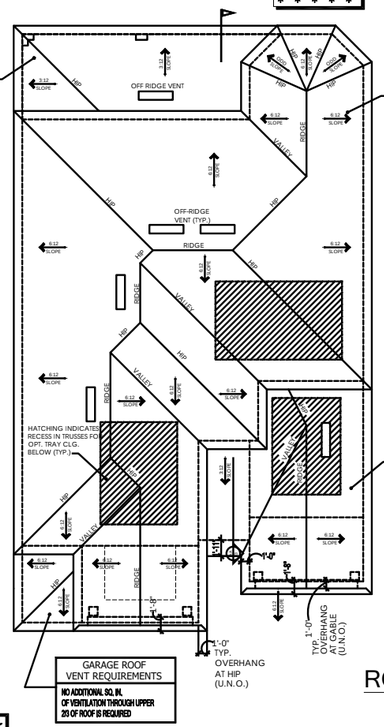
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

377 LOWER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 377 SQ. FT. / 300 = 1.26 SQ. FT.
X 144 = 181 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 72.38 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

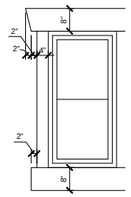


ROOF PLAN
SCALE: 1/8" = 1'-0"

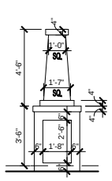
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

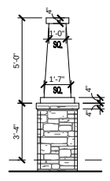
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



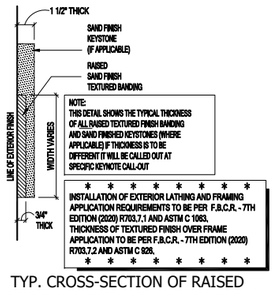
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



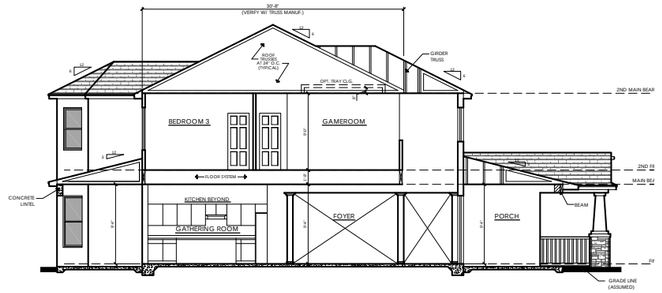
TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



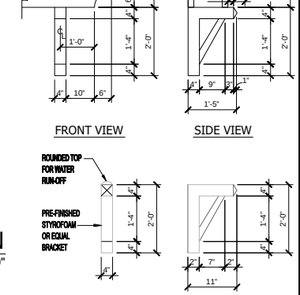
SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

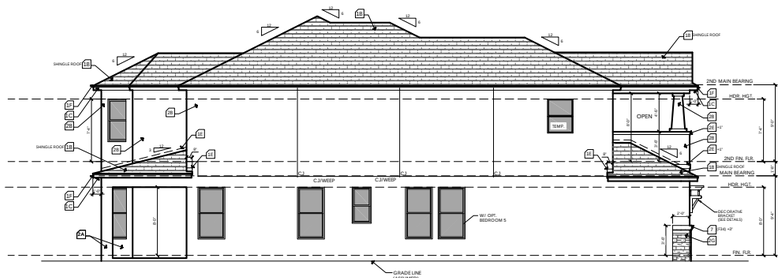


G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

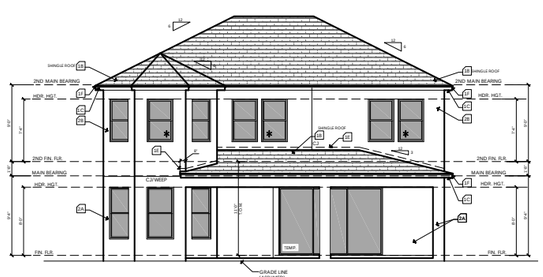
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



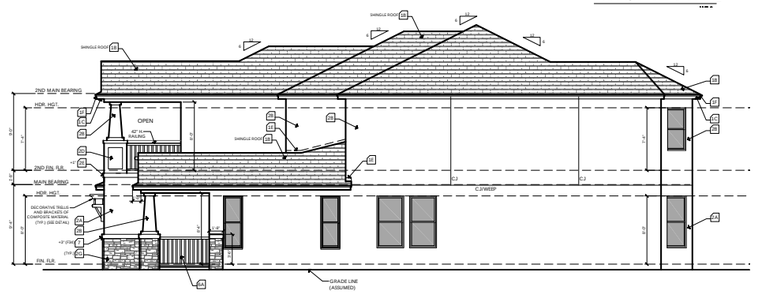
DECORATIVE BRACKET DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 960.2535

A.I.B.D.

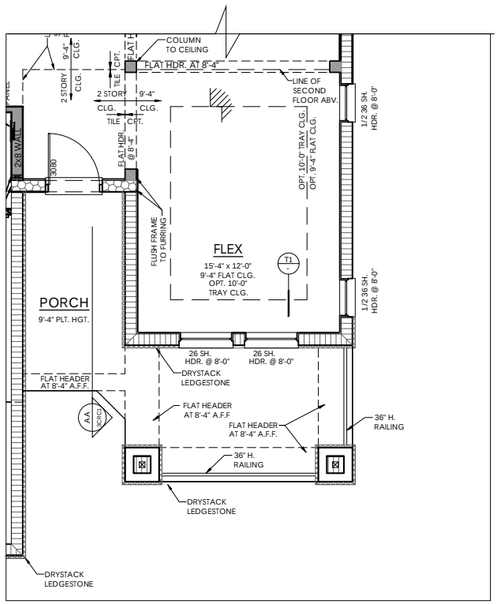
Builder:
taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

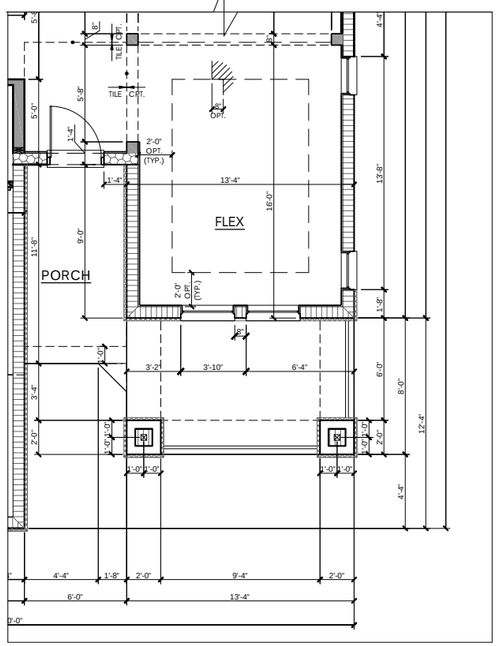
Reference No.
22-00000

Sheet:
3CRC1



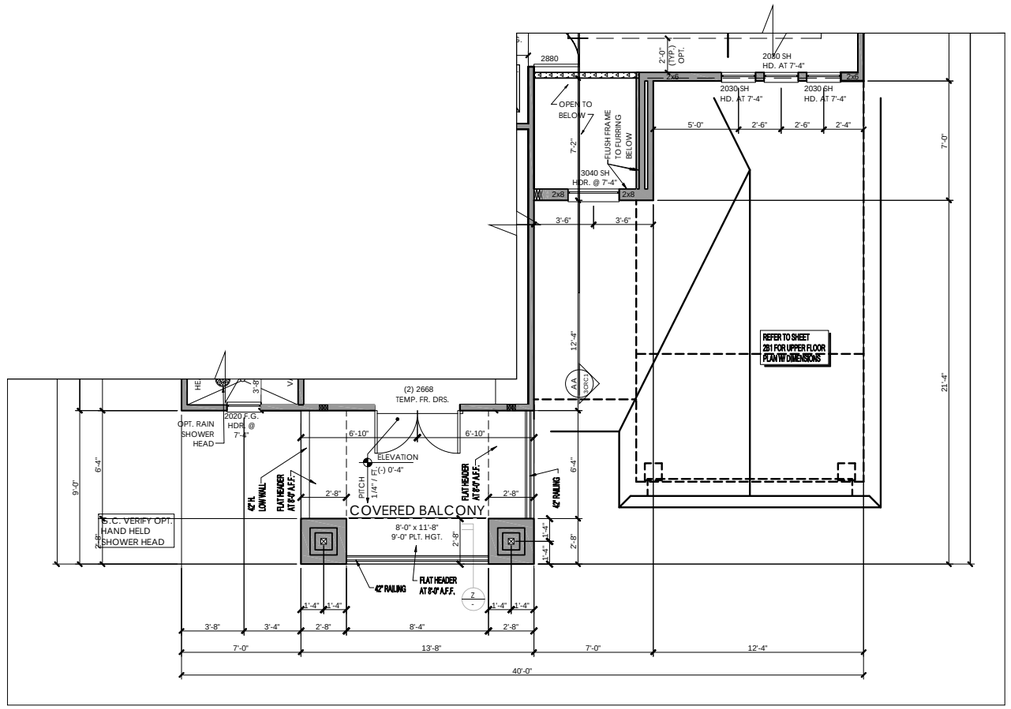
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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o.(407) 960 2333

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: ####
Address: Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

Sheet:
3CRC2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C & F

* * * * * *
REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12
* * * * * *

274
LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

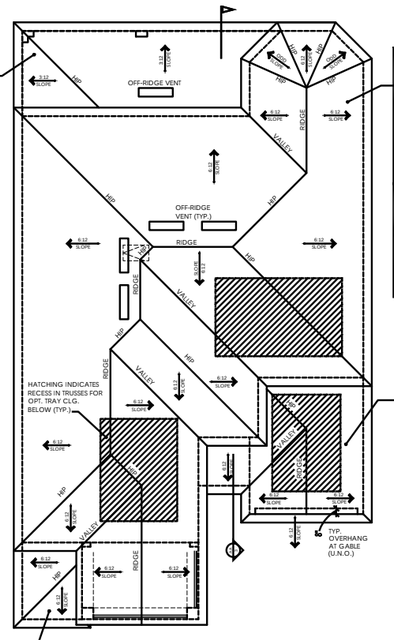
1919
UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

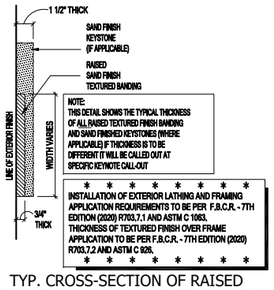
* * * * * * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * * * * * *

LOWER ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

ROOF PLAN
SCALE: 1/8" = 1'-0"



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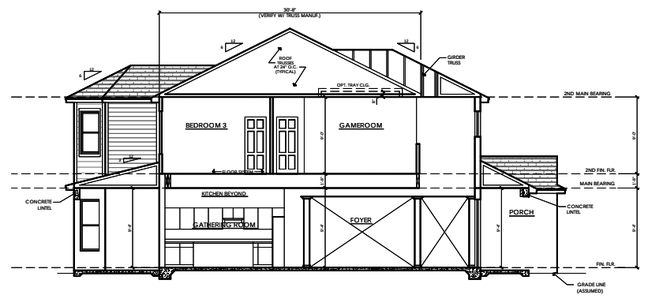
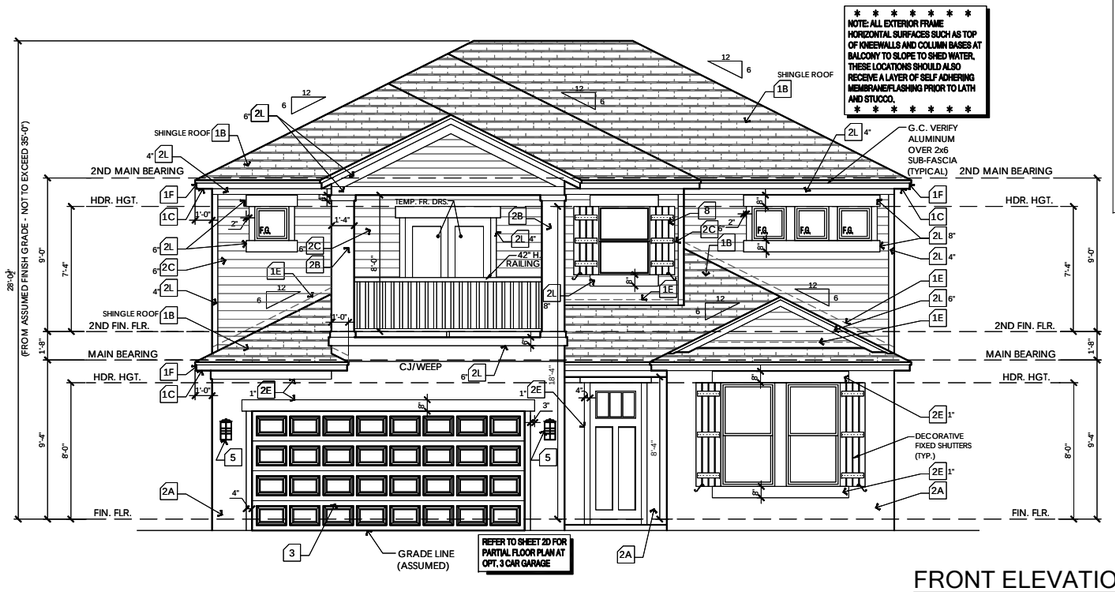
* * * * * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"



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FRONT ELEVATION
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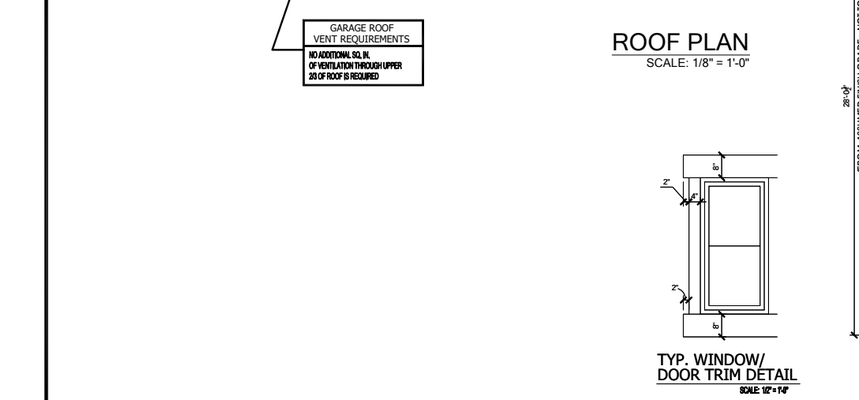

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
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   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
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3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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6. Railing
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   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Garage: XX

Reference No.
22-00000

Sheet:
3CRD1

- CRAFTSMAN ELEVATION - D - SIDING OPTION

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

* * * * *

274
LANAI ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919
UPPER ROOF
VENT REQUIREMENTS

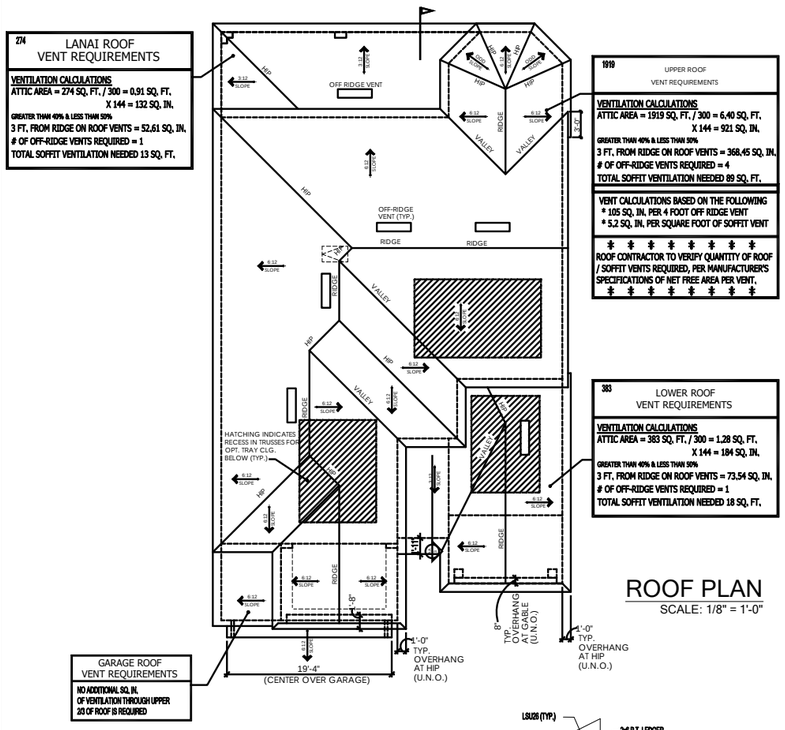
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * *

383
LOWER ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 383 SQ. FT. / 300 = 1.28 SQ. FT.
X 144 = 184 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 73.54 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



ROOF PLAN
SCALE: 1/8" = 1'-0"

GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

WINDOW FALL PROTECTION
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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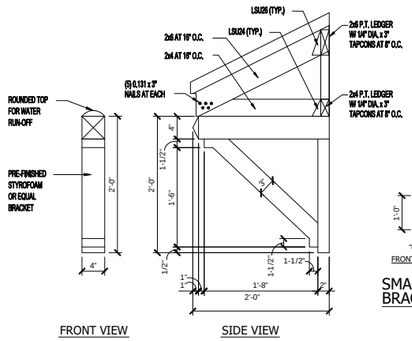
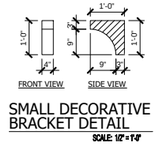
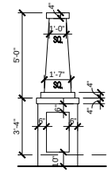


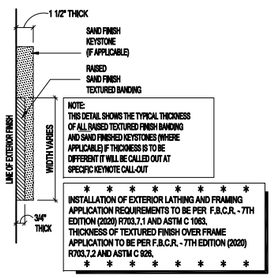
A BRACKET DETAIL
SCALE: 1" = 1'-0"



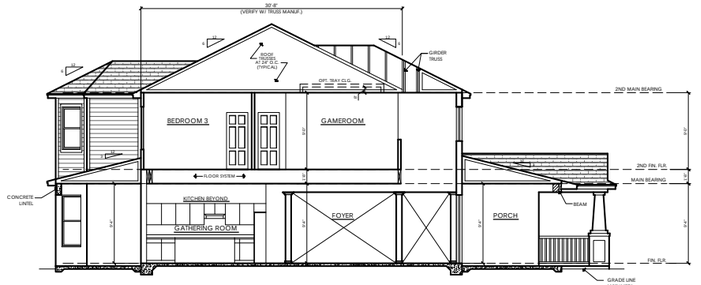
SMALL DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



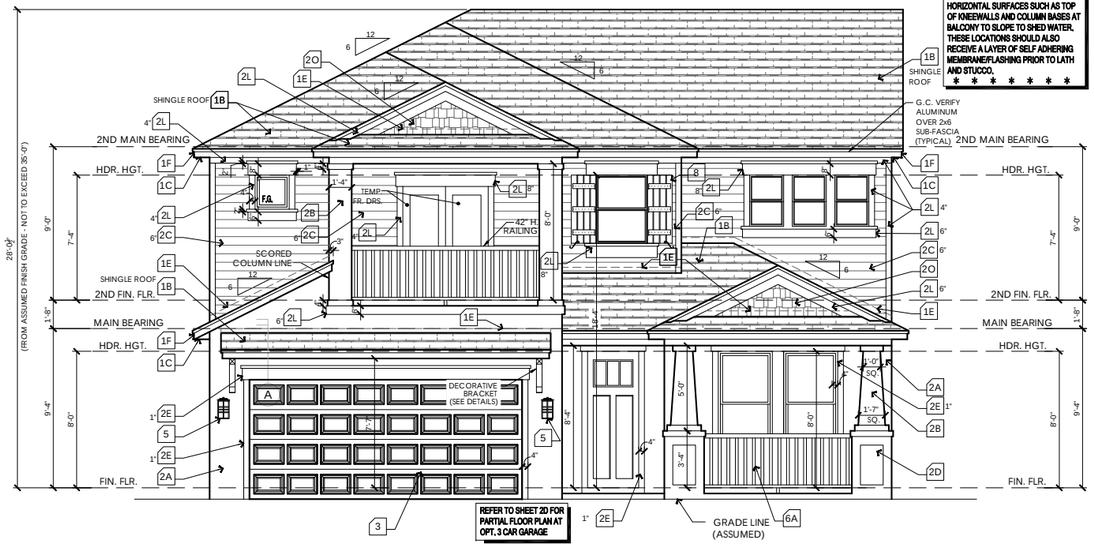
TYP. COLUMN DETAIL
SCALE: 1/4" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

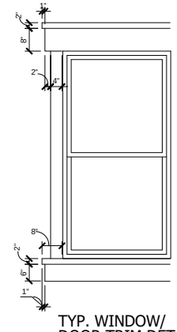


SECTION AA
SCALE: 1/8" = 1'-0"

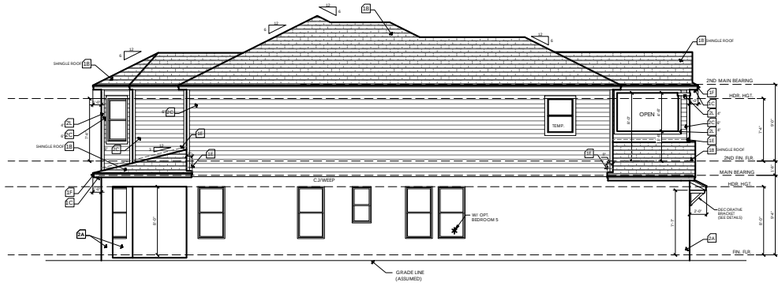


* * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * *

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



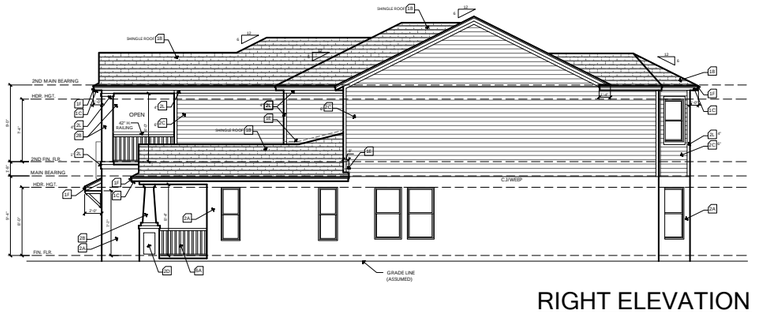
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION - E - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26000115
gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community: #### Street St.
Address: City, State, Zip
Rev/Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet
3CRE1

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

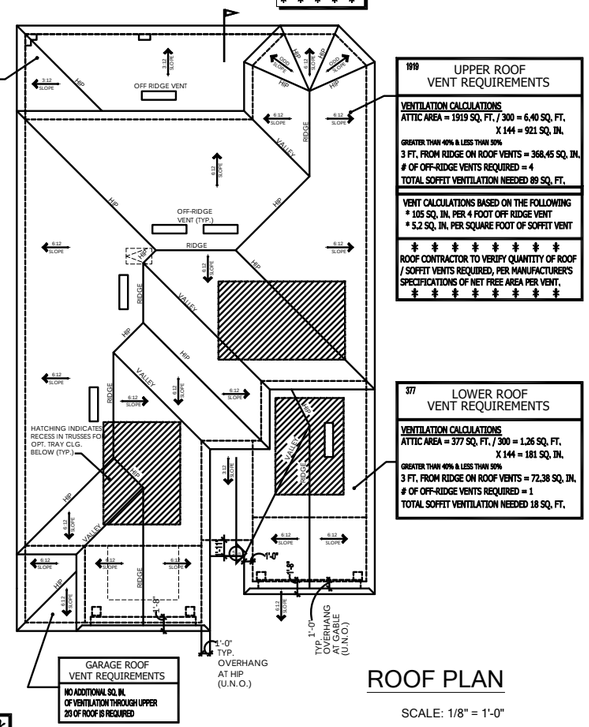
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

377 LOWER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 377 SQ. FT. / 300 = 1.26 SQ. FT.
X 144 = 181 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 72.38 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



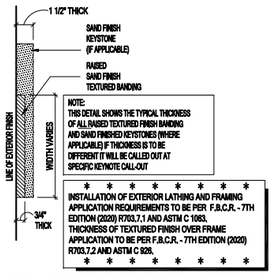
ROOF PLAN
SCALE: 1/8" = 1'-0"

GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

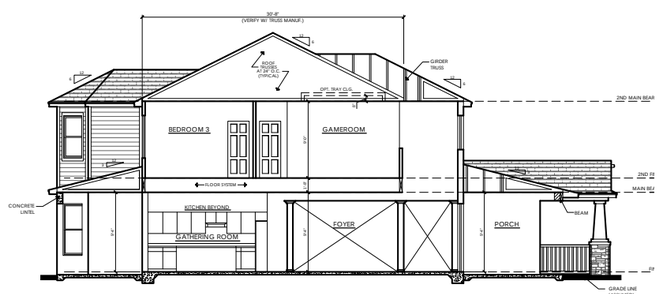
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

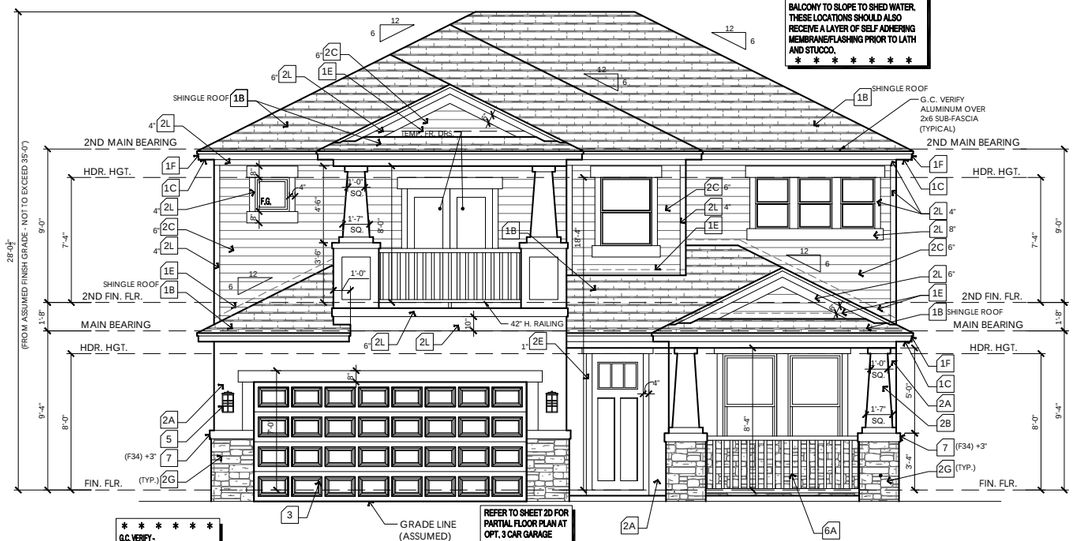
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



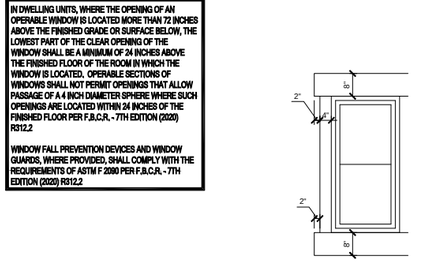
SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

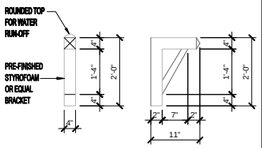
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



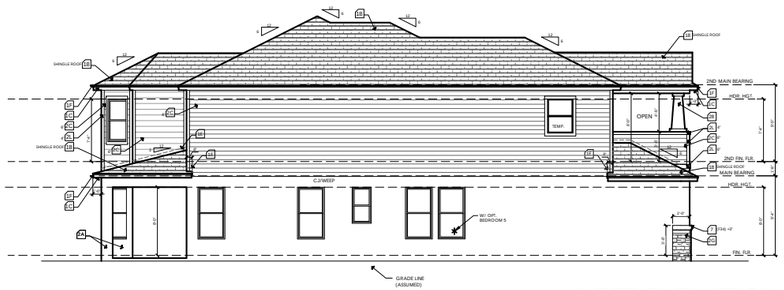
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"

TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"

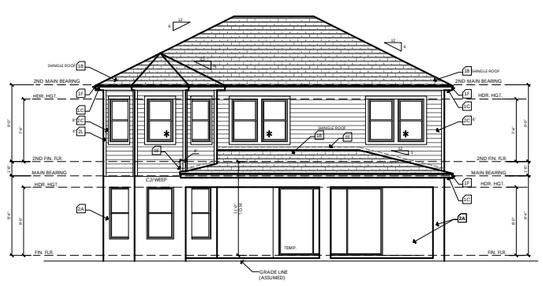
TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



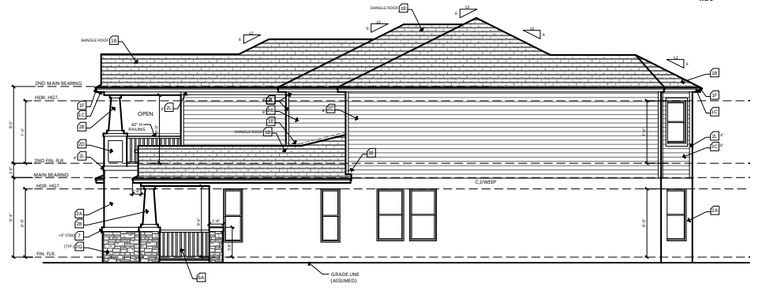
DECORATIVE BRACKET DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION - F - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St. City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3CRF1

* * * * *
REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12
* * * * *

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT. X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

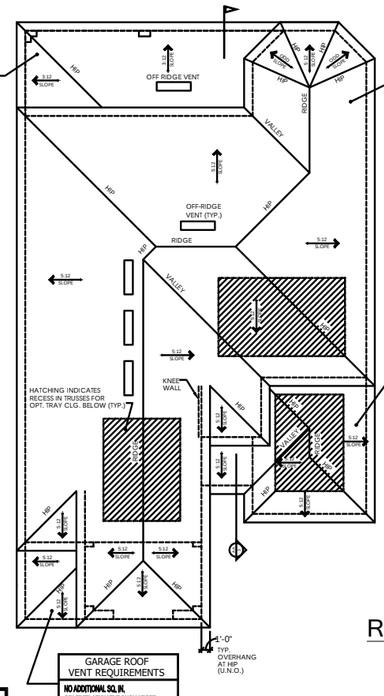
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT. X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * * *

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



GARAGE ROOF VENT REQUIREMENTS

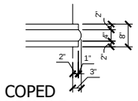
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

ROOF PLAN
SCALE: 1/8" = 1'-0"

* WINDOW FALL PROTECTION *

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

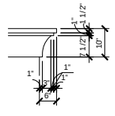
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



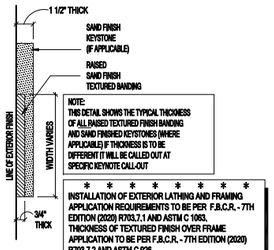
8" COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



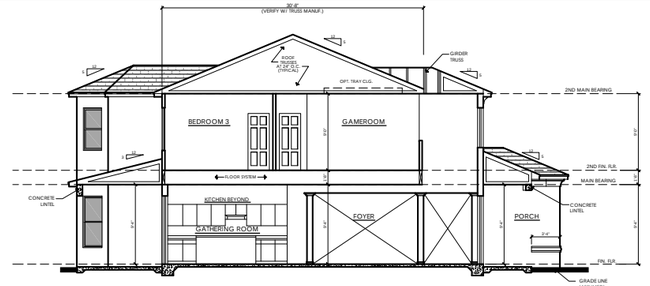
6" SEGMENTED BANDING DETAIL
SCALE: 1" = 1'-0"



10" SEGMENTED CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

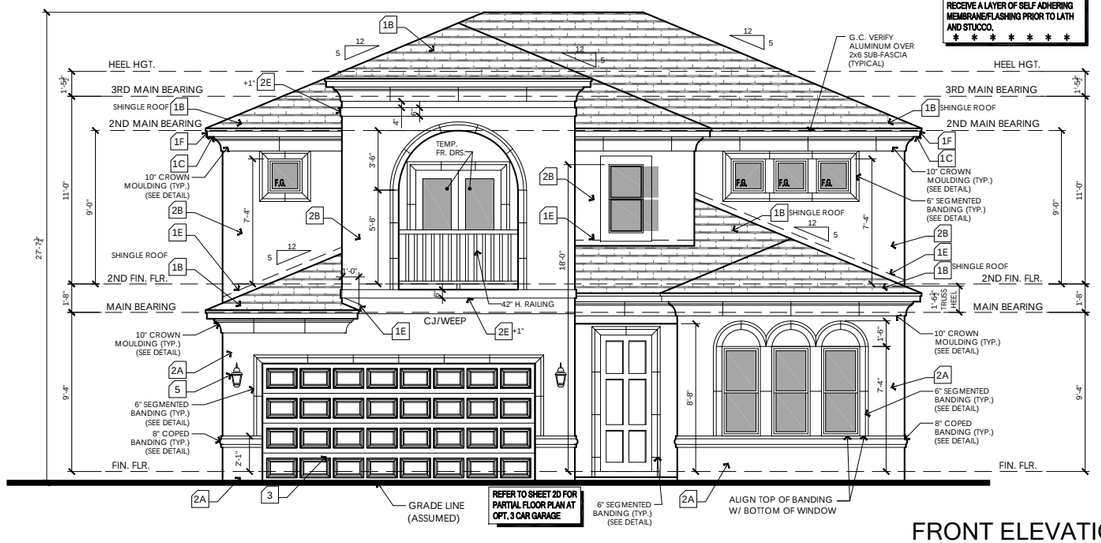


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

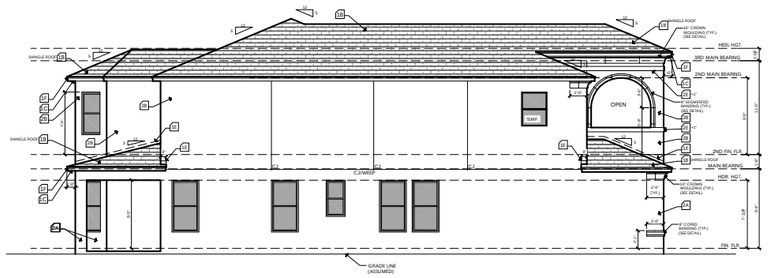


SECTION AA
SCALE: 1/8" = 1'-0"

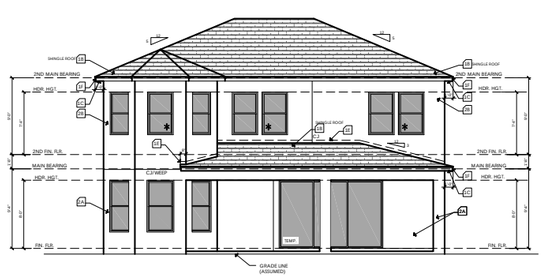
* * * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * * *



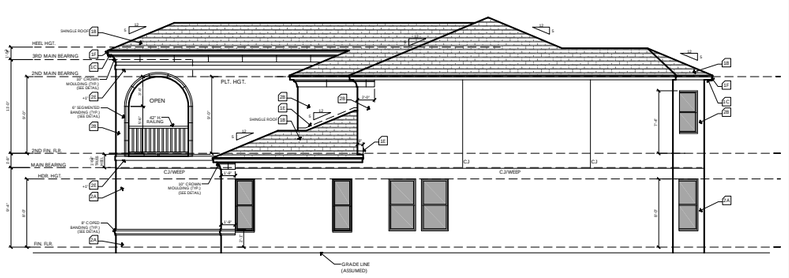
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 960.2535

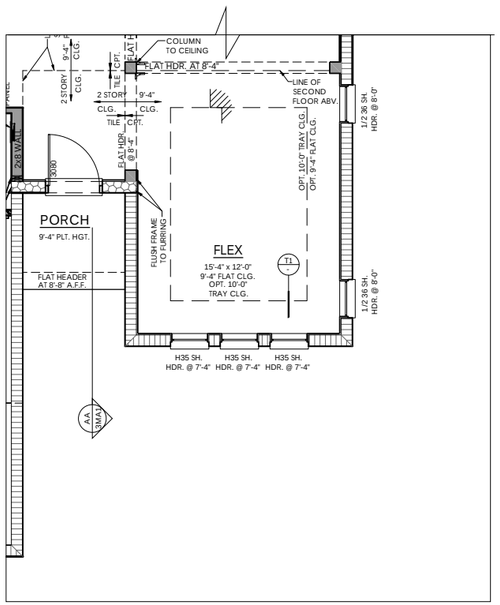
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community: #### Street St.
Address: City, State, Zip
Plot Date: 08 / 16 / 2023

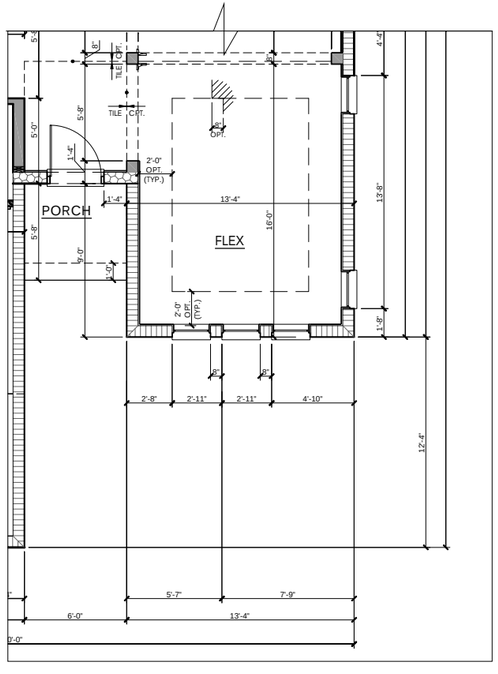
Reference No.
22-00000

Sheet: 3MA1



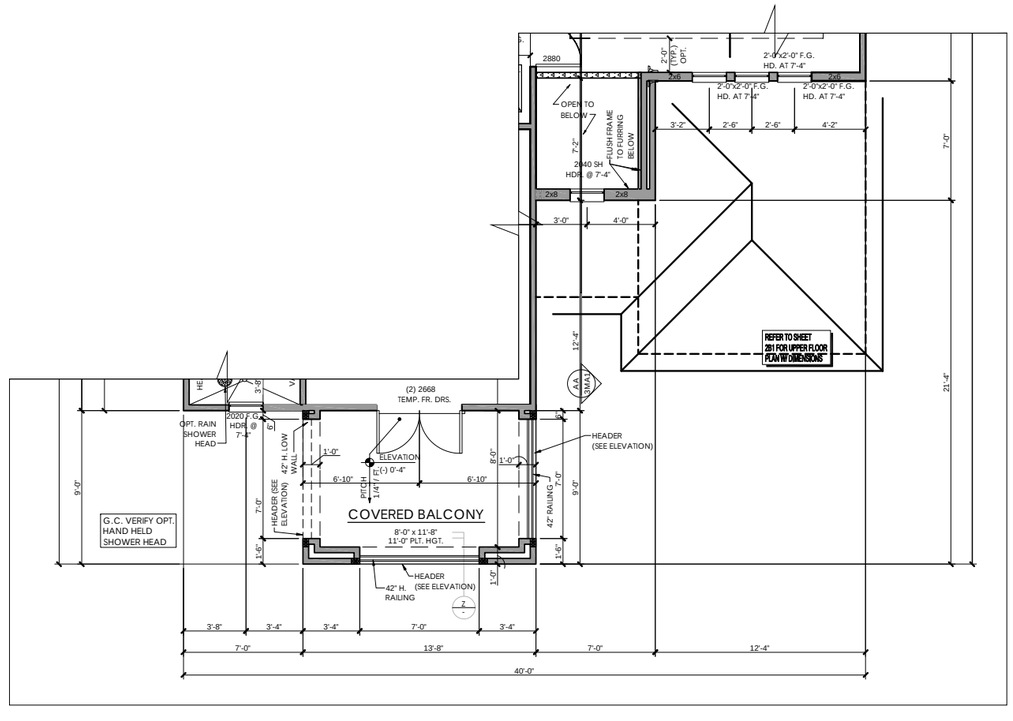
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

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Builder: taylor morrison

Job Information:

Barbados

Community Name

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Garage: XX

Community: #### Street St.

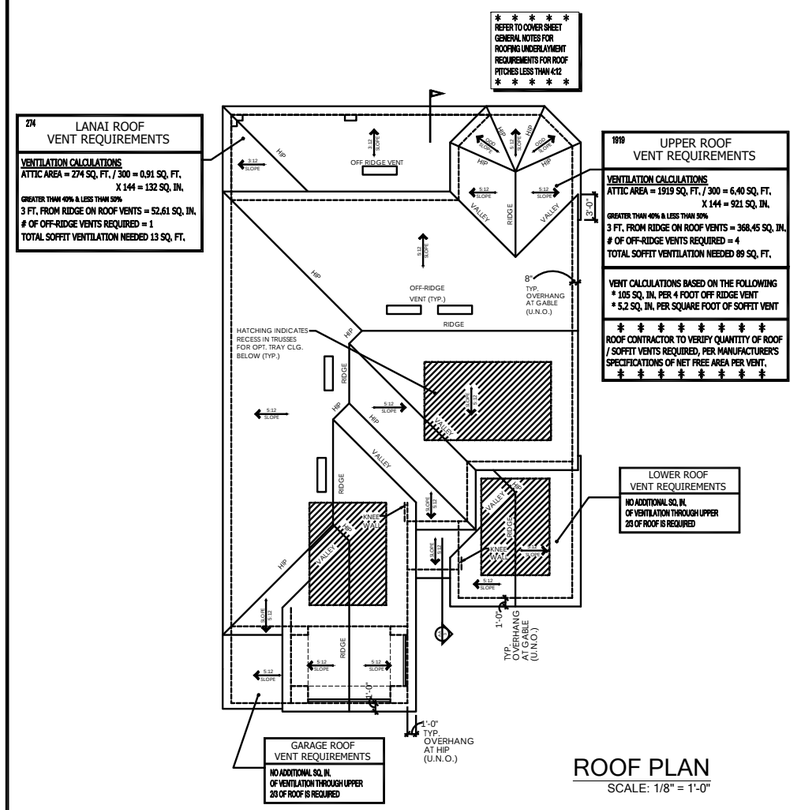
Address: City, State, Zip

Plot Date: 08 / 16 / 2023

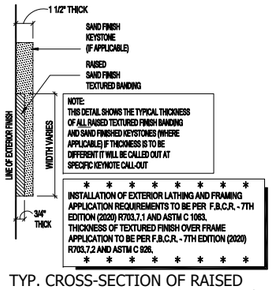
Reference No.

22-00000

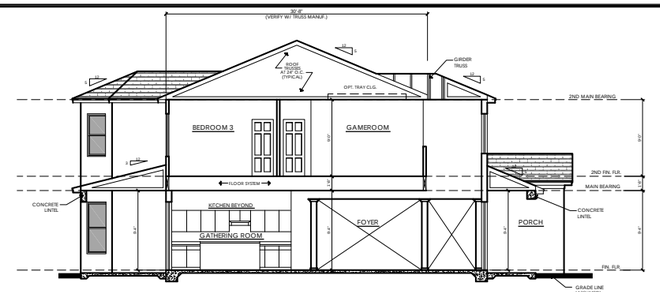
Sheet: 3MA2



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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   - K. Hardie Board and Batten.
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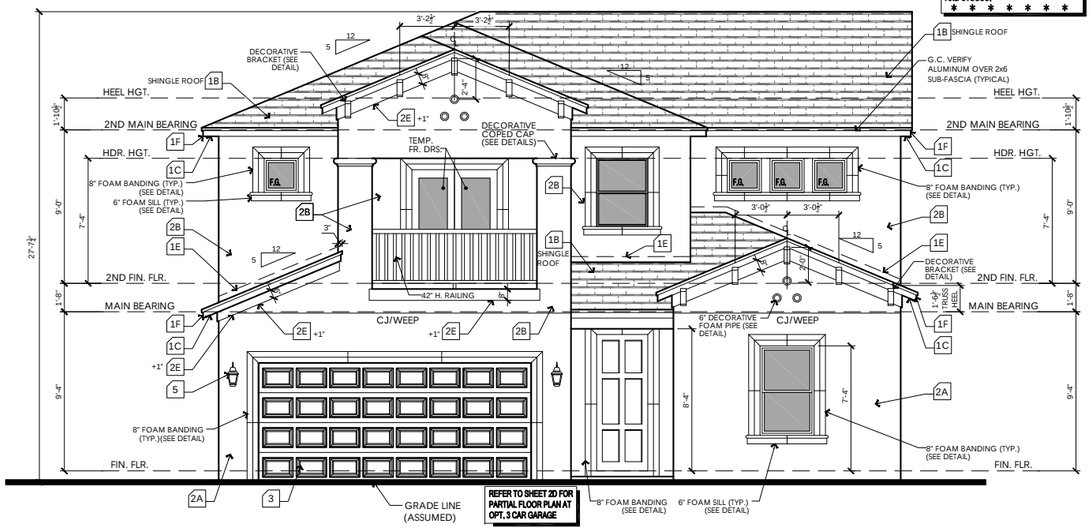
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

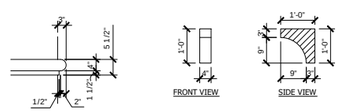
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

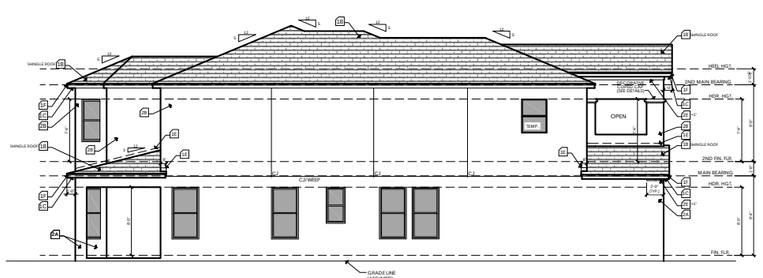
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



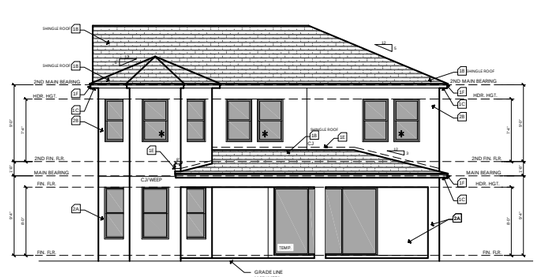
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



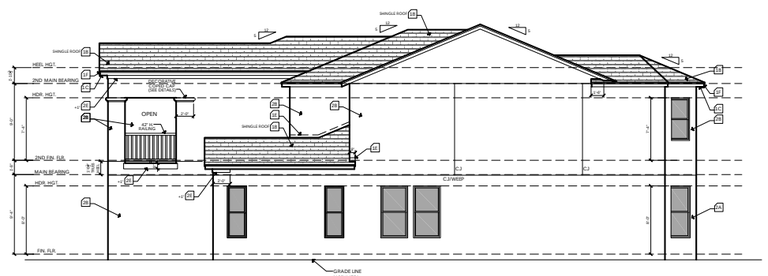




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 (INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

MEDITERRANEAN ELEVATION - B

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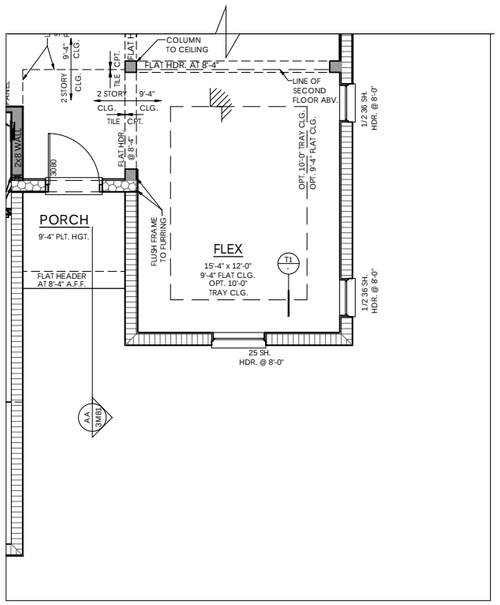
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St. City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

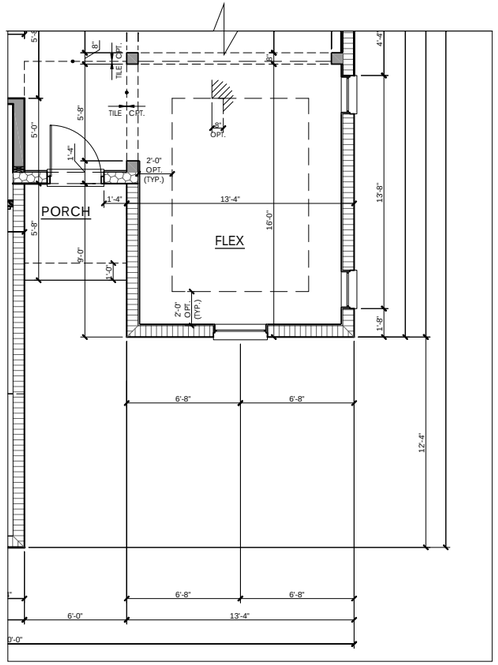
Reference No.
22-00000

Sheet:
3MB1



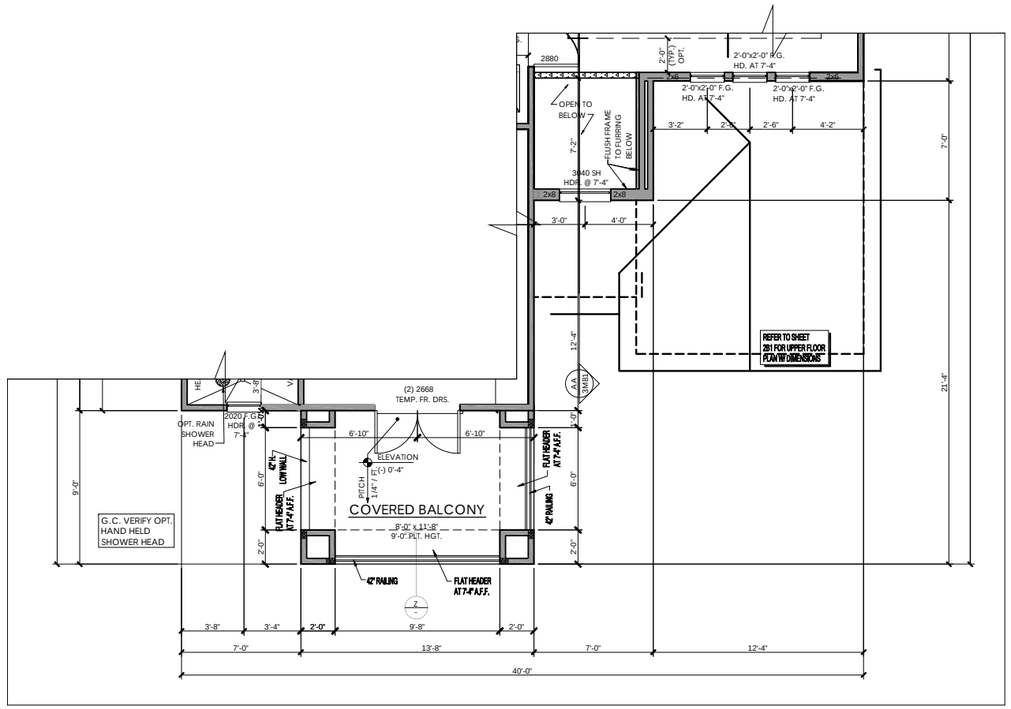
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Builder: taylor morrison

Job Information:

Barbados
Community Name
Garage: XX
Lot: XX
Community:
Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B-

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

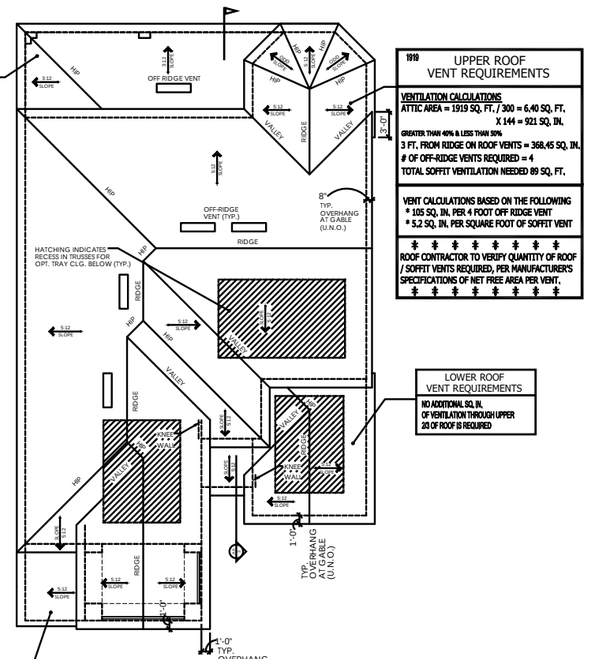
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 20 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 20 OF ROOF IS REQUIRED

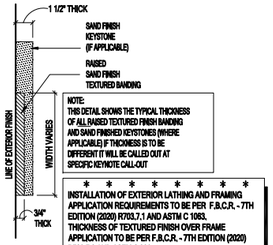


ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

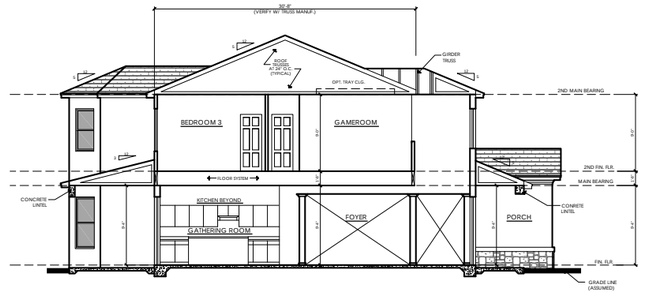
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



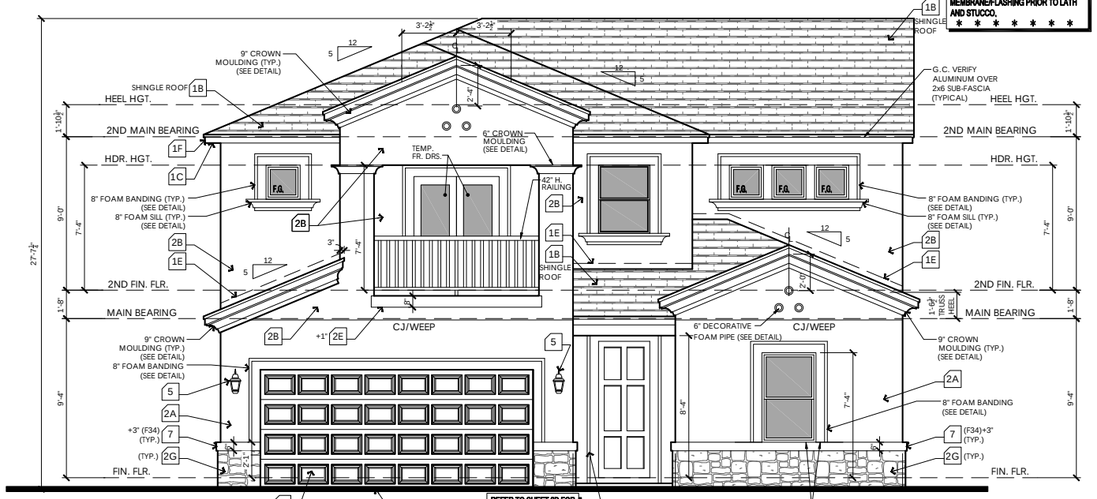
NOTE: THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

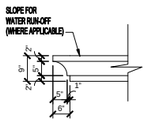


REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

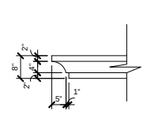
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

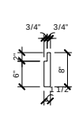
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



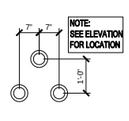
9" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



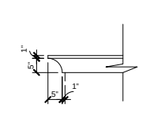
8" FOAM SILL DETAIL
SCALE: 1/2" = 1'-0"



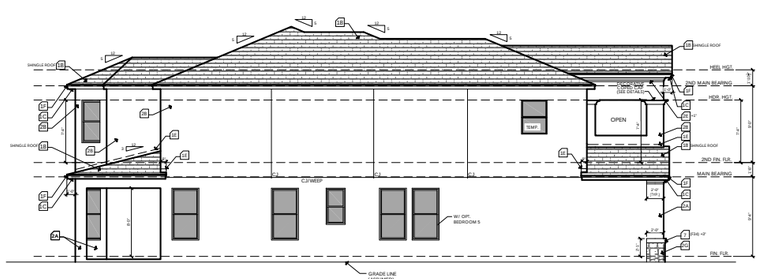
8" FOAM BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



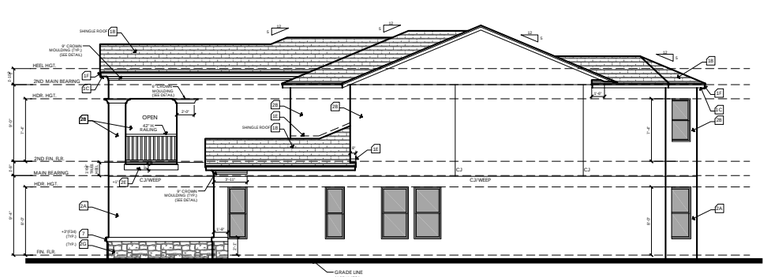
6" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

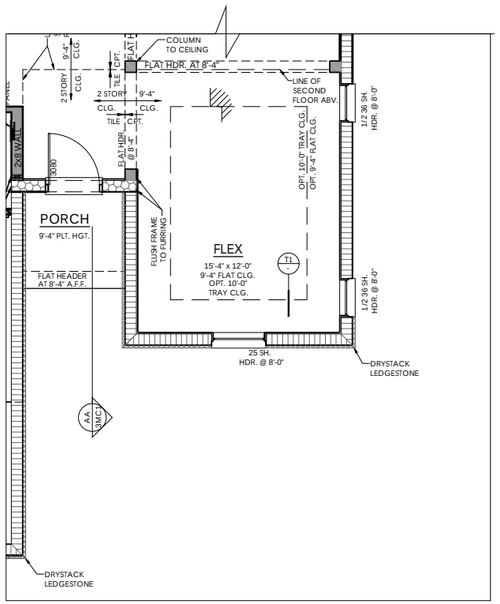
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community Address: #### Street St. City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

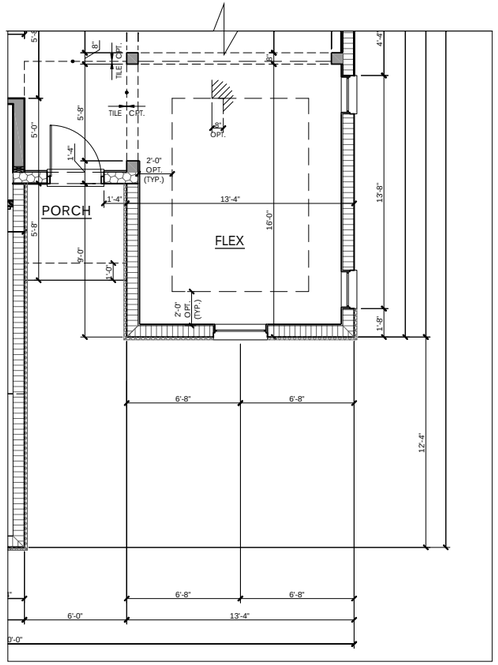
Reference No.
22-00000

Sheet:
3MC1



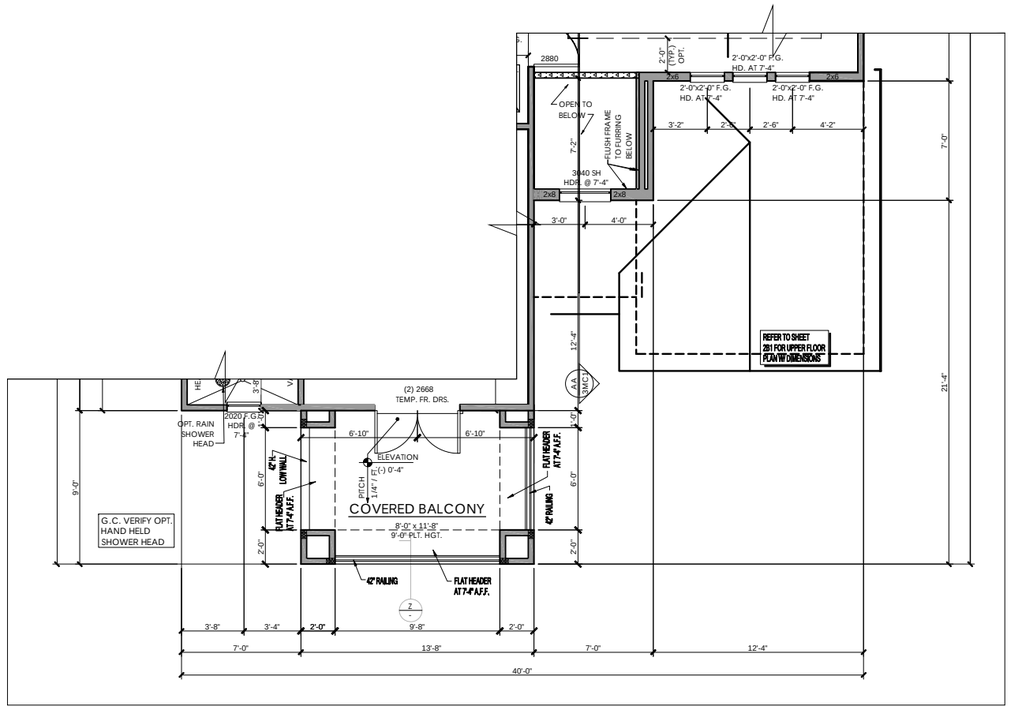
PARTIAL MAIN FLOOR PLAN NOTES

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



PARTIAL MAIN FLOOR PLAN DIMENSIONS

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



PARTIAL UPPER FLOOR PLAN

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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Maitland, FL 32751
o.(407) 960 2333

Builder: taylor morrison

Job Information:

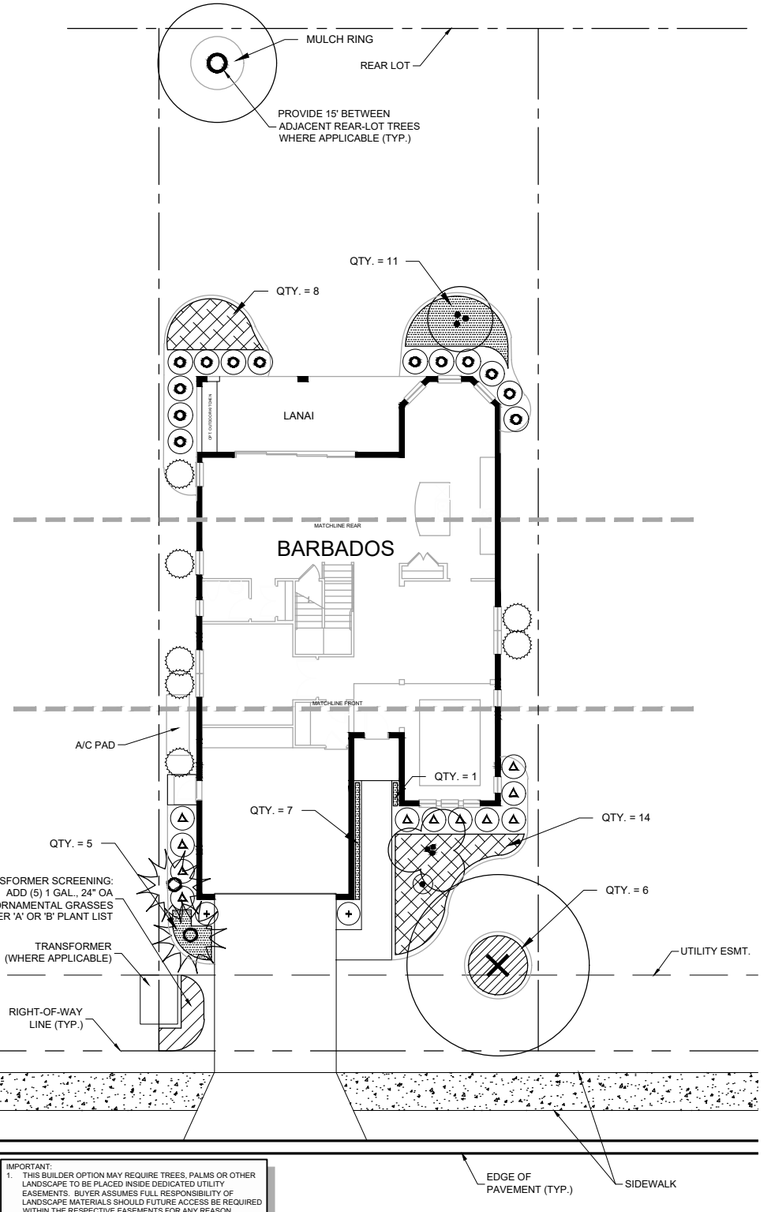
Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

BARBADOS LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

BARBADOS 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	11
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	22
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	24
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	726 S.F.

BARBADOS 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	11
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	22
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	24
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	726 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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BONITA SPRINGS, FL 34135
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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Barbados Master Landscape
UPDATED: 2019/02/28

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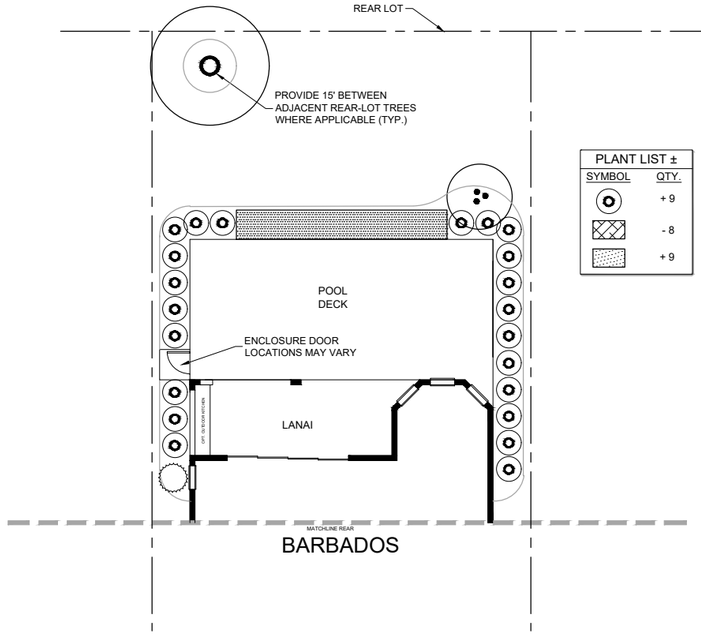
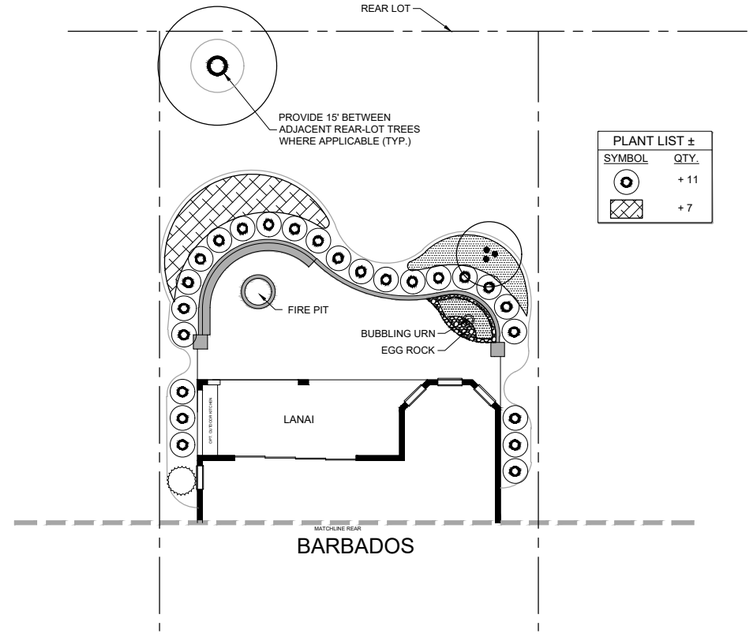
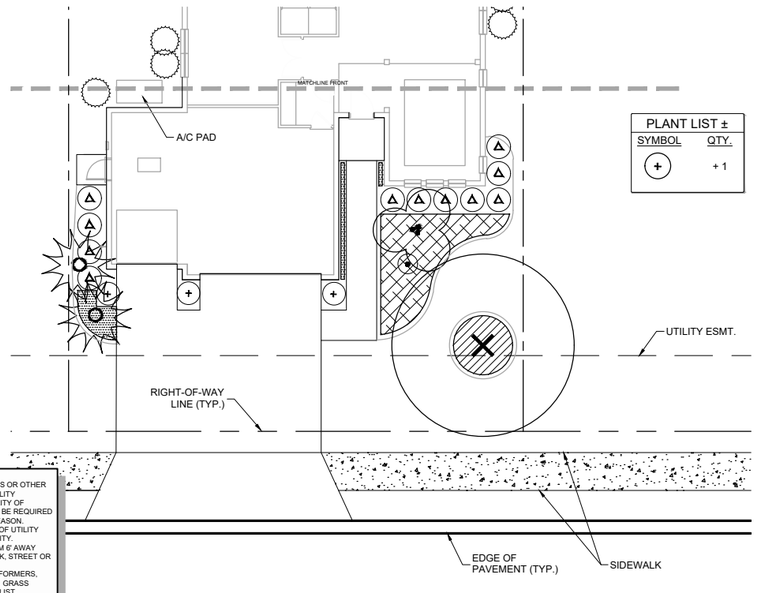


C OPTION ~ POOL
SCALE: 1"=20'



D OPTION ~ FIRE PIT
SCALE: 1"=20'



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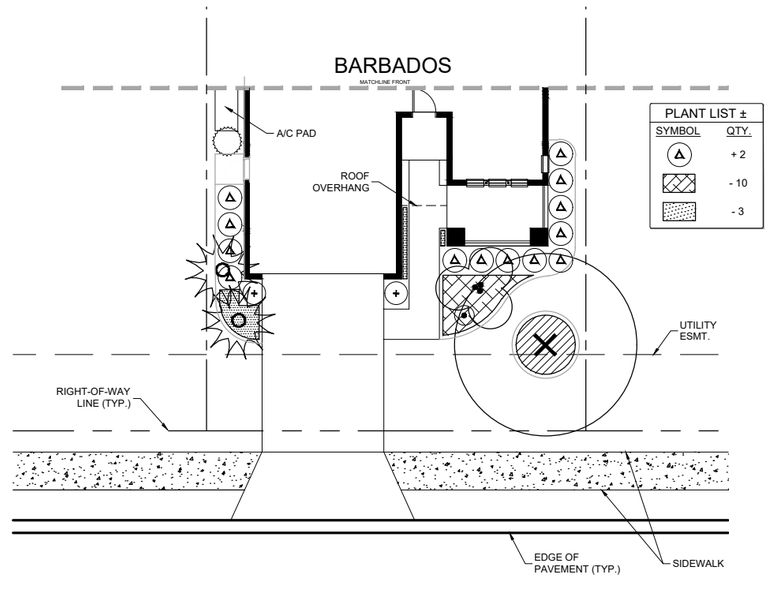
A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ ELEVATIONS "CR-B & CR-C"
SCALE: 1"=20'

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Barbados Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\e-Exhibits\511-25-01 Unit LA Plans\Current Plans\Barbados Master Landscape.dwg
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ARUBA GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

09-23-16 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C", CRAFTSMAN "A", "B", AND "C", MEDITERRANEAN "A", "B", AND "C".

11-01-16 COMPLETED REVISIONS TO INCLUDE:

COMPLETED VORTEX ENGINEERING MARK UPS

RENAMED PLAN TO ARUBA ILO TB40-1768

ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.

REVISED SHOWER RECESS TO BE 3 1/2" DEEP.

TUB DECK AT 22" ILO 20".

12-23-16 COMPLETED REVISIONS TO INCLUDE:

ADDED ELEVATION "SE" TO PLAN SET AS STANDARD ELEVATION.

REVISED SHEET NUMBERS FOR EACH ELEVATION.

03-20-17 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

06-09-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SLAB THICKNESS NOTE ON FOUNDATION TO BE 3.5" ILO 4".

REVISED ROOM NAMES TO MATCH CORPORATE ROOM NAMES.

MADE FOYER TRAY CEILING OPTIONAL.

ADDED MULLIONS TO SIDE LITE ON TRADITIONAL AND MEDITERRANEAN ELEVATIONS.

06-26-17 COMPLETED REVISIONS TO INCLUDE:

REVISED STANDARD ELEVATION TO BE "INCLUDED ELEVATION".

07-21-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SIDE WINDOWS TO 6' HT. AT ALL ELEVATIONS.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	1768	1768	1784	1768	1768	1768	1768	1768	1784	1768
GARAGE S.F.	421	421	421	421	421	421	421	421	421	421
PORCH S.F.	49	49	49	49	49	235	235	49	49	49
LANAI S.F.	126	126	126	126	126	126	126	126	126	126
TOTAL UNDER ROOF S.F.	2364	2364	2380	2364	2364	2550	2550	2364	2380	2364
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	63'-4"	63'-4"	64'-8"	63'-4"	63'-4"	70'-4"	70'-4"	63'-4"	64'-8"	63'-4"
TOTAL WIDTH - EXT. LANAI	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH - EXT. LANAI	63'-4"	63'-4"	64'-8"	63'-4"	63'-4"	70'-4"	70'-4"	63'-4"	64'-8"	63'-4"
OPTIONS										
EXTENDED LANAI	+133	+133	+133	+133	+133	+133	+133	+133	+133	+133

02-06-18 COMPLETED REVISIONS TO INCLUDE:

CODE UPDATED TO F.B.C.R. - 6TH EDITION (2017)

ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.

REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

09-13-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-30-18 MIRRORED LEFT HAND GARAGE PLAN TO UPDATE RIGHT HAND GARAGE PLAN AFTER ENGINEERING CHANGES.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AIR SWITCH AT DISP.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS.

07-01-19 COMPLETED REVISIONS TO INCLUDE:

9000 SERIES LED CONVERSIONS

09-27-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

02-26-20 COMPLETED REVISIONS TO INCLUDE:

REVISED OWNERS SHOWER KNEE WALL TO BE 42" H.

04-06-20 COMPLETED REVISION TO INCLUDE:

ADDED 2-8x8-0 S.C. W/ THRESHOLD AND WEATHER STRIP FOR A/C DOOR AT GARAGE.

10-31-20 COMPLETED 2020 BI-ANNUAL REVISIONS

01-04-21 COMPLETED REVISION TO INCLUDE:

UPDATED PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

07-12-21 COMPLETED REVISION TO INCLUDE:

REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES

REVISED ELECTRICAL RISER TO 200 AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

08-18-22 COMPLETED REVISIONS TO INCLUDE:

REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

03-01-23 COMPLETED REVISIONS TO INCLUDE:

REVISED LOCATION OF THE AHU RECESS PER TRUSS LAYOUT

06-23-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PLAN OPTIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
3K	PARTIAL ELEVATIONS AT OPT. EXTENDED LANAI
S-IN1	SOFFIT INFORMATION
S-IN2	SOFFIT INFORMATION
TR	TRIM DETAILS
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP2.0	LINTEL PLAN AND SCHEDULE
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL OPTIONS
SP3.2	STRUCTURAL TRADITIONAL PART. PLANS
SP3.3	STRUCTURAL CRAFTSMAN PART. PLANS
SP3.4	STRUCTURAL MEDITERRANEAN PART. PLANS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
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SP4.5	TRADITIONAL ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
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S1	DETAILS
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S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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(407) 896-2630

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 2002.2 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER OF RECORD FOR THE BUILDING IS PRE-ENGINEERED TRUSS MANUFACTURER'S RESPONSIBILITY AND THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW AND COMMENT ON ANY CHANGES AFTER TRUSS DESIGNS HAVE BEEN SUBMITTED TO THE ENGINEER.

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COA 28035
FIRM # 6667237

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.SVORTEX (1.877.786.7839)
ANDREW J. MISHKIND, P.E. - FL. REG #86623
ASSED A. AVENDAÑO, P.E. - FL. REG #86623

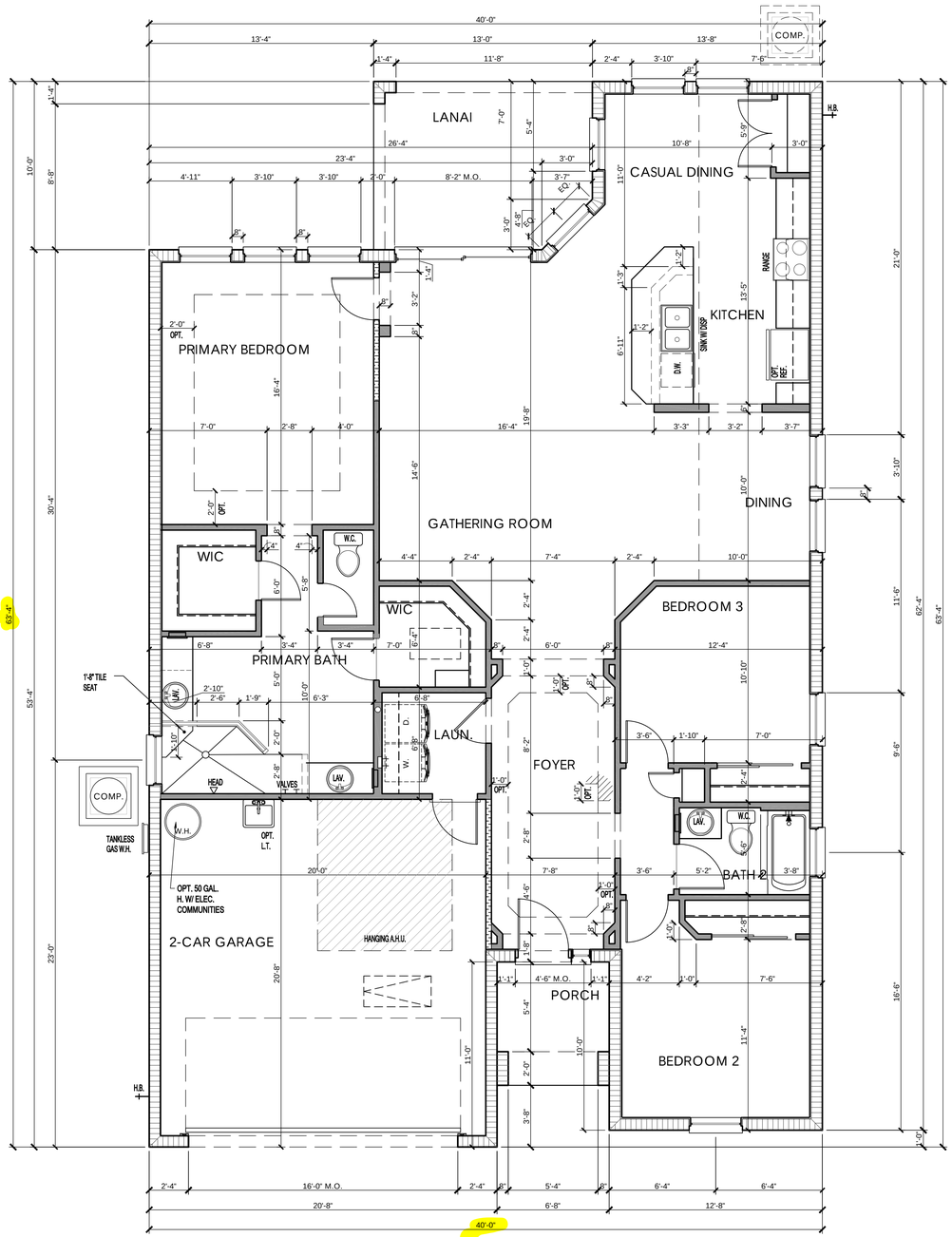
Builder:
taylor morrison

Job Information:

Aruba
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Unit:
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet:
COV



REFER TO SHEET 2A1 FOR FLOOR PLAN NOTING

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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t:(407)896-2033
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Plot Date: 06 / 23 / 2023

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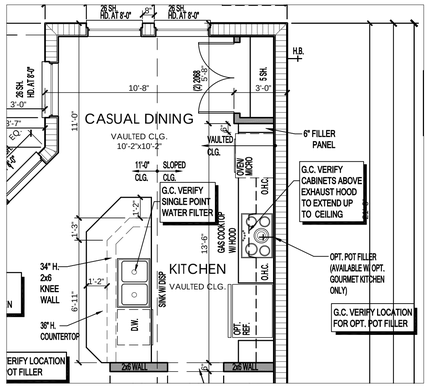
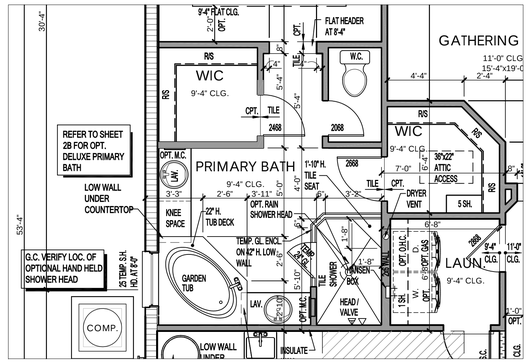
21-13496

Sheet: 2A2



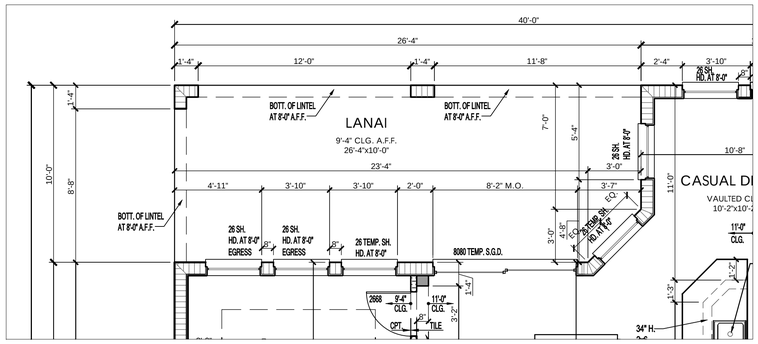
PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

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



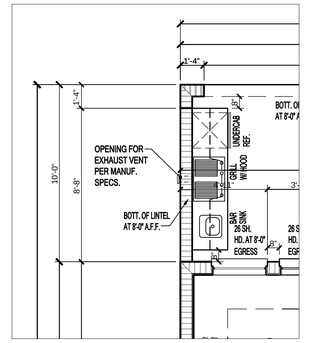
PARTIAL FLOOR PLAN AT OPT. DELUXE PRIMARY BATH

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



PARTIAL FLOOR PLAN AT OPT. EXTENDED LANAI W/O OUTDOOR KITCHEN

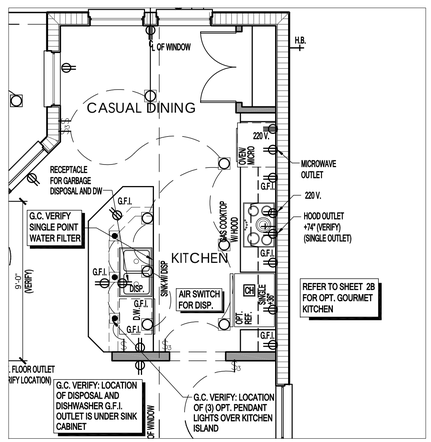
SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN AT OUTDOOR KITCHEN

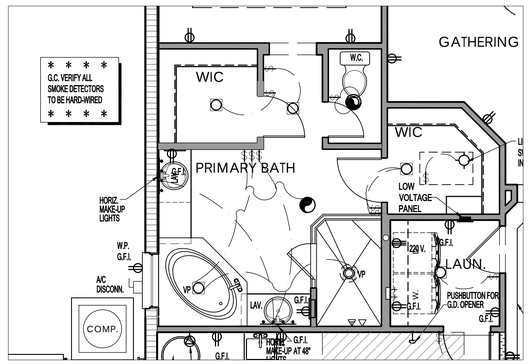
ONLY AVAILABLE WITH EXTENDED LANAI

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



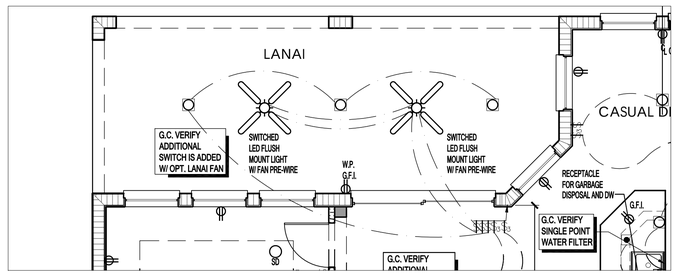
PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

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



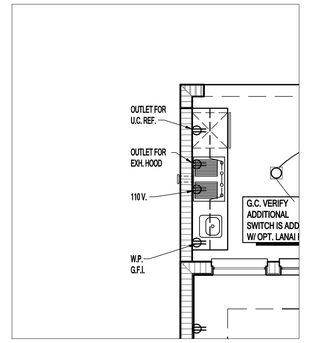
PARTIAL ELEC. PLAN AT OPT. DELUXE PRIMARY BATH

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



PARTIAL ELEC. PLAN AT OPT. EXTENDED LANAI W/O OUTDOOR KITCHEN

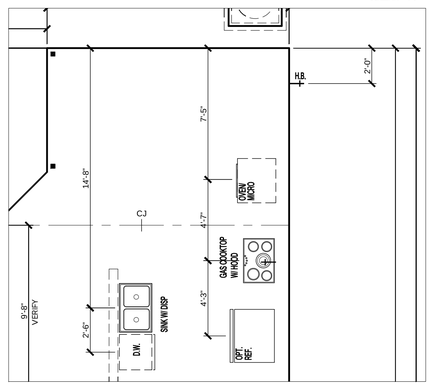
SCALE: 1/4" = 1'-0"



PARTIAL ELEC. PLAN AT OUTDOOR KITCHEN

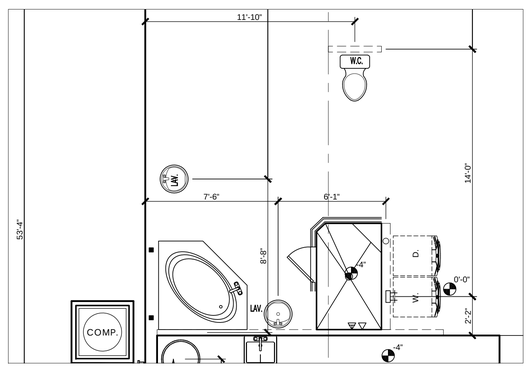
ONLY AVAILABLE WITH EXTENDED LANAI

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



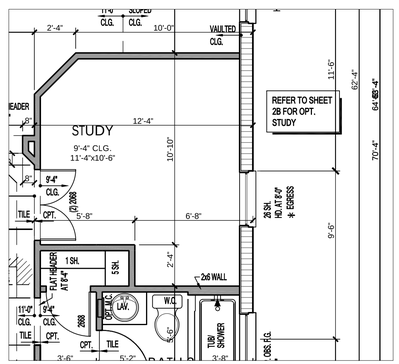
PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

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



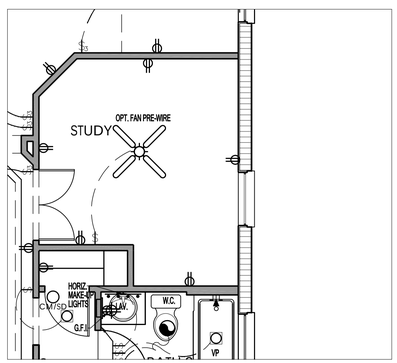
PARTIAL ELEC. PLAN AT OPT. DELUXE PRIMARY BATH

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



PARTIAL FLOOR PLAN AT OPT. STUDY

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



PARTIAL ELECTRICAL PLAN AT OPT. STUDY

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

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Builder: taylor morrison

Job Information:

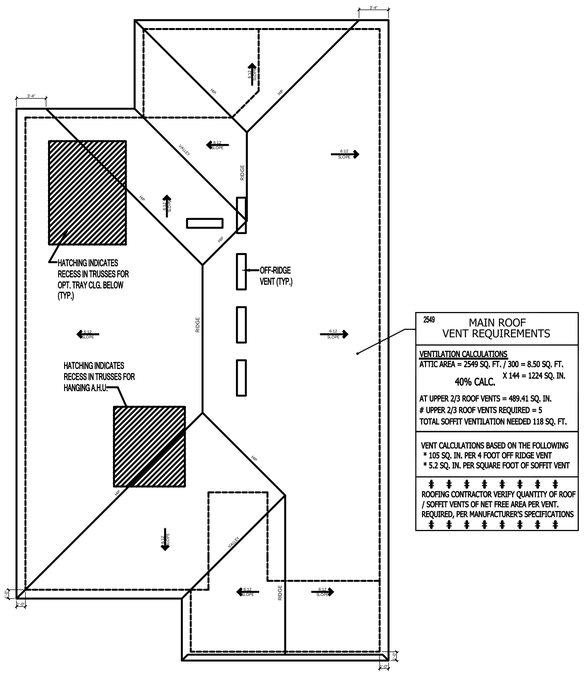
Aruba
Community Name
Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet: 2B -

PLAN OPTIONS

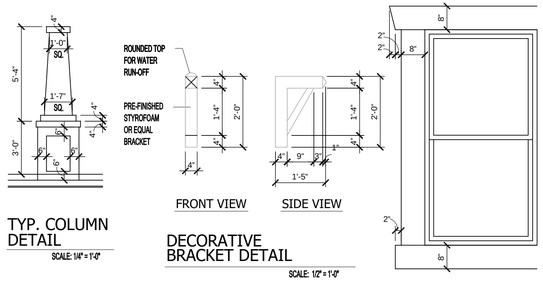
SCALE: 1/4" = 1'



2549 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2549 SQ. FT. / 300 = 8.50 SQ. FT. 40% CALC. X 144 = 1224 SQ. IN. AT UPPER 2/3 ROOF VENTS = 489.41 SQ. IN. # UPPER 2/3 ROOF VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 118 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

ROOF PLAN

SCALE: 1/8" = 1'-0"



TYP. COLUMN DETAIL

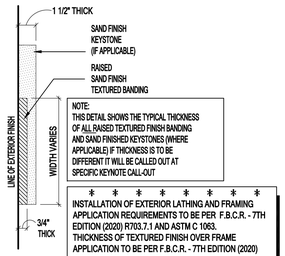
SCALE: 1/4" = 1'-0"

DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"

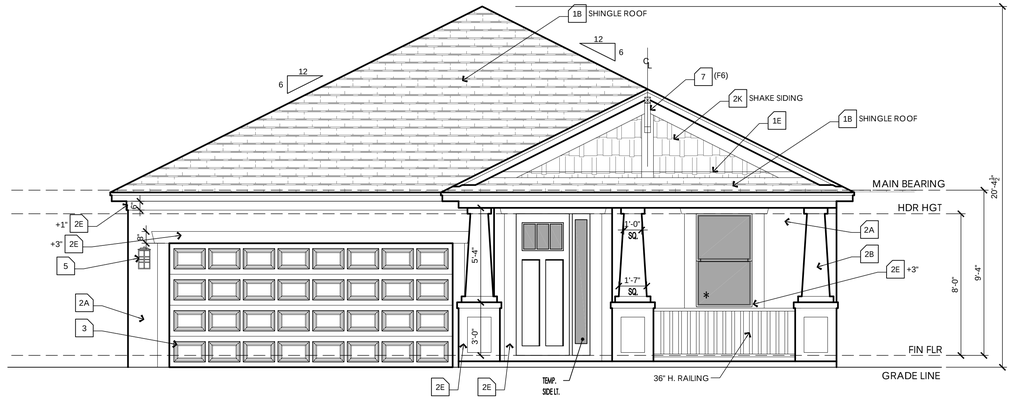
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

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



FRONT ELEVATION

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

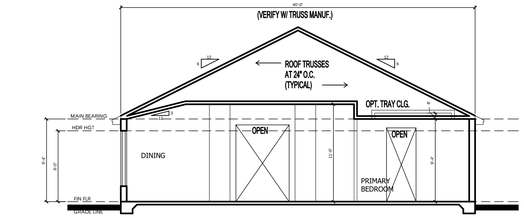
12-01-20

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

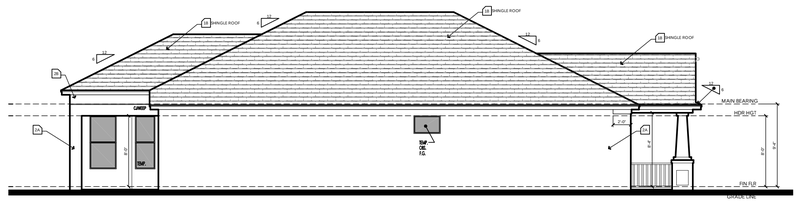
- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL

G.C. VERIFY TRIM AT DOORS AND WINDOWS TO BE TRIM BOARD WHEN ADJACENT TO SIDING, AND FOAM BANDING WHEN ADJACENT TO STUCCO



SECTION A-A

SCALE: 1/8" = 1'-0"



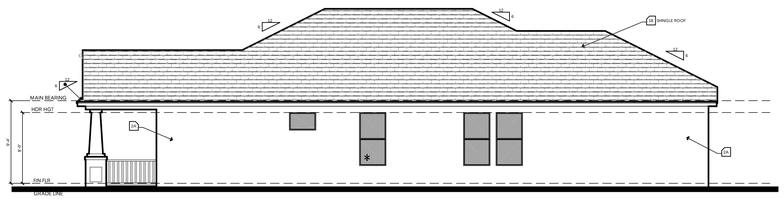
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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Plot Date: 06 / 23 / 2023
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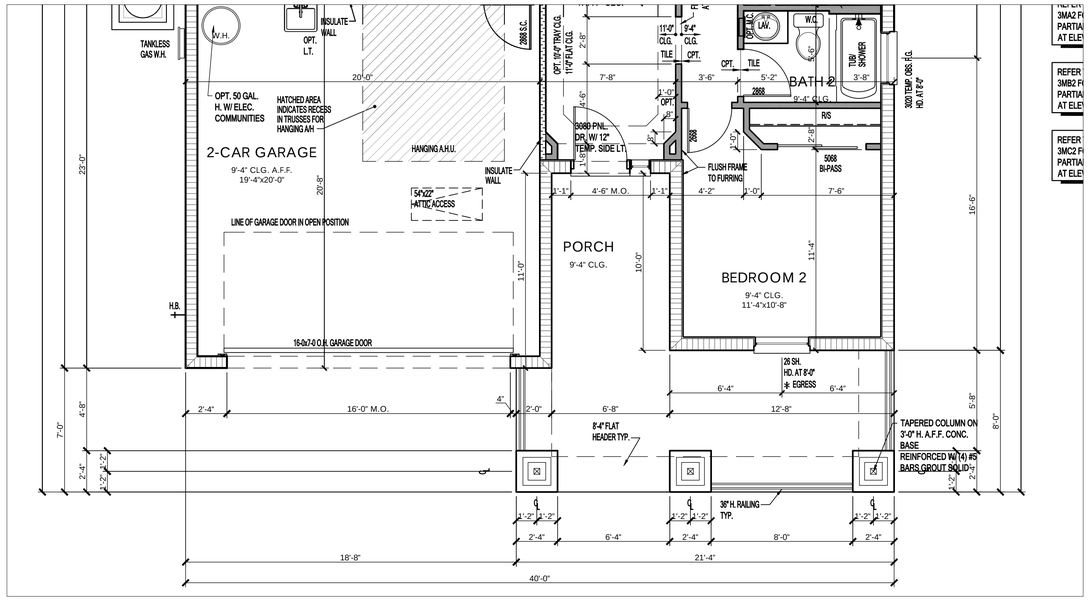
21-13496

Sheet:
3CRB1

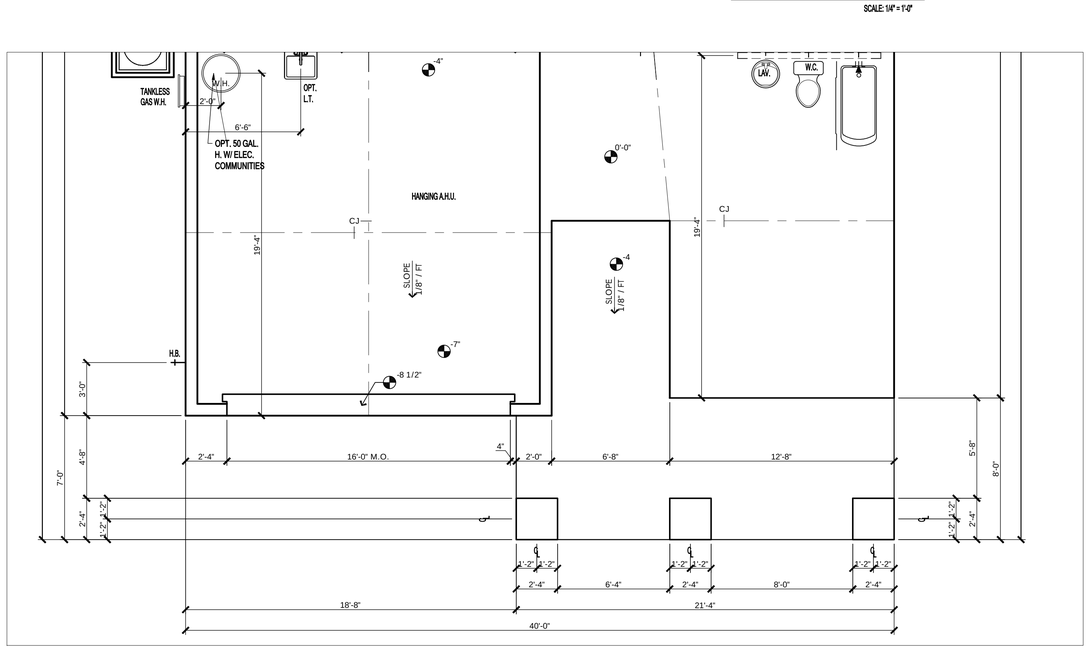
CRAFTSMAN ELEVATION B

SCALE: 1/4" = 1'



FLOOR PLAN

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



SLAB AND PLUMBING PLAN

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B

SCALE: 1/4" = 1'

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(407) 896-2233

Builder: taylor morrison

Job Information:

Aruba

Community Name

Lot: Block: ####

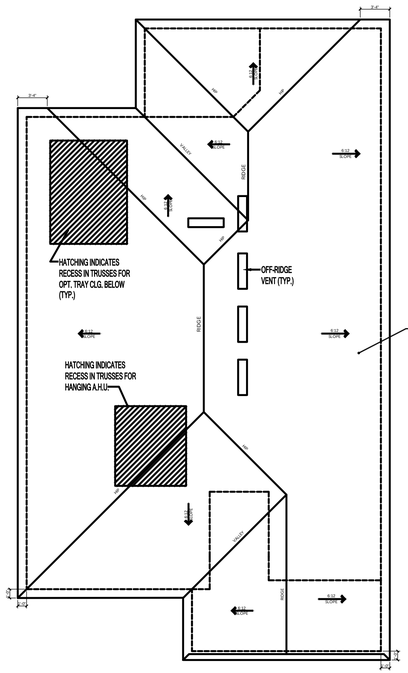
Community: Unit:

Address: # Street St. City, State Zip

Plot Date: 06 / 23 / 2023

Reference No.: 21-13496

Sheet: 3CRB2



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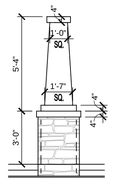
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT, REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

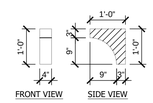
ROOF PLAN

SCALE: 1/8" = 1'-0"



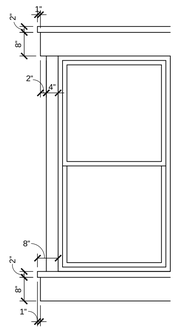
TYP. COLUMN DETAIL

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



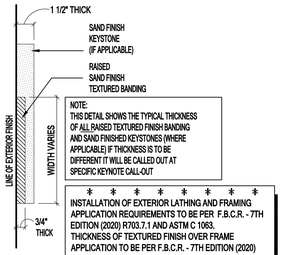
SMALL DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"



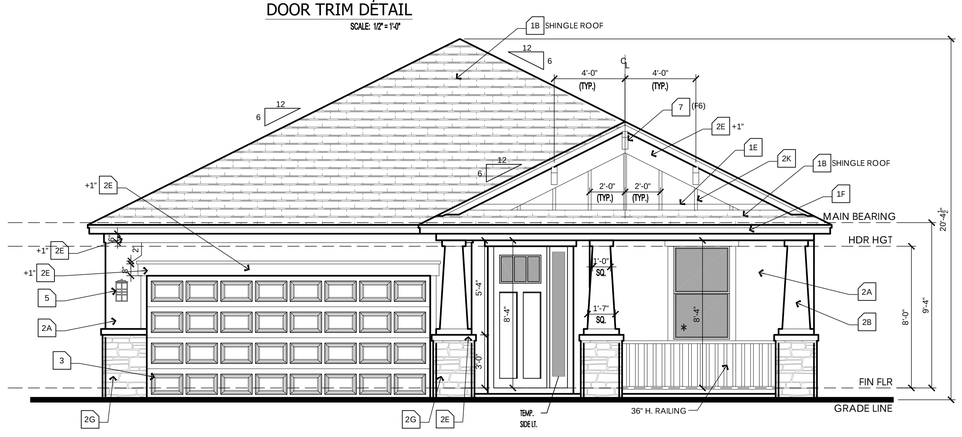
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



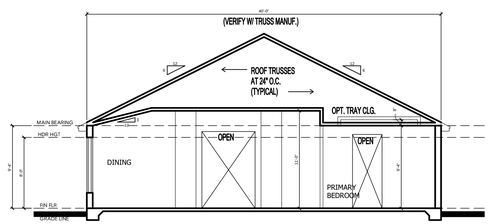
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

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



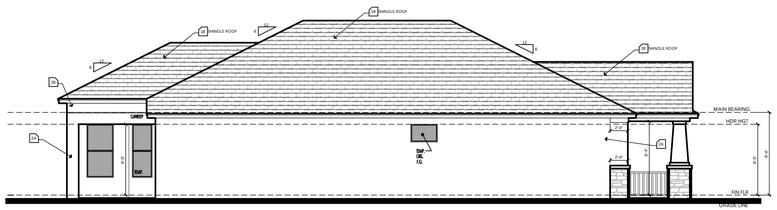
FRONT ELEVATION

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



SECTION A-A

SCALE: 1/8" = 1'-0"



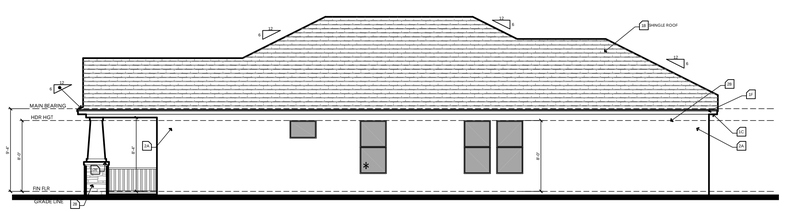
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

12-01-20

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL

G.C. VERIFY TRIM AT DOORS AND WINDOWS TO BE TRIM BOARD WHEN ADJACENT TO SIDING, AND FOAM BANDING WHEN ADJACENT TO STUCCO

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 960-2533

Builder: taylor morrison

Job Information:

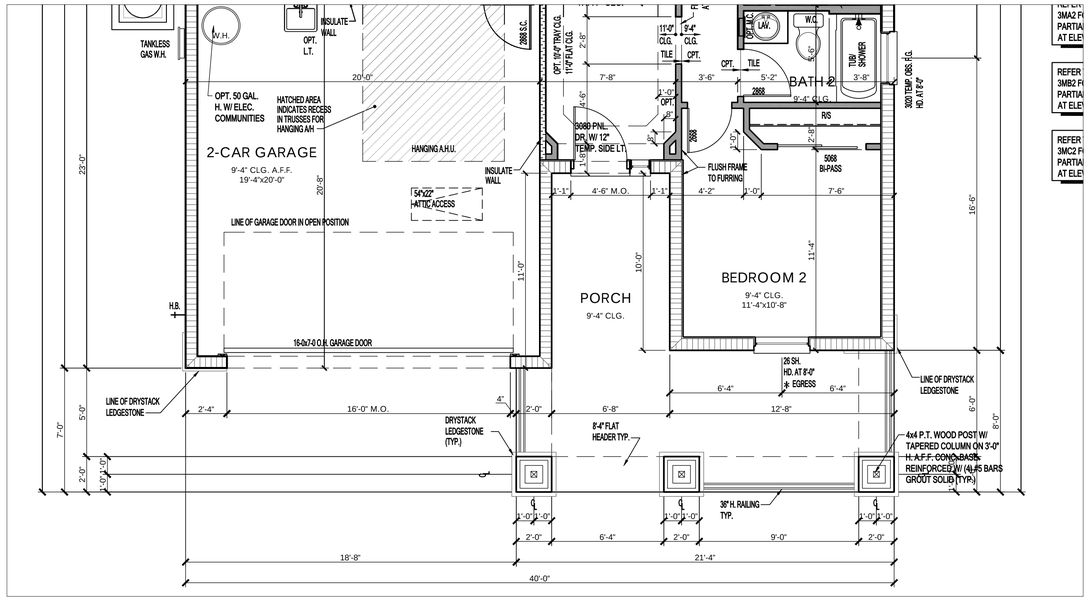
Aruba
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet:
3CRC1

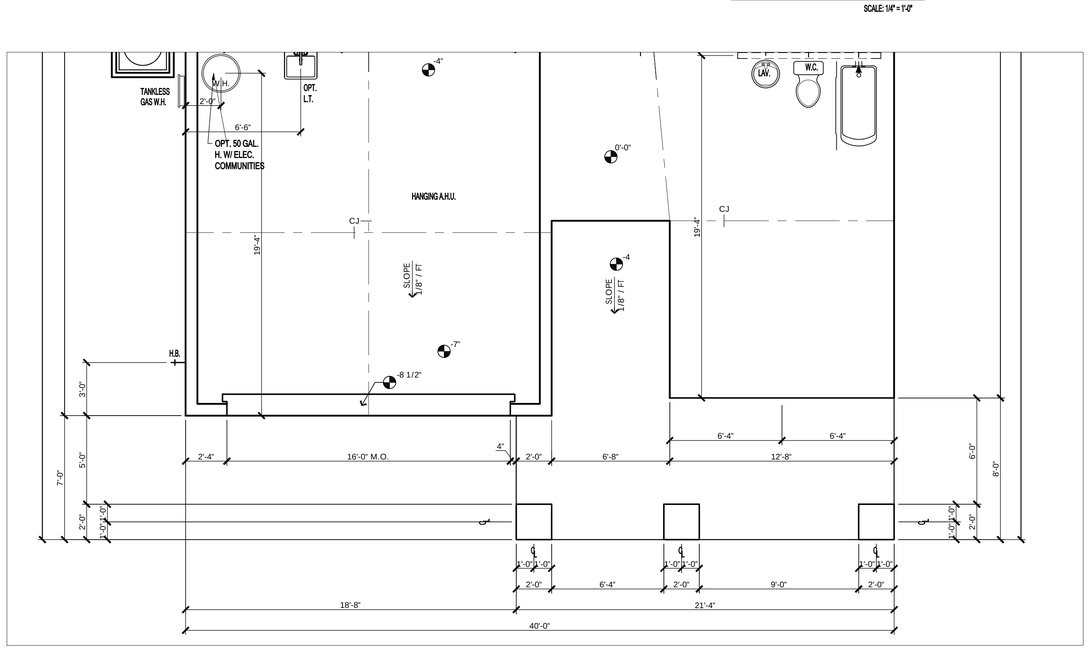
CRAFTSMAN ELEVATION C

SCALE: 1/4" = 1'



FLOOR PLAN

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



SLAB AND PLUMBING PLAN

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

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

SCALE: 1/4" = 1'

keesee associates
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AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

Builder: taylor morrison

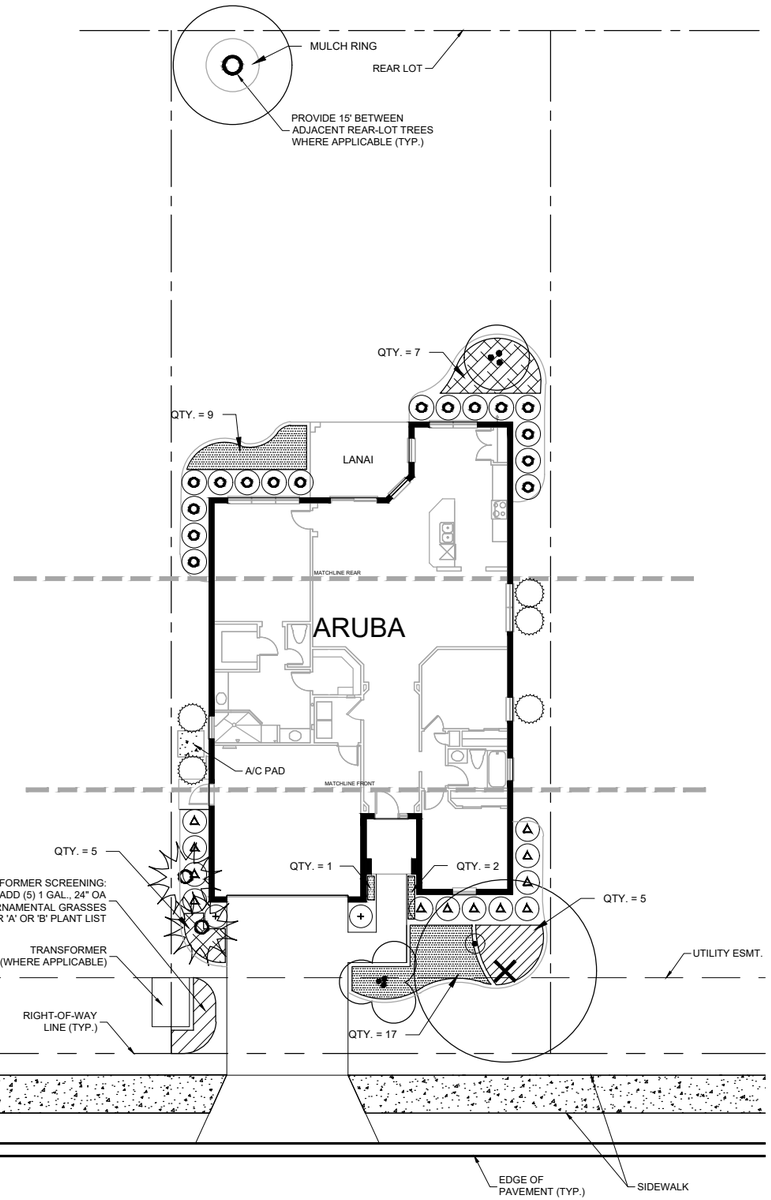
Job Information:

Aruba
Community Name
Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet:
3CRC2

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

ARUBA LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

ARUBA 'A' PLANT LIST (TAMPA-ORLANDO)

Symbol	Name	Quantity
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
+	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	5
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
+	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	16
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	12
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	815 S.F.

ARUBA 'B' PLANT LIST (TAMPA-ORLANDO)

Name	Quantity
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	5
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	16
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	12
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	815 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

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FILE NAME: Aruba Master Landscape
UPDATED: 2019/02/28

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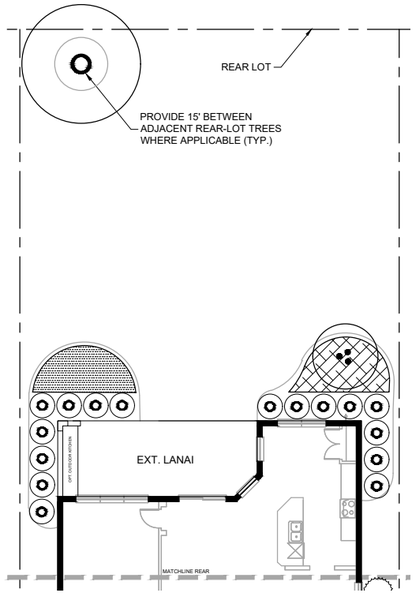
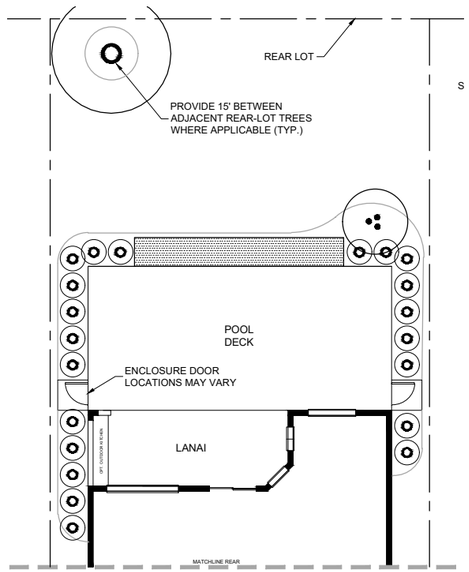


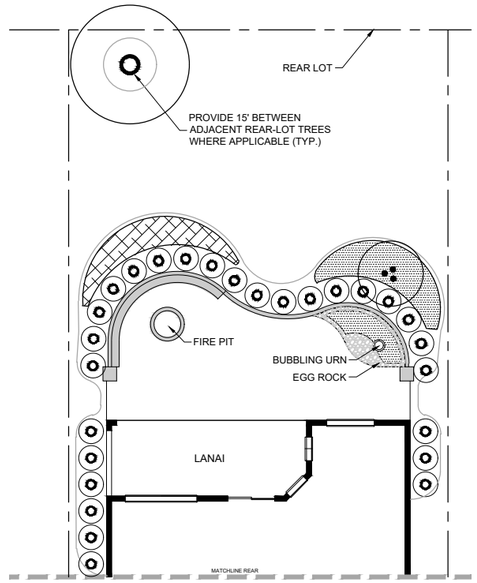
C OPTION ~ EXTENDED LANAI
SCALE: 1"=20'



PLANT LIST ±

SYMBOL	QTY.
	+ 5
	- 7
	+ 11

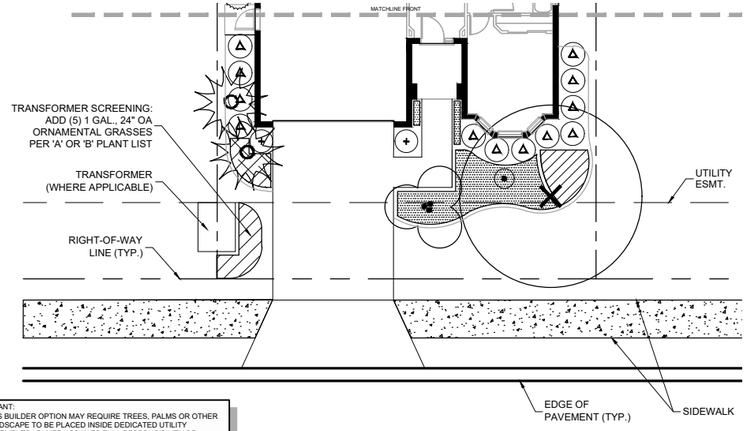
D OPTION ~ POOL DECK
SCALE: 1"=20'



PLANT LIST ±

SYMBOL	QTY.
	+ 12

E OPTION ~ FIRE PIT
SCALE: 1"=20'



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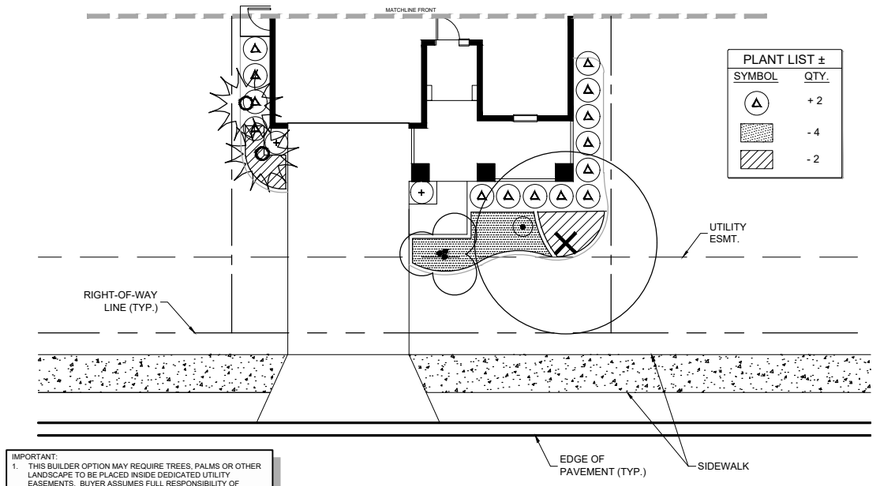
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

A OPTION ~ BAY WINDOW
SCALE: 1"=20'



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4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

B OPTION ~ FRONT PORCH ELEVATIONS "B & C"
SCALE: 1"=20'

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Aruba Master Landscape
UPDATED: 2019/02/28

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AMELIA GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"
TAYLOR MORRISON

PLAN REVISIONS

09-29-17 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C".

03-02-18 COMPLETED CONSTRUCTION DOCUMENTS FOR ALTERNATE ELEVATIONS CRAFTSMAN "A" "B" AND "C".

04-12-18 COMPLETED FRAME WALK REVISIONS TO INCLUDE:

ADDED NOTE FOR STONE TERMINATION AT GARAGE DOOR.

ADDED RECESS CAN LIGHT AS STANDARD AT ENTRY AND OPTION FOR PENDANT LIGHT.

ADJUSTED FOYER TRAY CEILING IN HALLWAY SPACE.

EXTENDED DINING TRAY TO ALIGN WITH FOYER TRAY CEILING.

MOVED LAUNDRY TUB TO OTHER END OF CABINET CLOSEST TO DOOR WALL.

MOVE CAN LIGHTS OVER KITCHEN ISLAND BACK AND ADDED (3) OPT. PENDANT LIGHTS W/ SWITCH.

RELOCATED REFRIGERATOR TO END OF CABINETS TOWARDS REAR OF HOME.

RELOCATED DISHWASHER TO RIGHT SIDE OF KITCHEN SINK.

MOVED OPENING TO OWNER'S SUITE TOWARDS REAR OF HOME.

SQUARED CORNERS OFF AT OWNER'S TRAY CEILING.

MADE ALL ARCHED HEADERS FLAT AT 8'-0"

ADDED STANDARD TANK W.H. IN GARAGE FOR OPTIONAL ELECTRIC COMMUNITIES.

RELOCATED DOOR TO BEDROOM 3 TO OPEN TOARDS CLOSET AND MOVED CLOSET DOOR TO AREA AT ENTRY TO BEDROOM 3 AND MADE 2'-4" DOOR.

MOVED ELECTRICAL SWITCHES TO BE OUT OF LINE OF SIGHT WHERE APPLICABLE.

CREATED OPTION FOR STUDY AT BEDROOM 2 W/ DOUBLE DOORS.

ADDED OPT. SHAMPOO NICHE AT ALL BATHS.

04-18-18 COMPLETED REVISIONS PER LIST PROVIDED.

08-20-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDING TRUSS LAYOUTS TO PLAN SET.

10-31-18 COMPLETED RIGHT HAND VERSION.

02-12-19 COMPLETED REVISIONS TO INCLUDE:

ADDED MEDITERRANEAN ELEVATIONS "A", "B", AND "C".

ADDED AIR SWITCH AT DISP.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD

ADDED 16" H. METAL STAND FOR AIR HANDLER W/ SOLID CORE DOOR.

04-24-19 COMPLETED REVISIONS TO INCLUDE:

REVISED ALL ARCHED HEADERS TO BE FLAT.

06-27-19 COMPLETED REVISIONS TO INCLUDE:

UPDATED ELECTRICAL PLAN WITH LIST OF CHANGES, UPDATED TO INCLUDE LED LIGHTNG, 9000 SERIES.

08-22-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AND MIRRORED MEDITERRANEAN ELEVATIONS AND TRUSSES FROM LEFT HAND TO RIGHT HAND VERSION

10-01-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

10-24-19 UPDATED VORTEX ENGINEERING MARK-UPS FOR SIMPSON TRUSS CONNECTORS.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED A.H. ROOM PLATFORM TO BE 24" H. WOOD PLATFORM W/ 3/4" PLYWOOD TOP, PLATFORM TO FILL ENTIRE CLOSET
- REVISED A.H. ROOM DOORS TO BE 8'-0" H.
- REVISED KITCHEN KNEE WALL AT ISLAND 2x6.

04-07-20 COMPLETED REVISIONS TO INCLUDE:

REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.

REVISED AIR HANDLER CLOSET DOORS TO BE 8'-0" FOR 9000 SERIES PLANS

REVISED AIR HANDLER CLOSET DOORS TO HAVE S.C. FOR NON 9000 SERIES PLANS AND HAVE NOTE 16" METAL STAND.

06-22-20 COMPLETED REVISION TO INCLUDE:

REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

11-30-20 COMPLETED 2020 ANNUAL CHANGES – SEE LIST LOCATED IN ARCHITECTURE PENDING GO LIVE FOLDER

02-05-21 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

04-09-21 COMPLETED REVISION TO INCLUDE:

REMOVED SECOND SHOWER HEAD AND HAND HELD SHOWER HEAD FOR DELUXE OWNER'S BATH ON EXTERIOR WALL.

05-19-21 COMPLETED REVISION TO INCLUDE:

ADDED NOTE TO "OPT. STUDY" AND "OPT. BEDROOM 2 W/ BATH 4 TO VERIFY WINDOW WITH ELEVATIONS.

07-19-21 COMPLETED REVISIONS TO INCLUDE:
REVISED ELECTRICAL RISER TO 200AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

08-12-22 COMPLETED REVISIONS TO INCLUDE:

REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

06-26-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2755	2755	2755	2755	2755	2755	2755	2755	2755	2755
GARAGE S.F.	591	591	591	591	591	591	591	591	591	591
LANAI S.F.	236	236	236	236	236	236	236	236	236	236
PORCH S.F.	56	56	56	56	155	155	155	56	56	56
TOTAL UNDER ROOF S.F.	3638	3638	3638	3638	3737	3737	3737	3638	3638	3638
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"
OPTIONS										
EXT. LANAI	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148

DRAWING INDEX

Sheet	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
1A	SLAB AND PLUMBING PLAN
2A	FLOOR PLAN NOTES
2B	FLOOR PLAN DIMENSIONS
2C	PLAN OPTIONS NOTES
2D	PLAN OPTIONS DIMENSIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN 'C'
3K	PARTIAL ELEVATIONS AT PLAN OPTIONS
4A	ELECTRICAL PLAN
4B	ELECTRICAL OPTIONS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP1.3	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PLAN OPTIONS
SP3.2	STRUCTURAL PARTIAL PLANS
SP4.0	TRUSS STRAPPING INCLUDED ELEV.
SP4.1	TRUSS STRAPPING INCLUDED ELEV.
	- EXTENDED LANAI
SP4.2	TRUSS STRAPPING TRADITIONAL "A"
SP4.3	TRUSS STRAPPING TRADITIONAL "A"
	- EXTENDED LANAI
SP4.4	TRUSS STRAPPING TRADITIONAL "B"
SP4.5	TRUSS STRAPPING TRADITIONAL "B"
	- EXTENDED LANAI
SP4.6	TRUSS STRAPPING TRADITIONAL "C"
SP4.7	TRUSS STRAPPING TRADITIONAL "C"
	- EXTENDED LANAI
SP4.8	TRUSS STRAPPING CRAFTSMAN "A"
SP4.9	TRUSS STRAPPING CRAFTSMAN "A"
	- EXTENDED LANAI
SP4.10	TRUSS STRAPPING CRAFTSMAN "B"
SP4.11	TRUSS STRAPPING CRAFTSMAN "B"
	- EXTENDED LANAI
SP4.12	TRUSS STRAPPING CRAFTSMAN "C"
SP4.13	TRUSS STRAPPING CRAFTSMAN "C"
	- EXTENDED LANAI
SP4.14	TRUSS STRAPPING MEDITERRANEAN "A"
SP4.15	TRUSS STRAPPING MEDITERRANEAN "A"
	- EXTENDED LANAI
SP4.16	TRUSS STRAPPING MEDITERRANEAN "B"
SP4.17	TRUSS STRAPPING MEDITERRANEAN "B"
	- EXTENDED LANAI
SP4.18	TRUSS STRAPPING MEDITERRANEAN "C"
SP4.19	TRUSS STRAPPING MEDITERRANEAN "C"
	- EXTENDED LANAI
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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Maitland, FL 32751
t:407.906.2533

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 1503.1 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE TRUSSES. PRE-ENGINEERED TRUSS MANUF. LAYOUT TO ENTER INTO ENGINEERING. ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW AND COMMENT ON ANY REVISIONS THAT MAY HAVE BEEN MADE BY THE ENGINEER.

SEALED FOR STRUCTURE ONLY
Permit #: 23-28035
Date: 06/26/2023

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FL 33563
1.877.SVORTEX (786-7839)
ANDREW J. MEGSHED, P.E. - FL. REG. #86523
ASSED A. AVEDIKIAN, P.E. - FL. REG #86623

Builder:

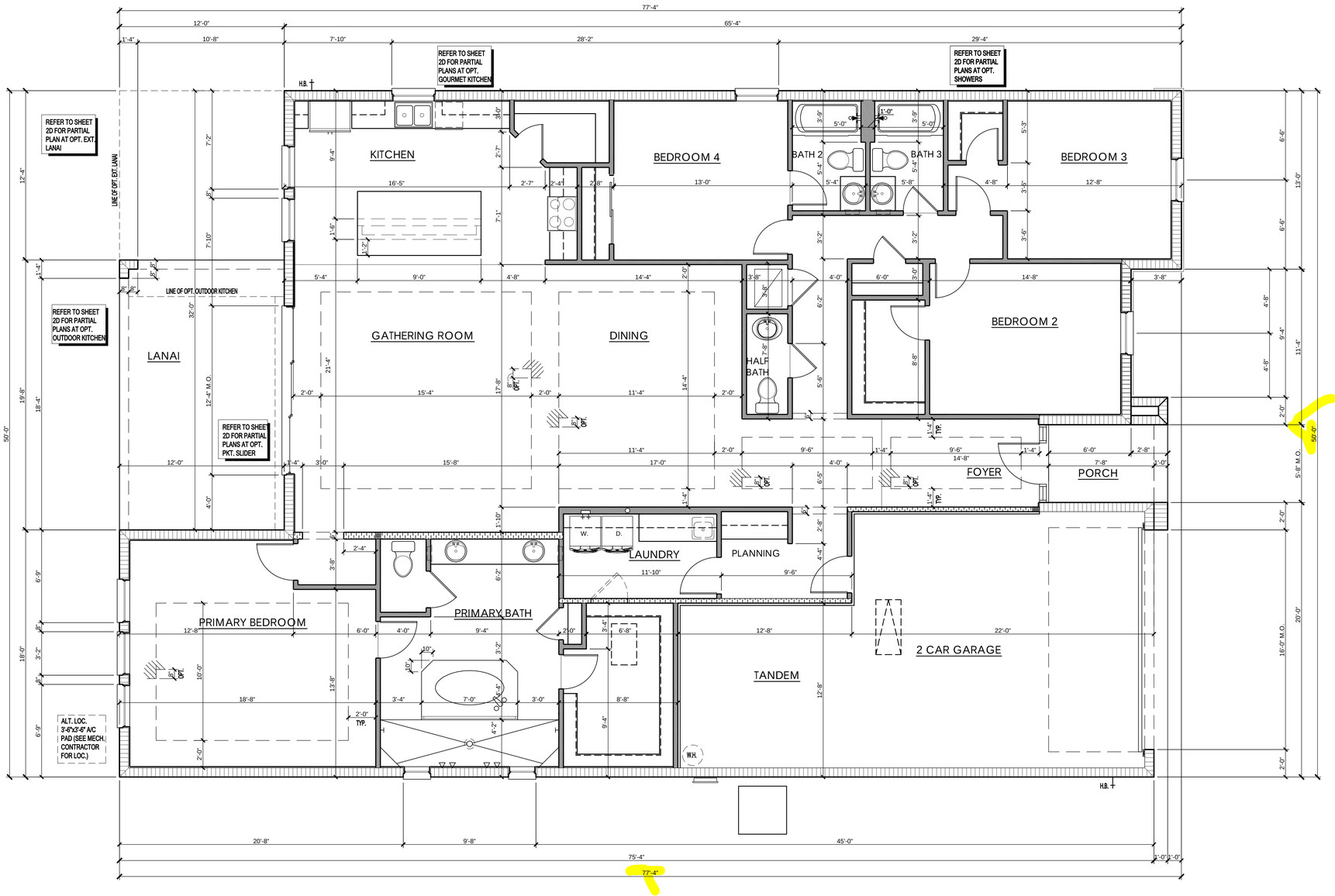
taylor morrison

Job Information:

Amelia
Community Name
Block: ####
Lot:
Community Address: Street St.
City, State Zip
Plot Date: 06 / 26 / 2023
Garage: LH

Reference No.
21-15368

Sheet:
COV



REFER TO SHEET 3TRA2 FOR PARTIAL PLANS AT ELEV. "TR-A"

REFER TO SHEET 3TRB2 FOR PARTIAL PLANS AT ELEV. "TR-B"

REFER TO SHEET 3TRC2 FOR PARTIAL PLANS AT ELEV. "TR-C"

REFER TO SHEET 3CRA2 FOR PARTIAL PLANS AT ELEV. "CR-A"

REFER TO SHEET 3CRB2 FOR PARTIAL PLANS AT ELEV. "CR-B"

REFER TO SHEET 3CRC2 FOR PARTIAL PLANS AT ELEV. "CR-C"

REFER TO SHEET 3MA2 FOR PARTIAL PLANS AT ELEV. "M-A"

REFER TO SHEET 3MB2 FOR PARTIAL PLANS AT ELEV. "M-B"

REFER TO SHEET 3MC2 FOR PARTIAL PLANS AT ELEV. "M-C"

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 906-2533

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

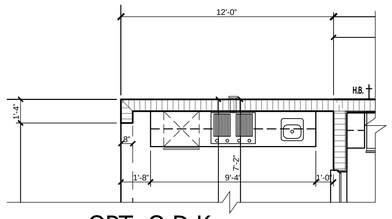
Garage: LH

Print Date: 08 / 26 / 2022

Reference No.

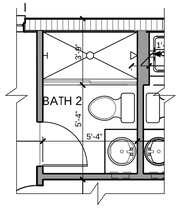
21-15368

Sheet: 2B



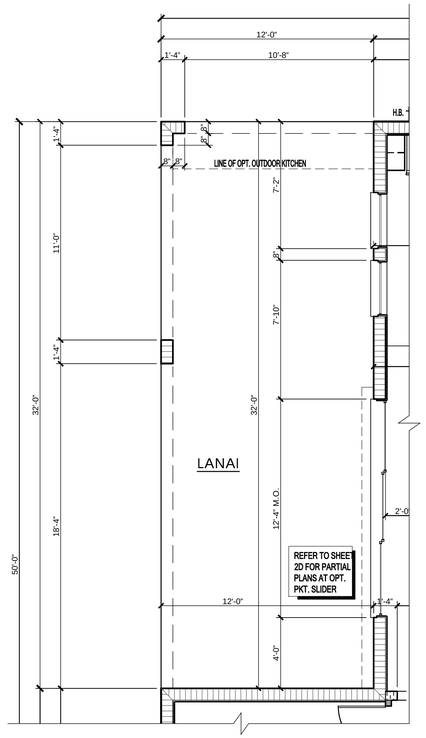
OPT. O.D.K.
w/ EXT. LANAI
WITH VENTED HOOD

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



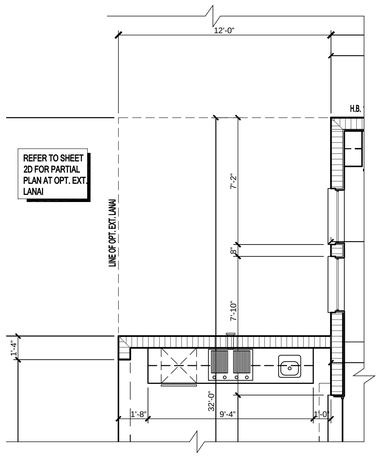
OPT. SHOWER AT BATH 2

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



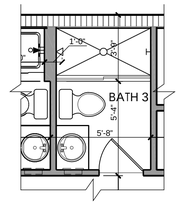
OPT. EXT. LANAI

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



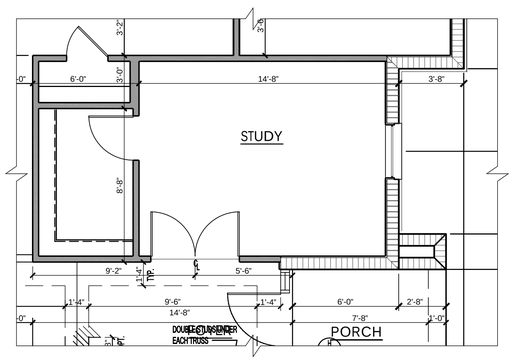
OPT. O.D.K.
WITH VENTED HOOD

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



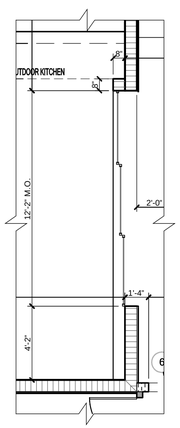
OPT. SHOWER BATH 3

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



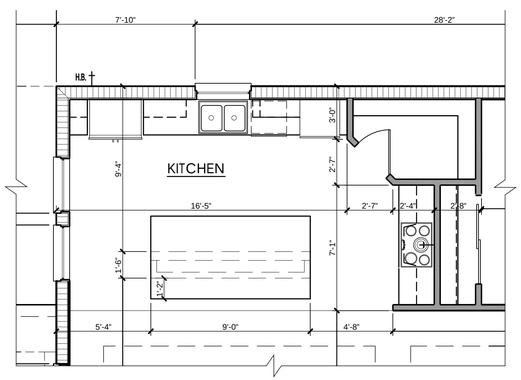
OPT. STUDY

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



OPT. POCKET SLIDER

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



OPT. GOURMET KITCHEN

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

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Community:
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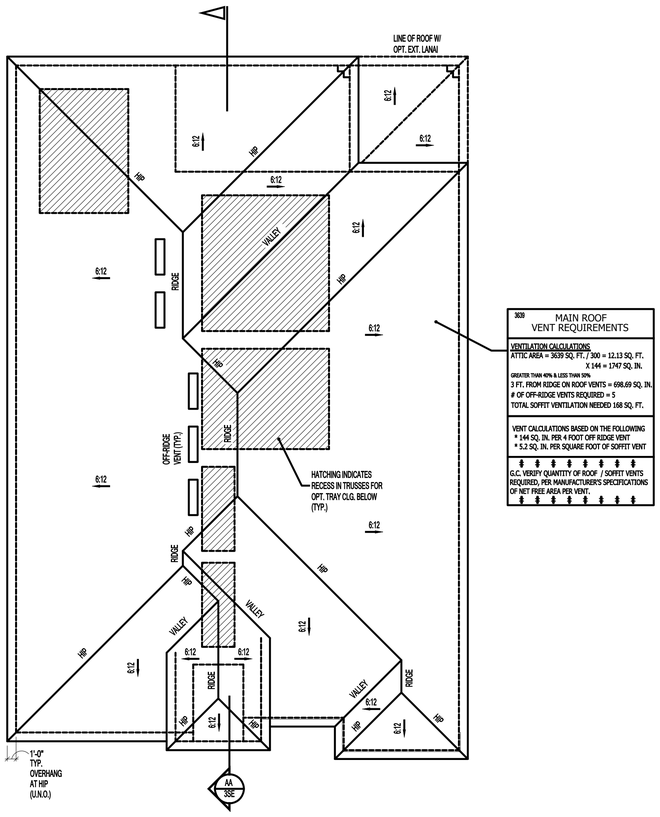
City, State Zip
Plot Date: 08 / 26 / 2022

Reference No.
21-15368

Sheet:
2D

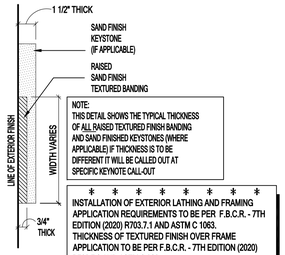
PLAN OPTIONS DIMENSIONS

SCALE: 1/4" = 1'



3039 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT. X 144 = 1747 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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



NOTE:
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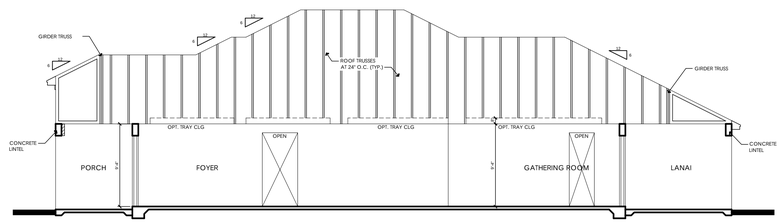
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

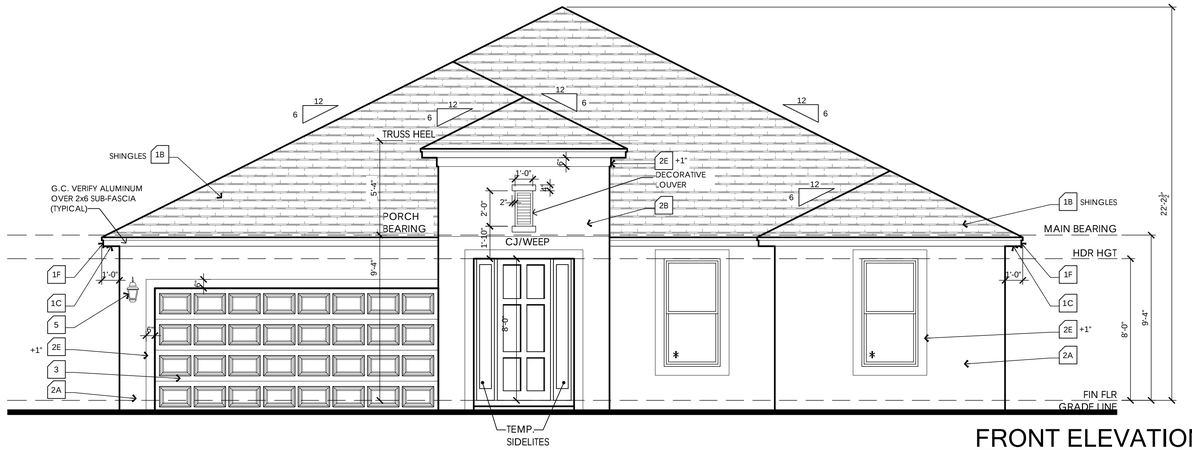


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

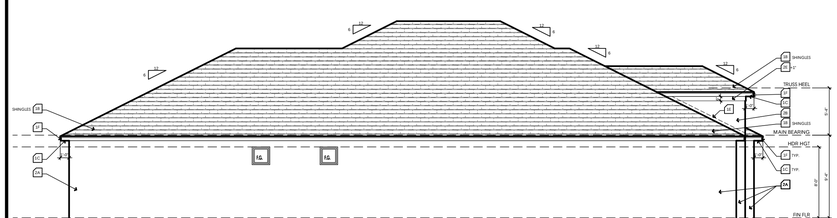
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

WINDOW FALL PROTECTION

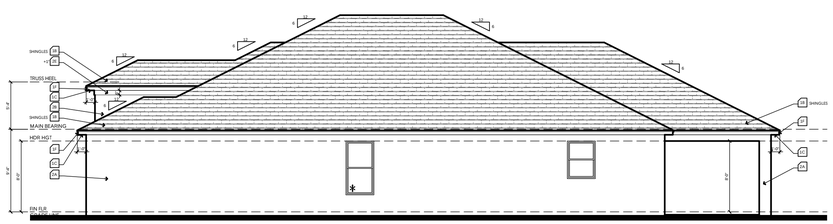
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

Builder: taylor morrison

Job Information:

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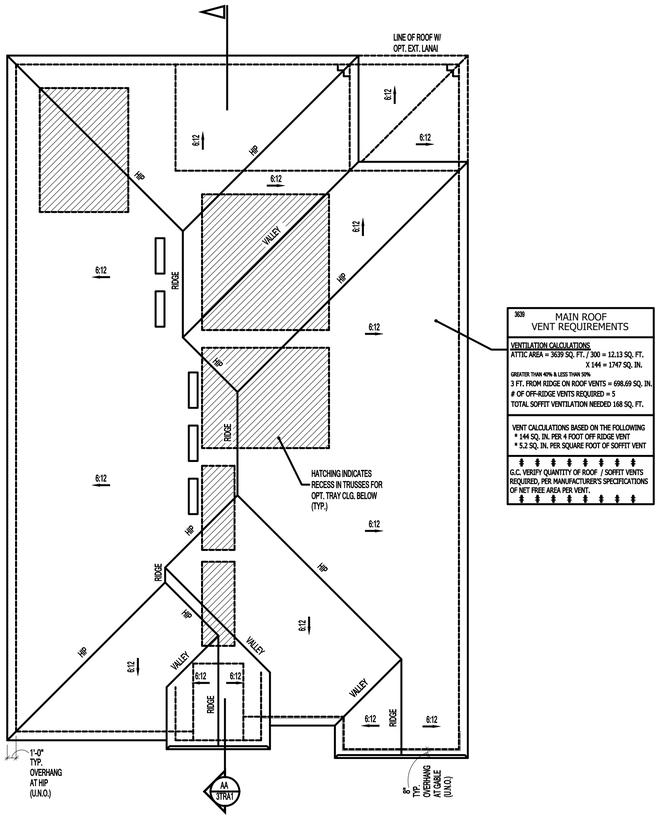
Sheet:
3SE



3639

MAIN ROOF VENT REQUIREMENTS

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ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

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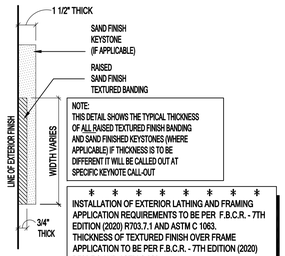

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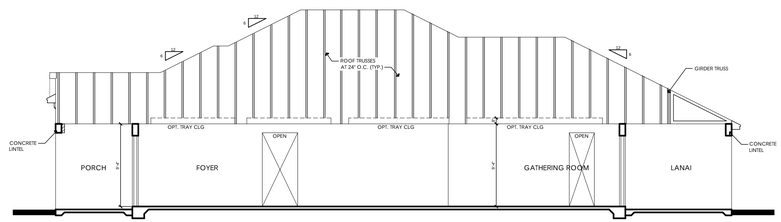

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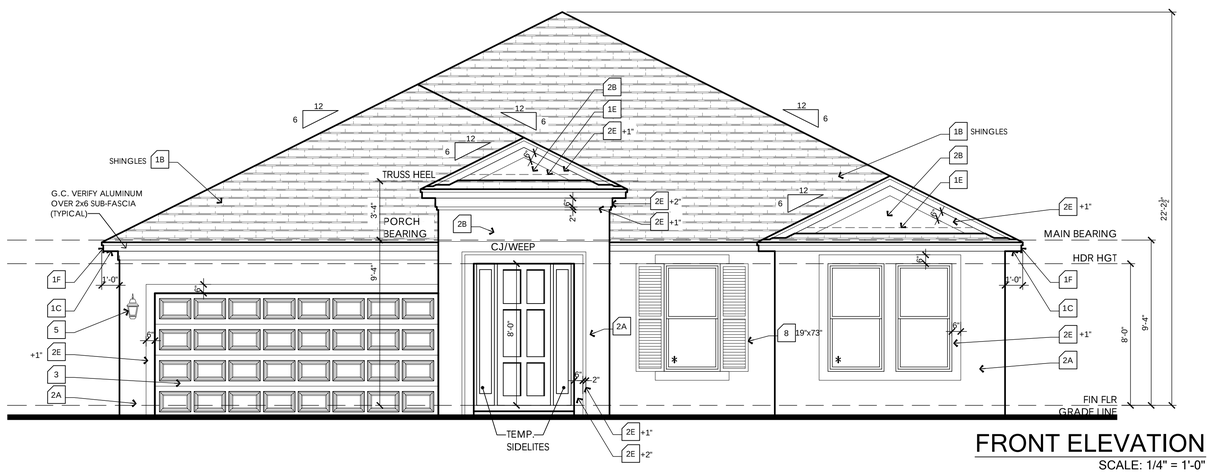
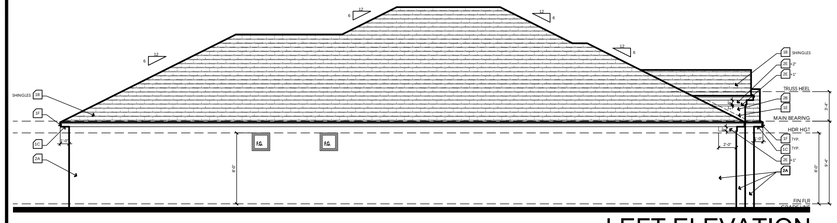


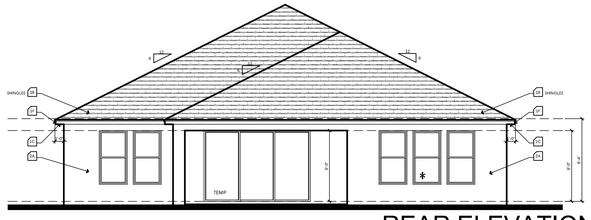
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

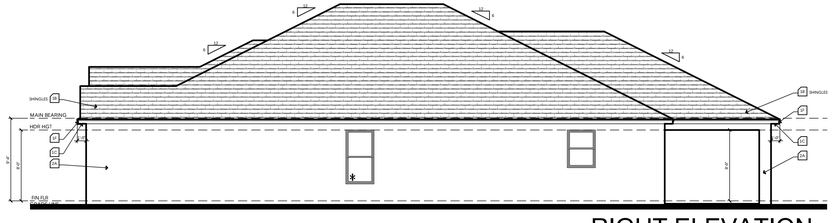
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION A

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(407) 896-2033

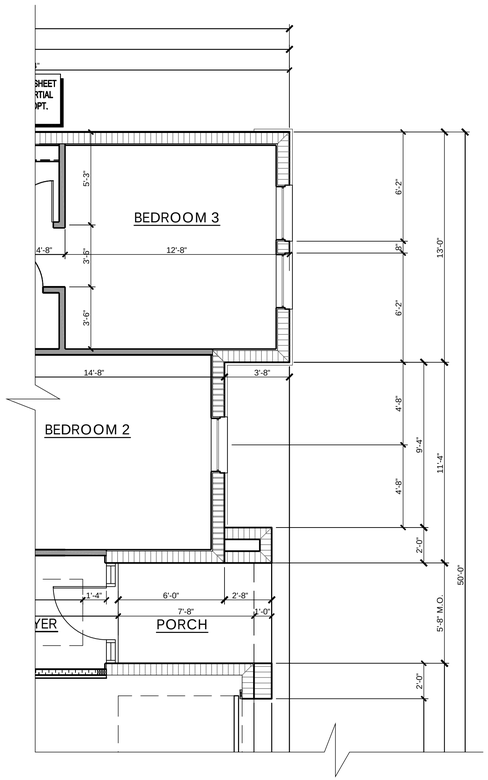
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: ### Street St.
Community: Garage: LH
Address: City, State Zip
Plot Date: 08 / 19 / 2022

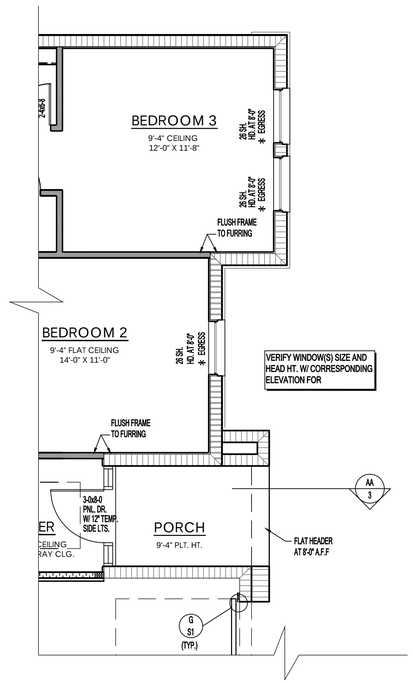
Reference No.
21-15368

Sheet:
3TRA1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-A"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-A"

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

TRADITIONAL ELEVATION A

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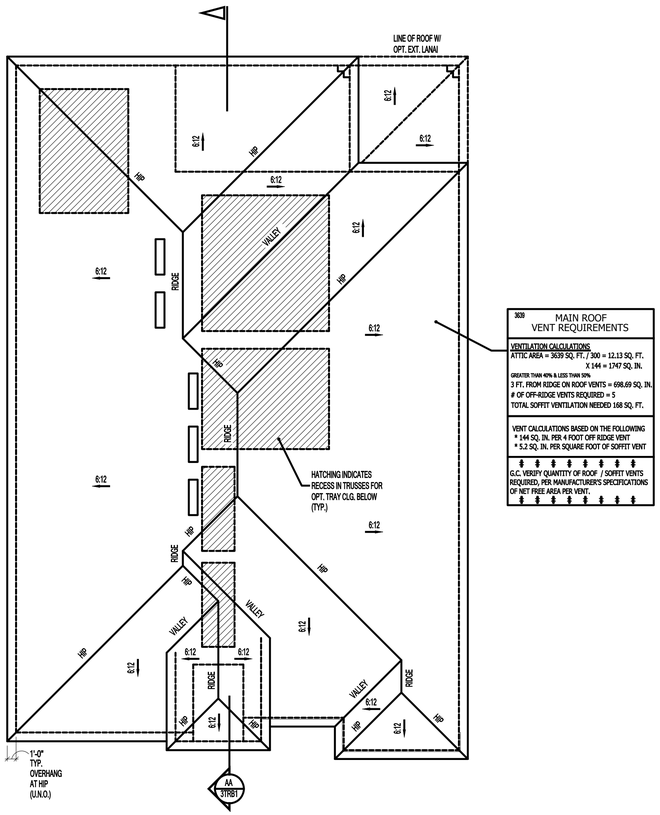
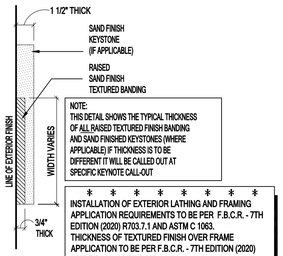
Sheet:
3TRA2



3039 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT. X 144 = 1747 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

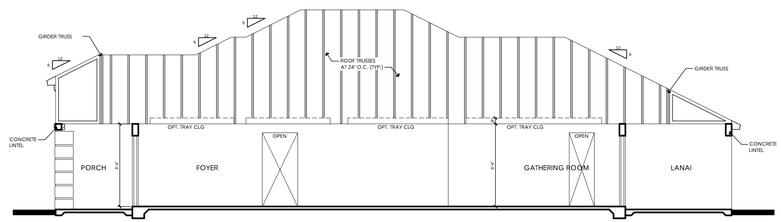
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

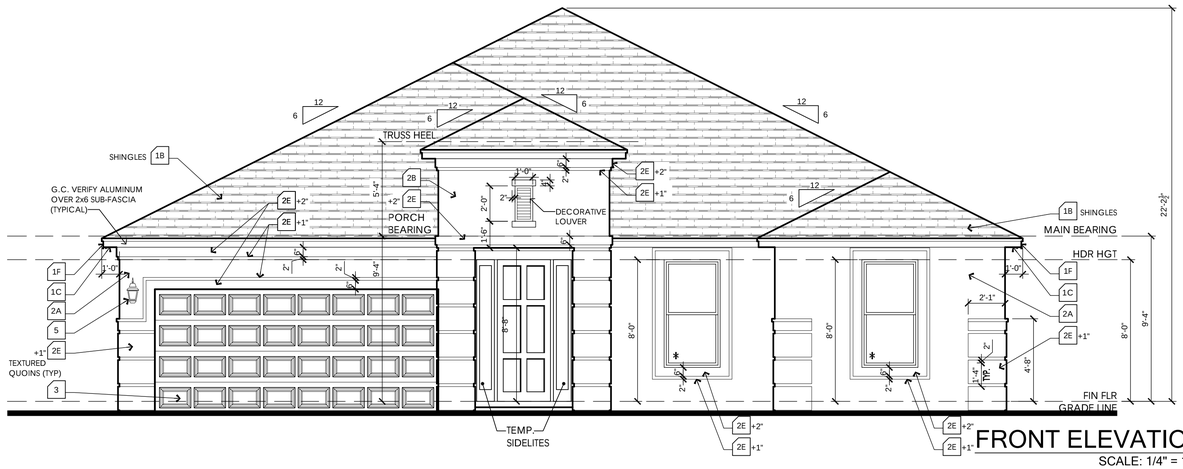


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
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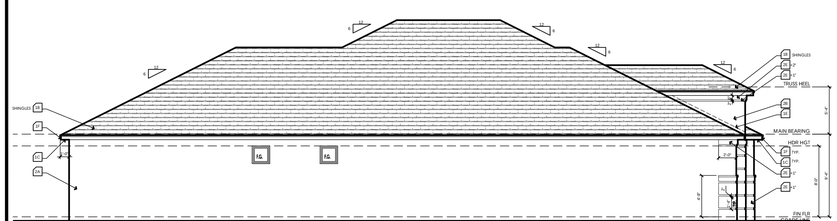
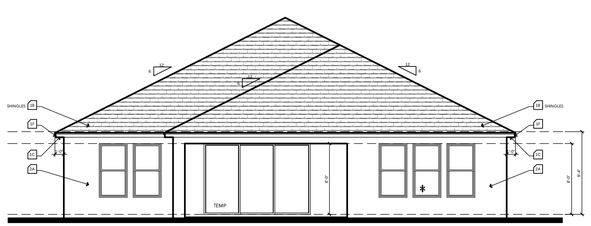
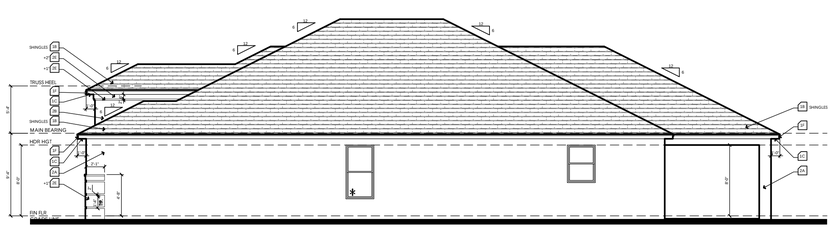


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION B

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Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: Garage: LH
Address: #### Street St.
Community: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
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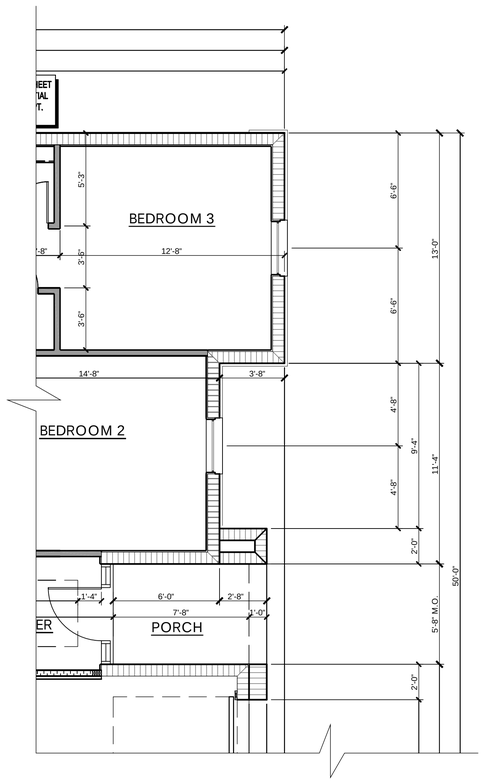
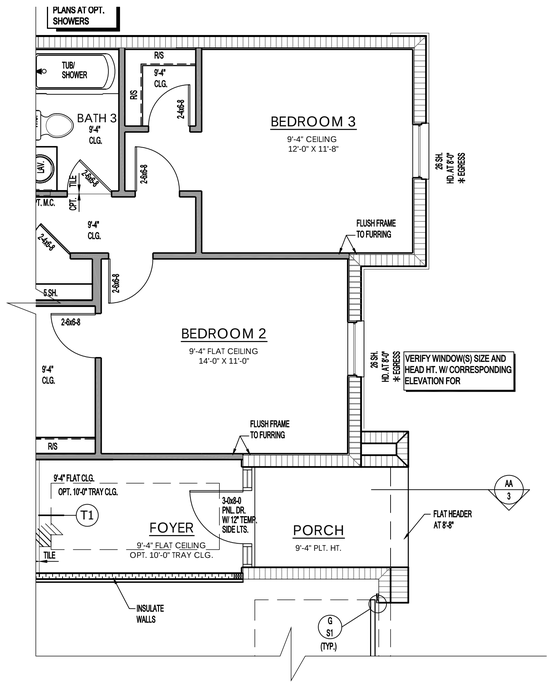


PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

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

TRADITIONAL ELEVATION B

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Maitland, FL 32751
(407) 896-2033

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Lot: Block: ####

Community: Street St.

Address: City, State Zip

Garage: LH

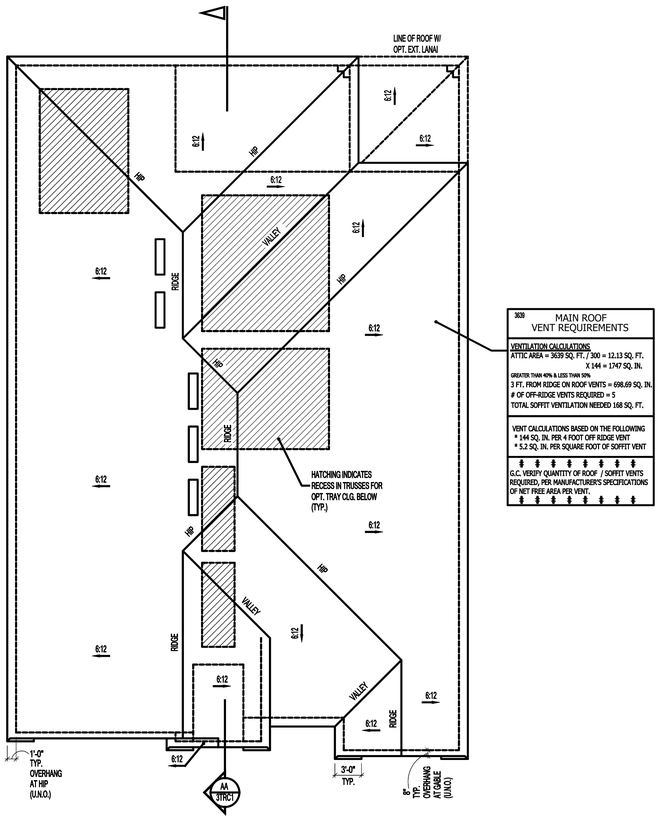
Plot Date: 08 / 19 / 2022

Reference No.

21-15368

Sheet:

3TRB2



3639

MAIN ROOF
VENT REQUIREMENTS

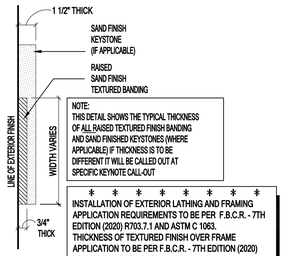
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

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



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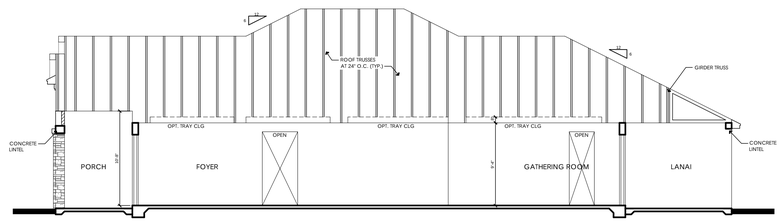

SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

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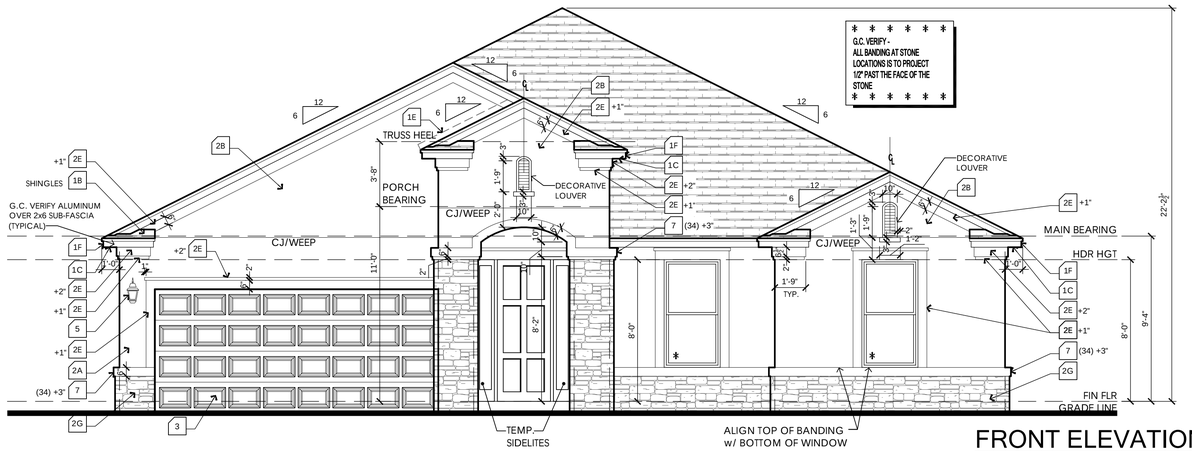

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

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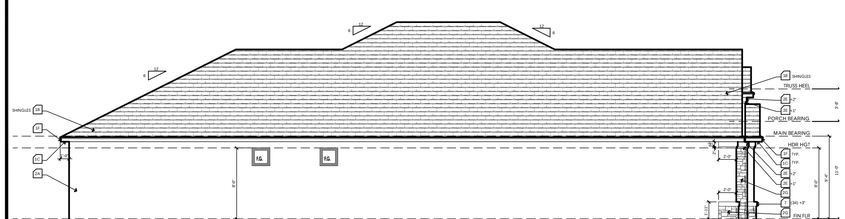
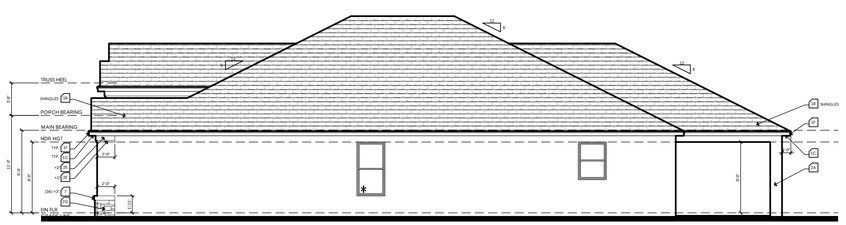


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION C

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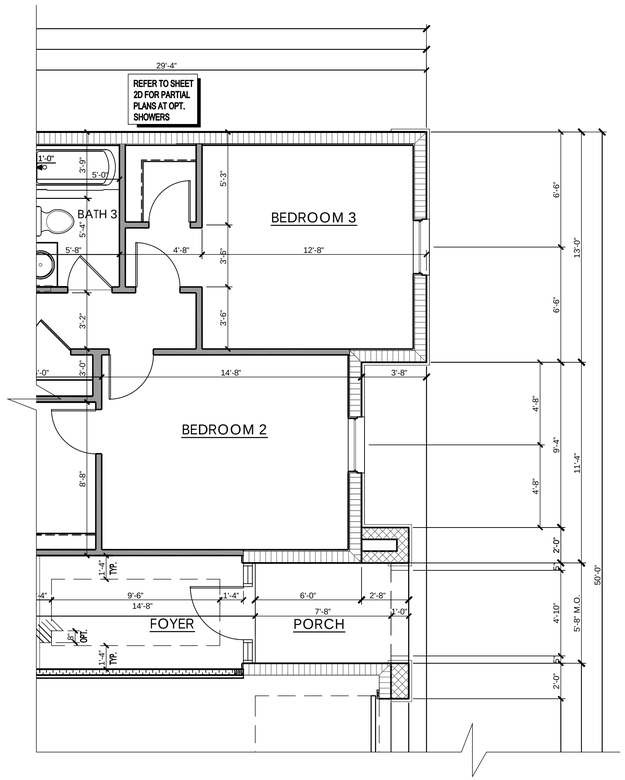
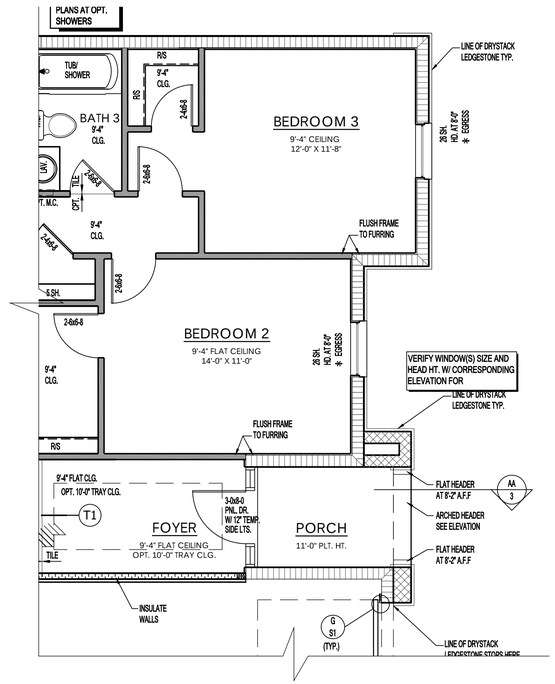


PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-C"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-C"

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

TRADITIONAL ELEVATION C

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Builder:
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Job Information:

Amelia
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Block:
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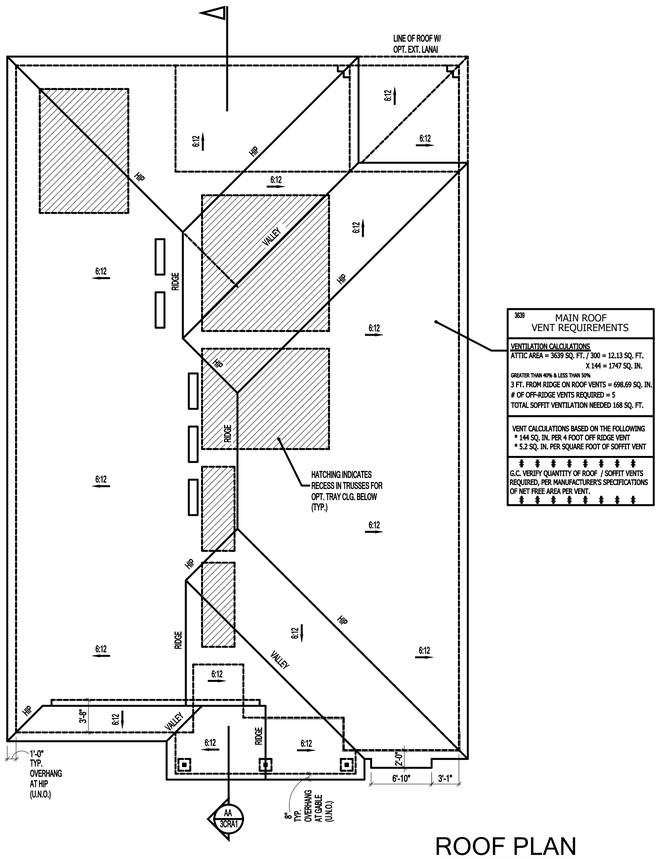
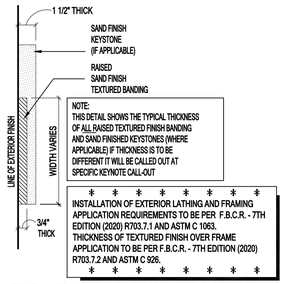
Community:
City, State Zip
Address:
Garage: LH
Lot:
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

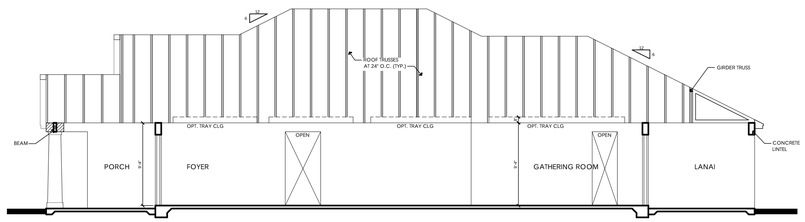
Sheet:
3TRC2



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

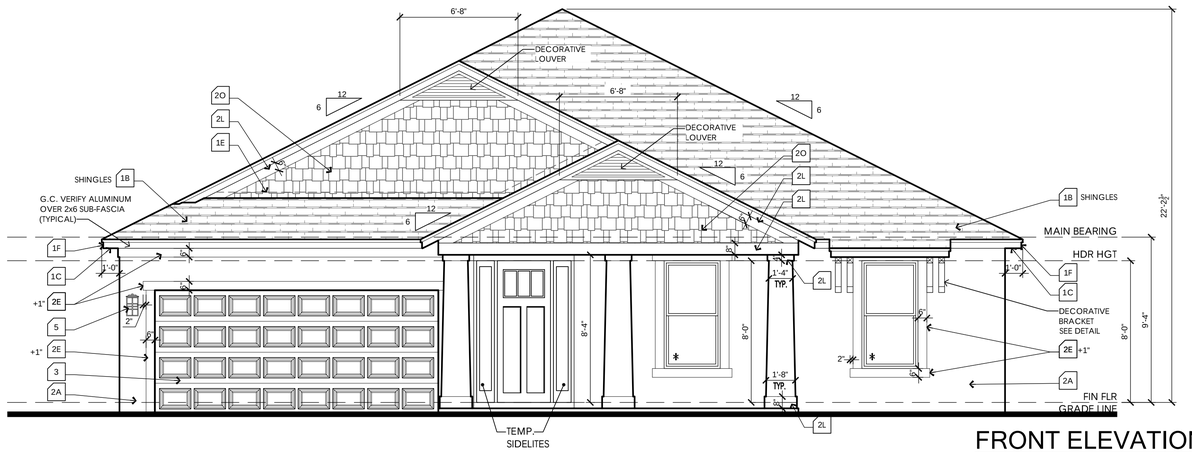


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
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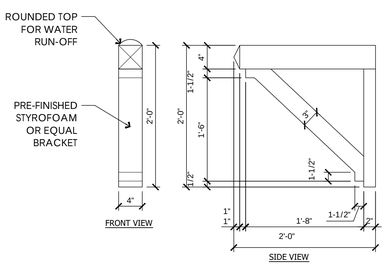
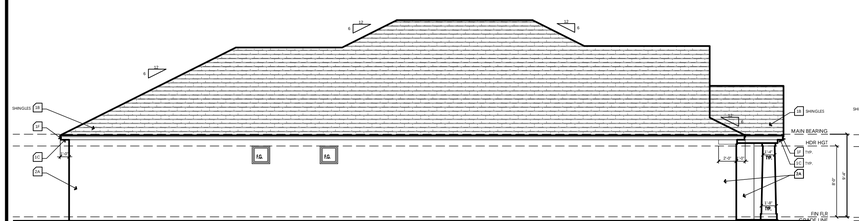


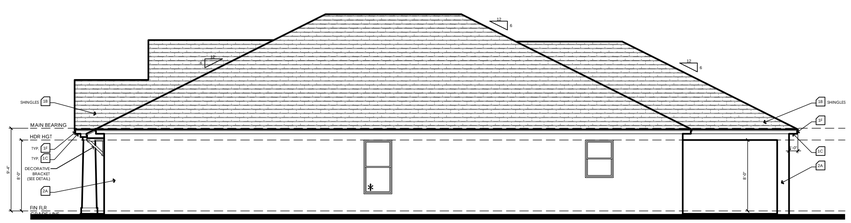
BRACKET DETAIL
SCALE: 1" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION A

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255 Southhall Lane Suite 200
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(407) 896-2233

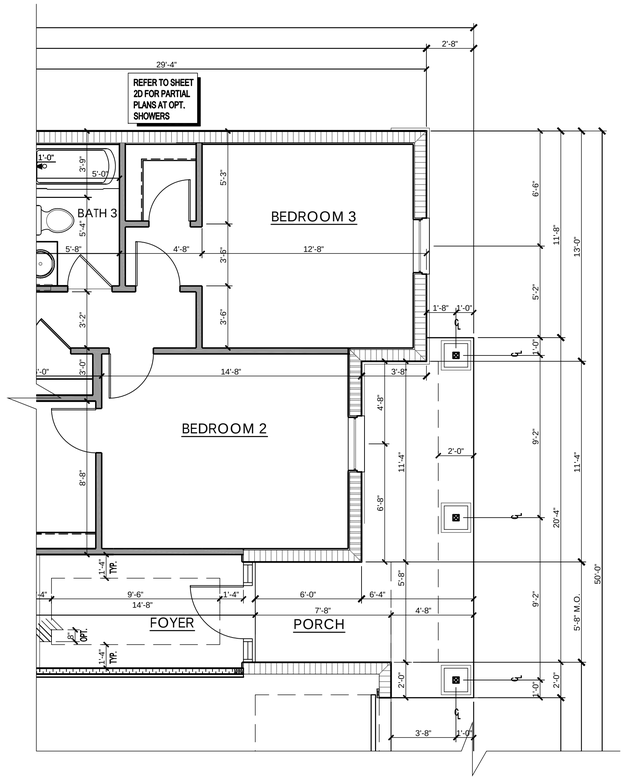
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: LH
Block: Garage:
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

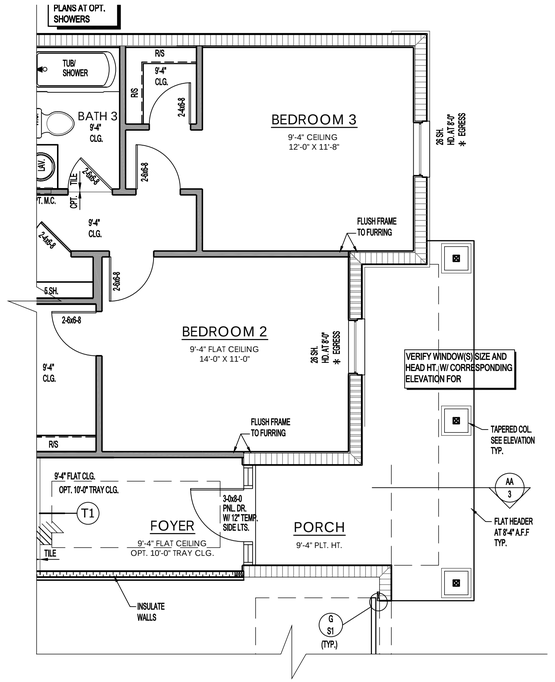
Reference No.
21-15368

Sheet:
3CRA1



PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "CR-A"

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



PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "CR-A"

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

- CRAFTSMAN ELEVATION A

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Builder:

taylor morrison

Job Information:

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Lot: Garage:
Community: #### Street St.
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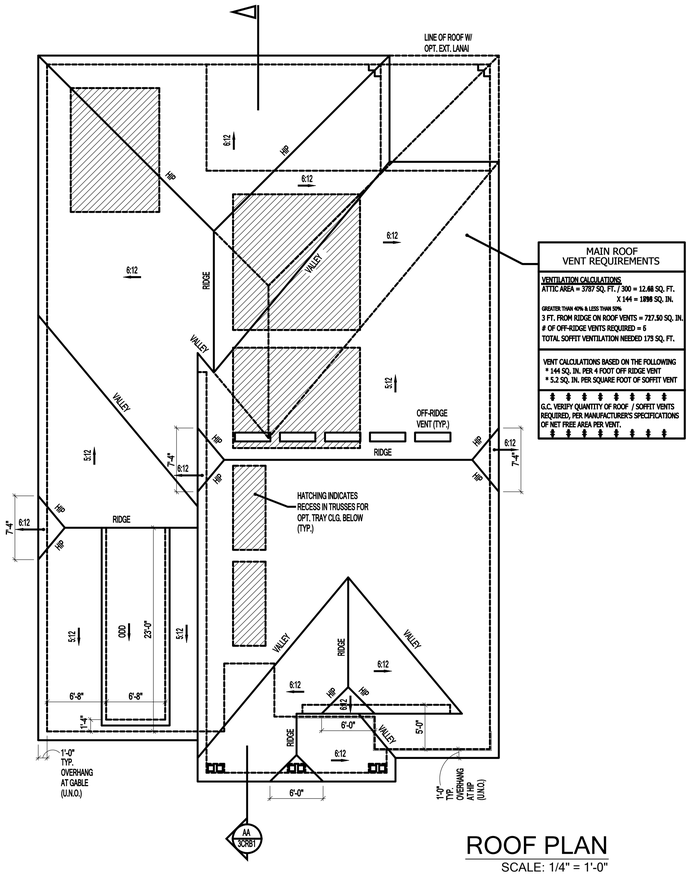
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3CRA2



MAIN ROOF VENT REQUIREMENTS

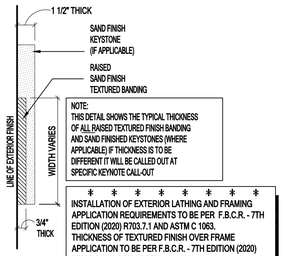
VENTILATION CALCULATIONS:
ATTIC AREA = 3797 SQ. FT. / 300 = 12.66 SQ. FT.
X 144 = 1898 SQ. IN.

GREATER THAN 40% & LESS THAN 50%,
3 FT. FROM RIDGE ON ROOF VENTS = 757.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 175 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

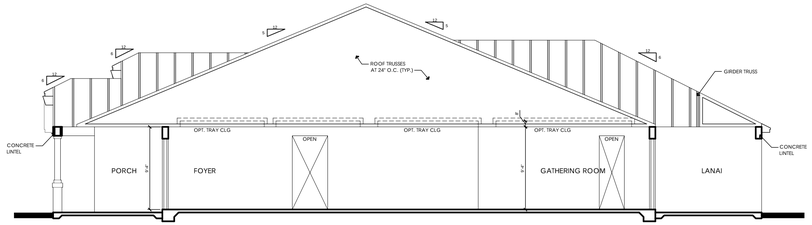
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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   - H. Indicates simulated brick veneer header.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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

WINDOW FALL PROTECTION

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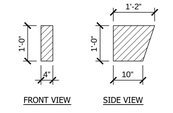
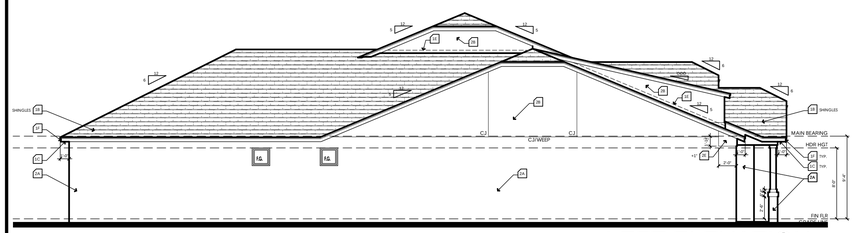
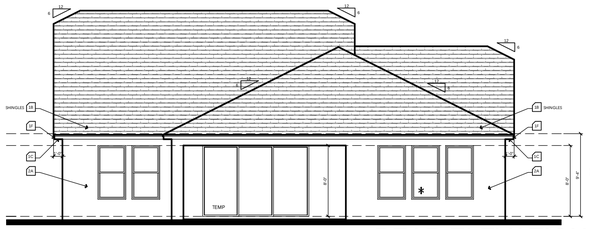


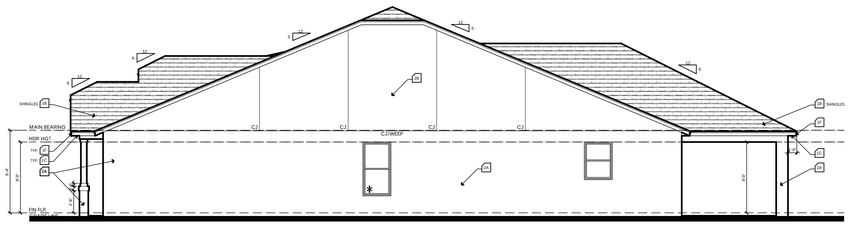
OUTRIGGER DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION B

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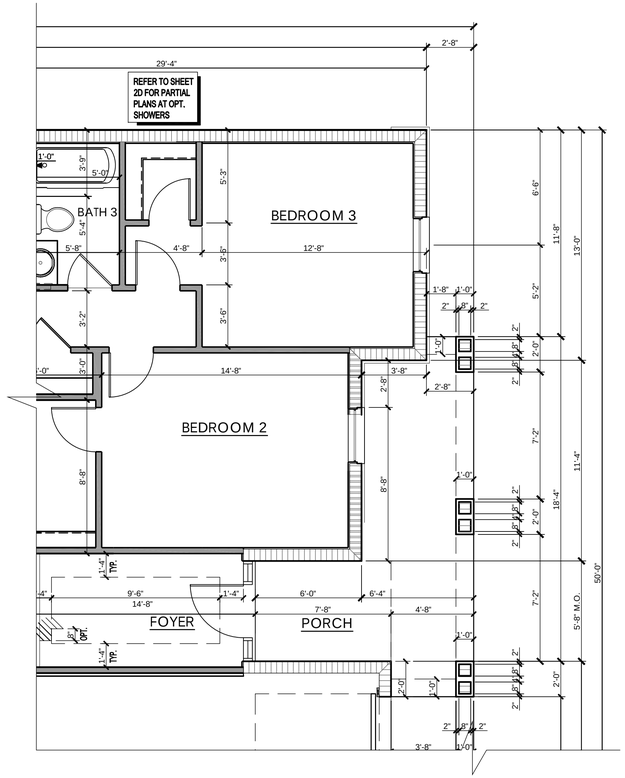
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: Garage: LH
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

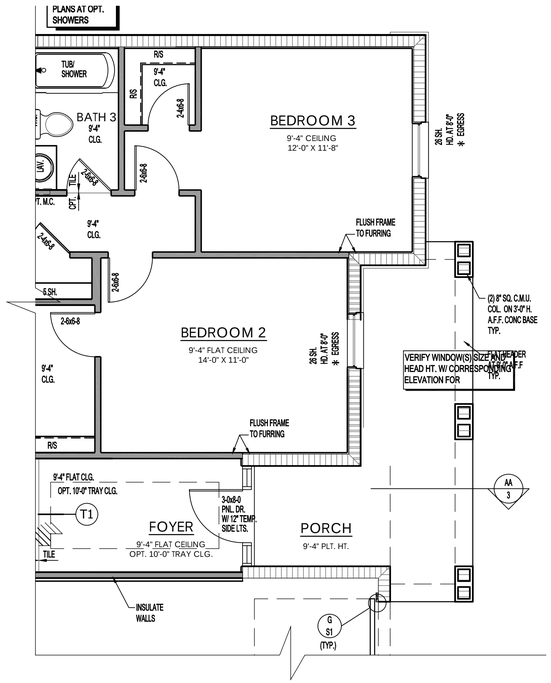
Reference No.
21-15368

Sheet:
3CRB1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-B"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-B"

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

CRAFTSMAN ELEVATION B

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Maitland, FL 32751
(407) 965-2532

Builder:

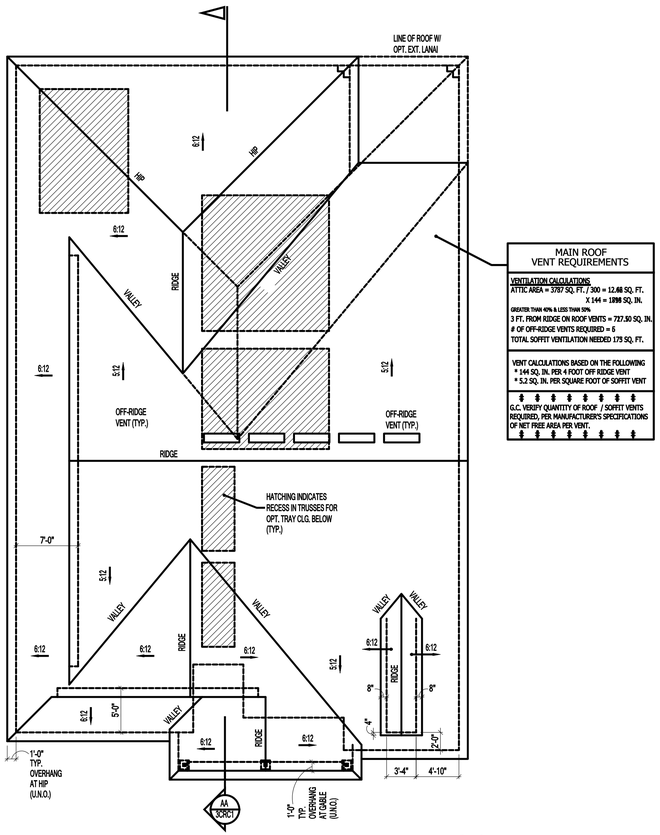
taylor morrison

Job Information:

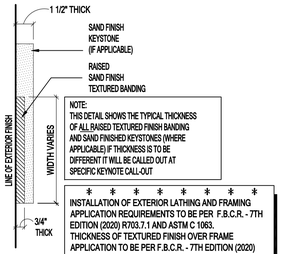
Amelia
Community Name
Block: LH
Lot: Garage:
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

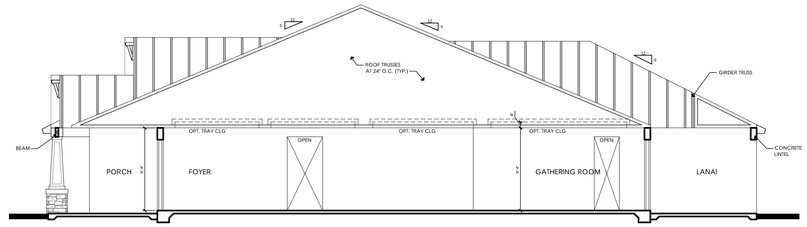
Sheet:
3CRB2



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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

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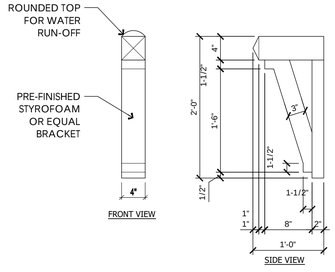
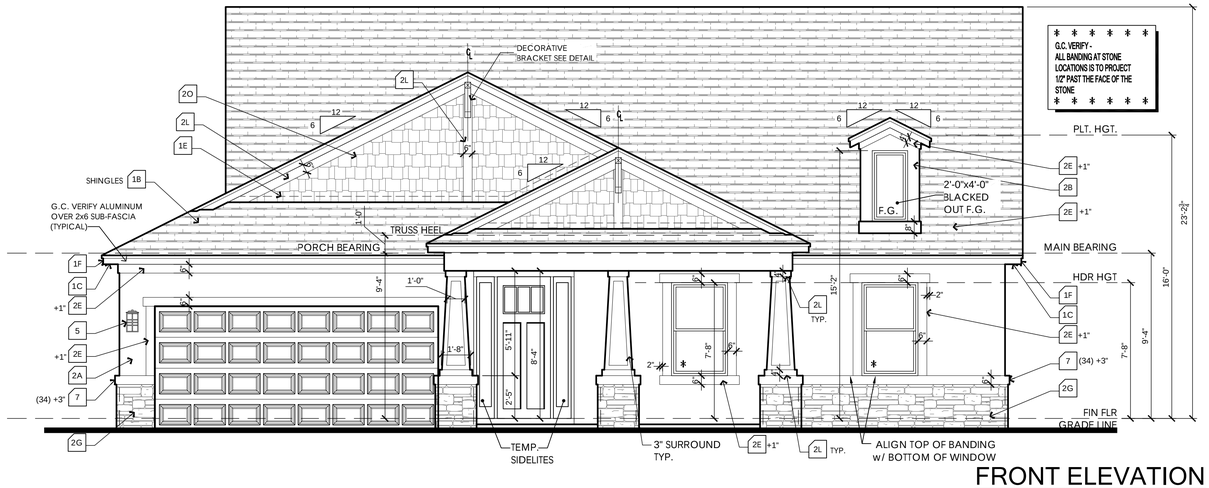


BRACKET DETAIL
SCALE: 1" = 1'-0"



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

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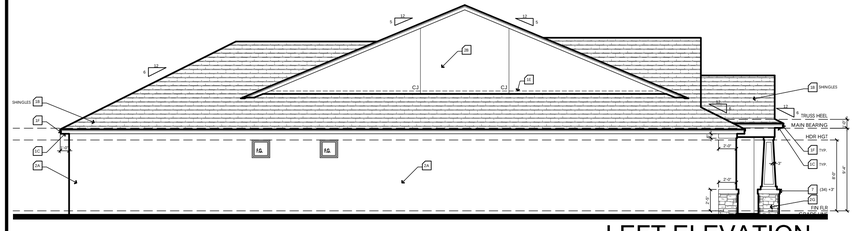
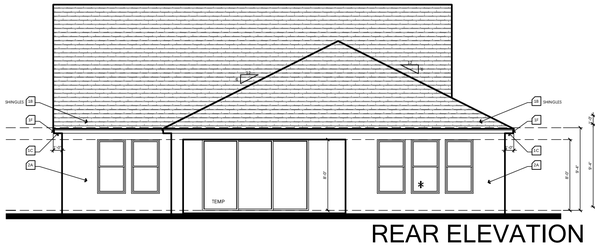
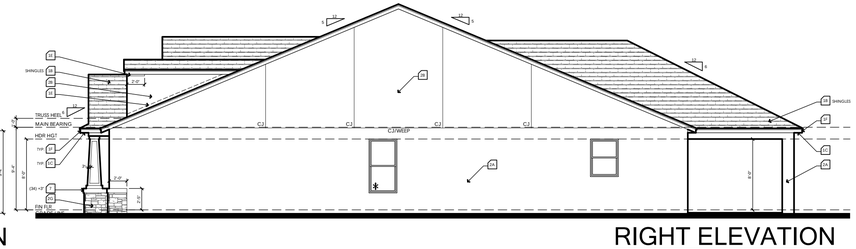


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION C

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Sheet:
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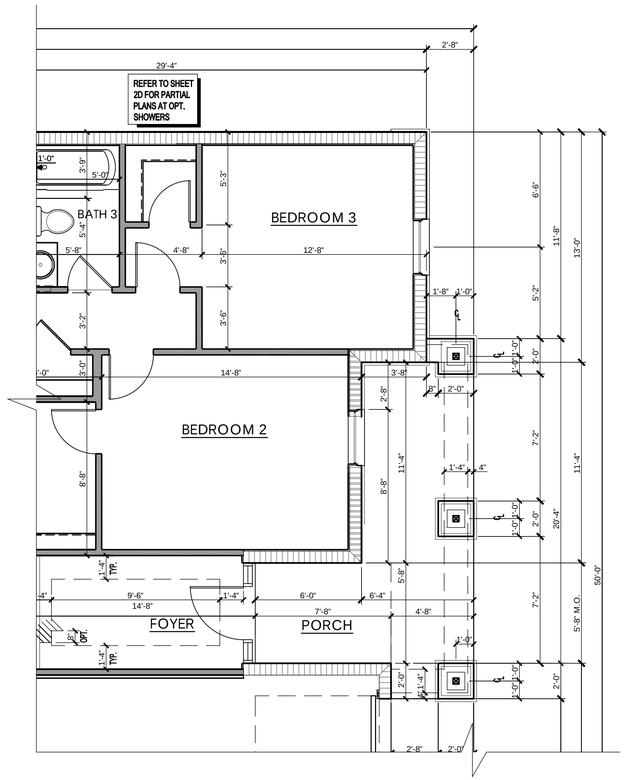
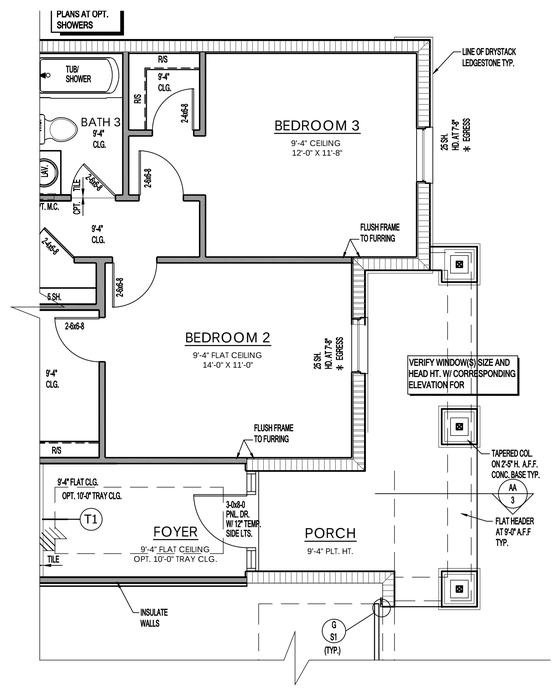


PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-C"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-C"

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

CRAFTSMAN ELEVATION C

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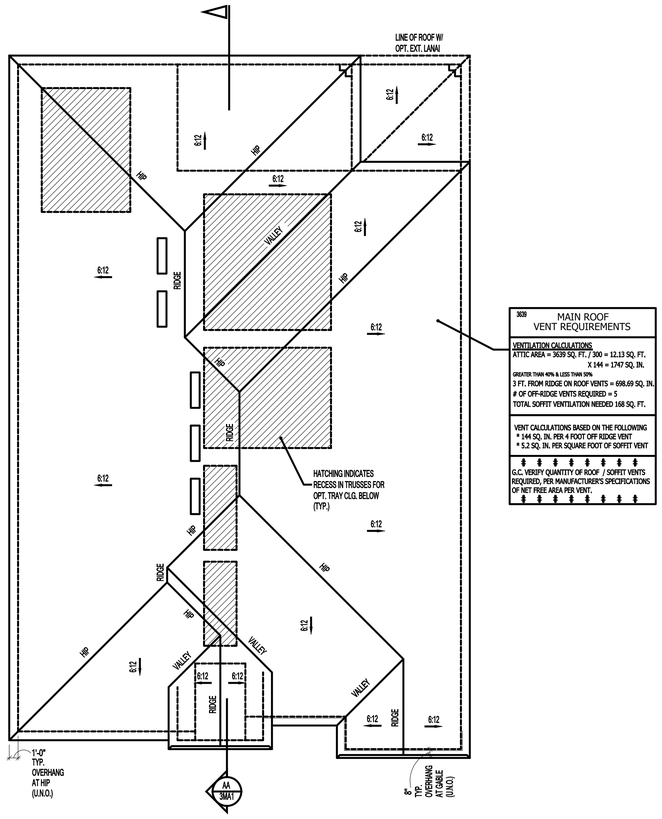
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t.(407)660.0333

Builder:
taylor morrison

Job Information:
Amelia
Community Name
Block:
Street St.
Lot:
Community:
Address:
City, State Zip
Garage: LH
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3CRC2



3639

MAIN ROOF
VENT REQUIREMENTS

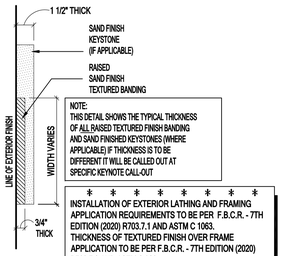
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

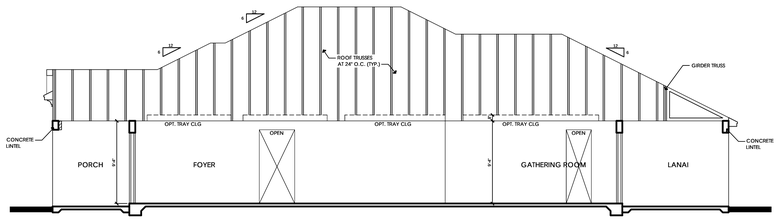
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
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3. Indicates approved Overhead Garage Door.
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6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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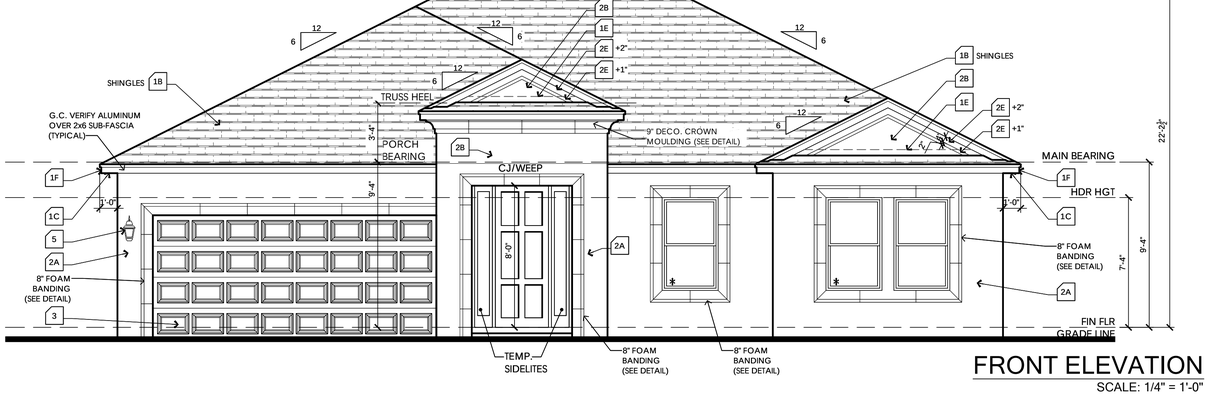
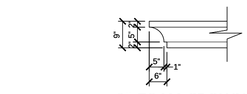
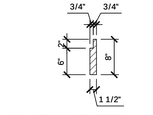
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



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



9" FOAM CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
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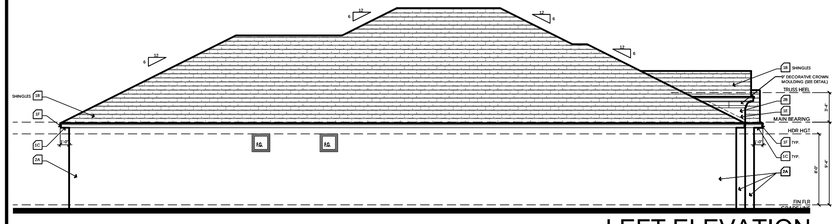

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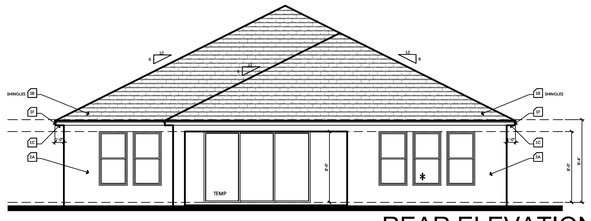
SCALE: 1/8" = 1'-0"



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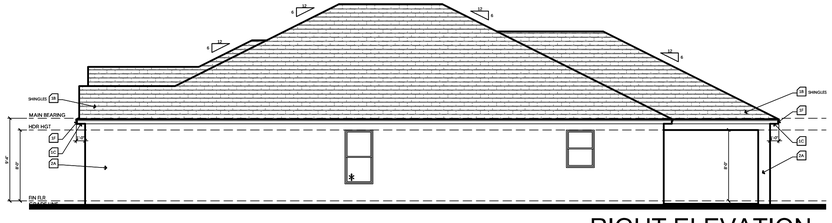

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MEDITERRANEAN ELEVATION A

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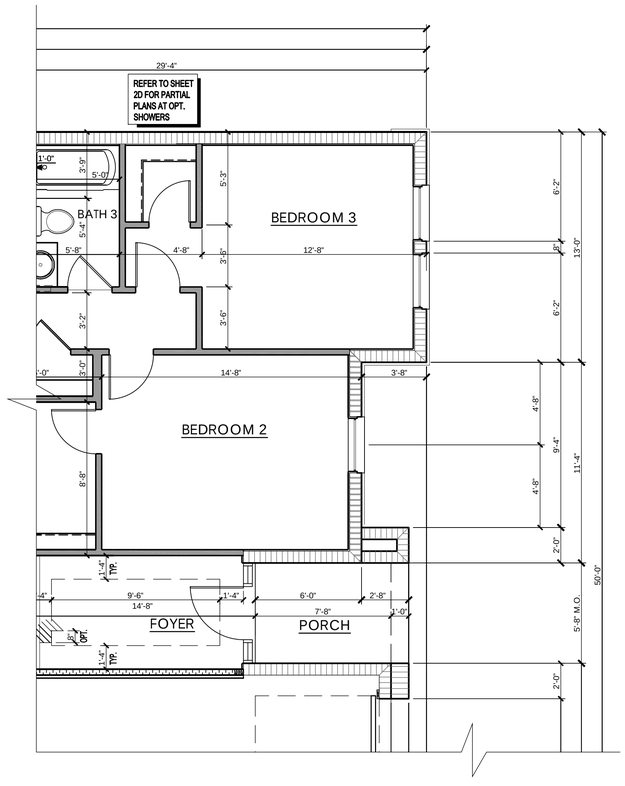
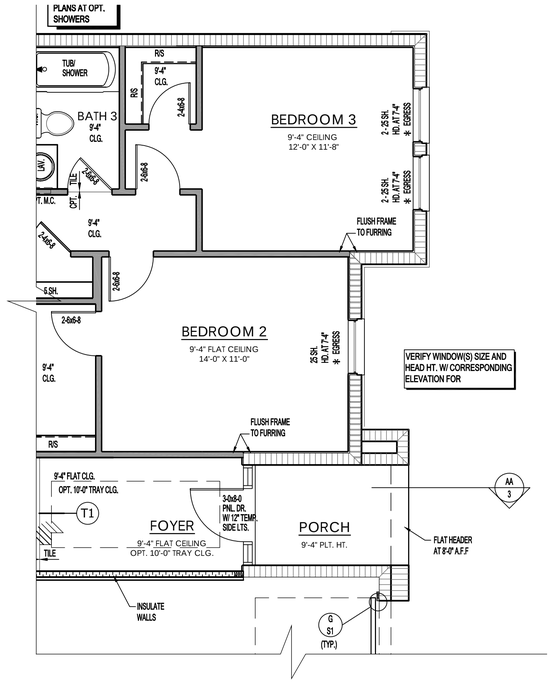


PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

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


PLANS AT OPT. SHOWERS
TUB/ SHOWER
R/S
9'-4" CLG.
BATH 3
9'-4" CLG.
2-6x4
BEDROOM 3
9'-4" CEILING
12'-0" X 11'-8"
2-6x8
2-6x10
2-6x8
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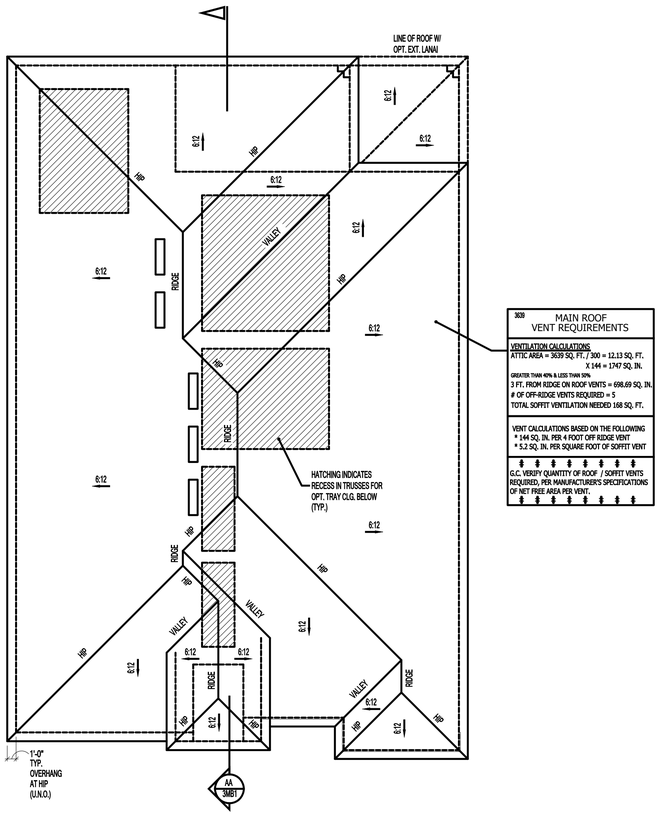

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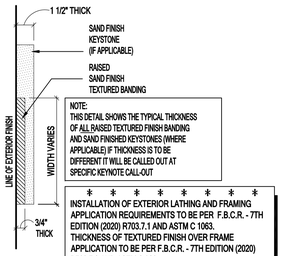

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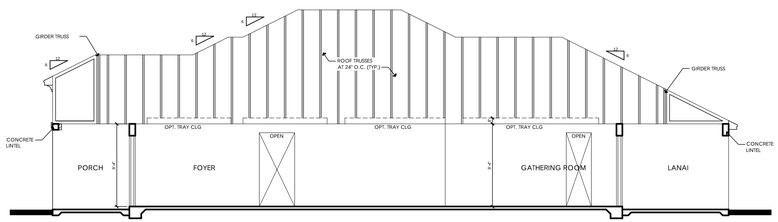

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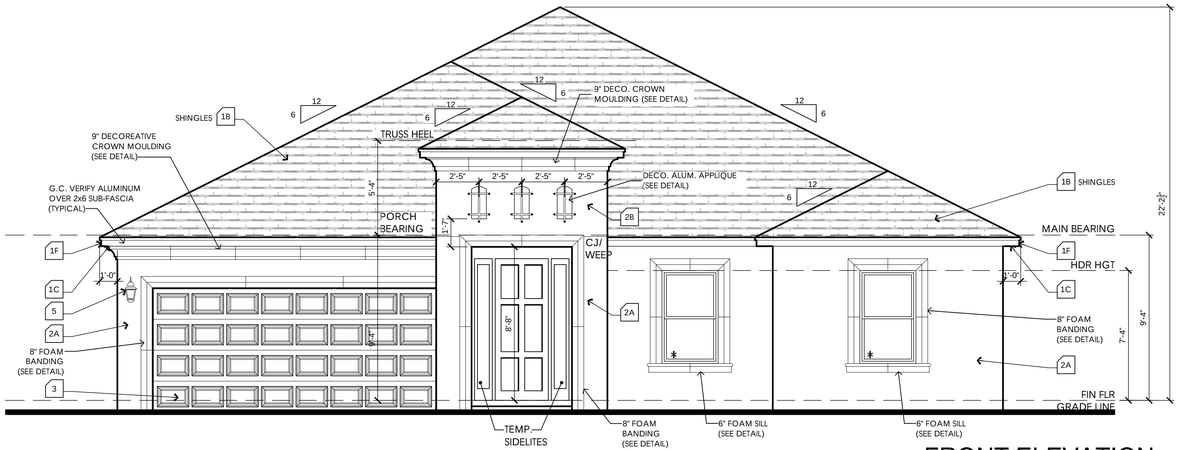

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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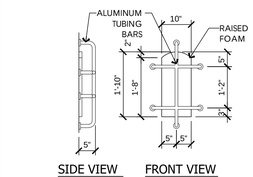
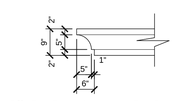


DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



9" SEGMENTED CROWN MOULDING DETAIL
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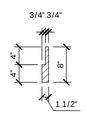

8" SEGMENTED BANDING DETAIL
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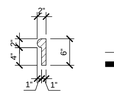

6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
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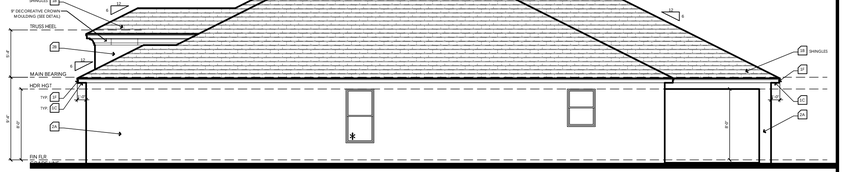

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MEDITERRANEAN ELEVATION B

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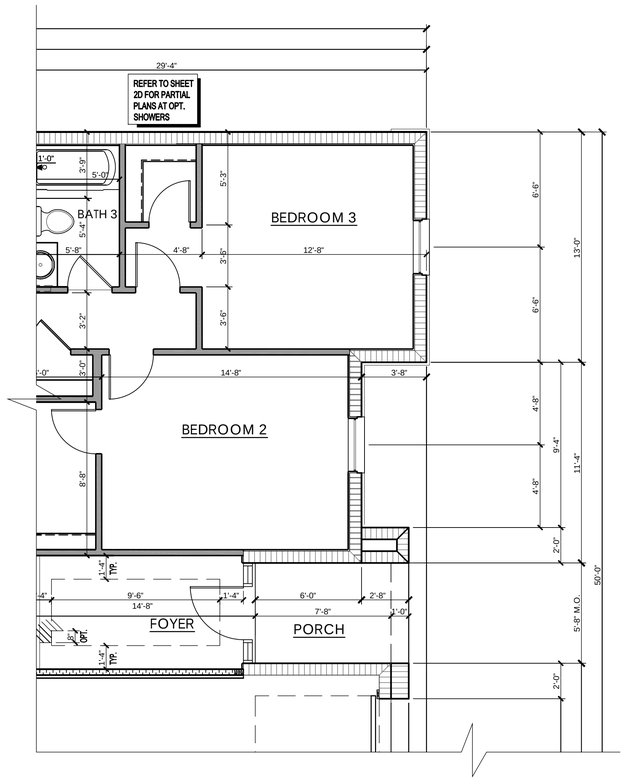

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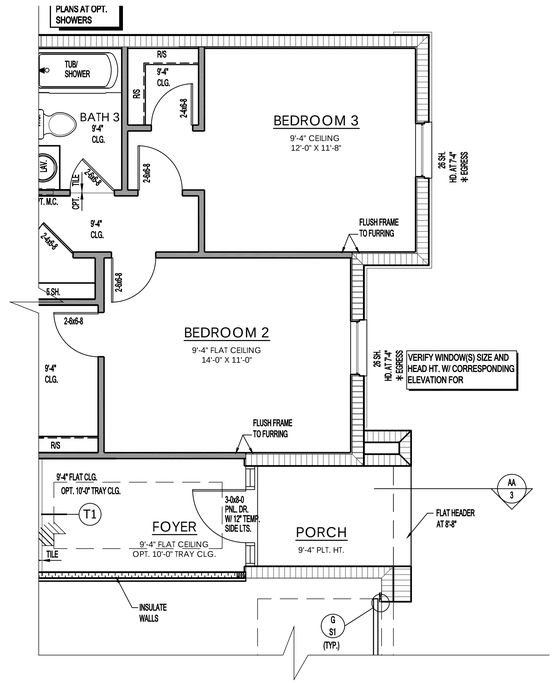

PARTIAL MAIN FLOOR PLAN NOTES
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MEDITERRANEAN ELEVATION B

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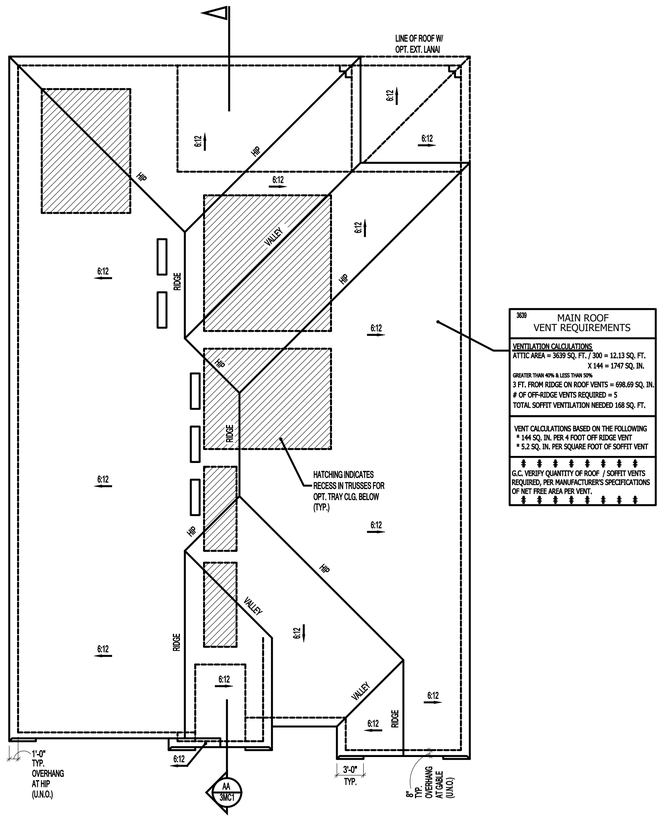

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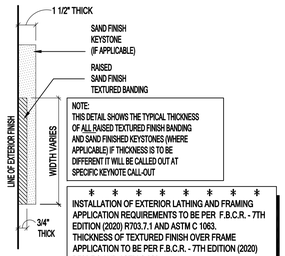

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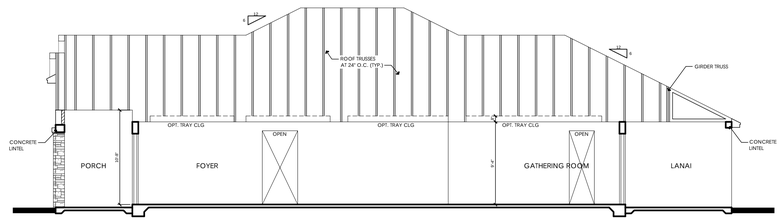

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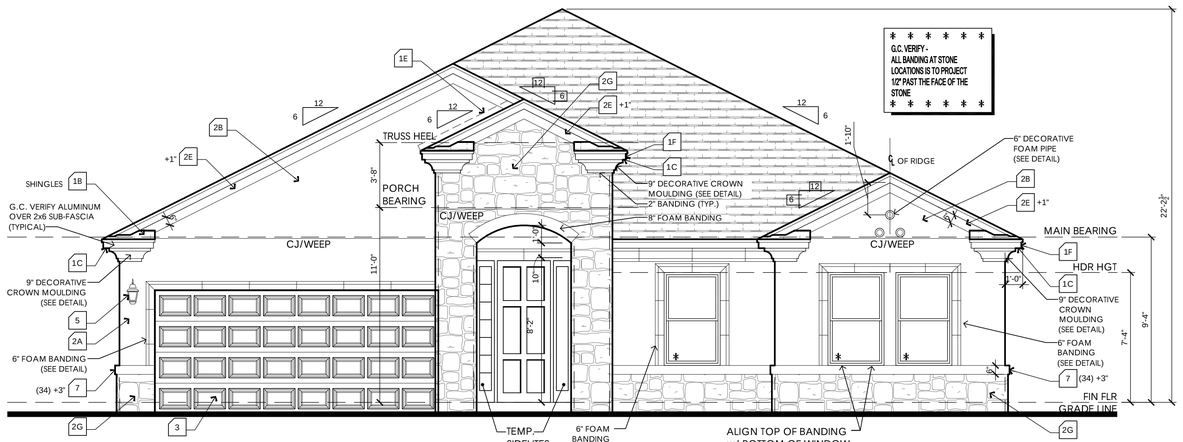
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

6" DECORAIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"

9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"

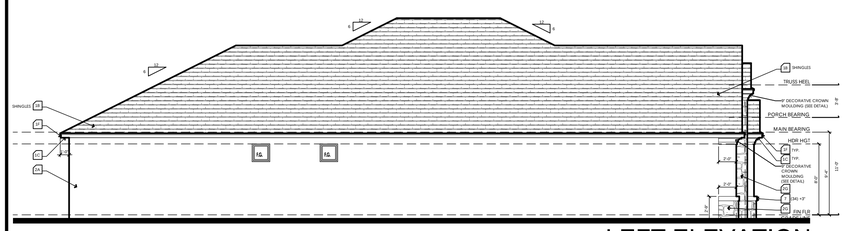
6" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



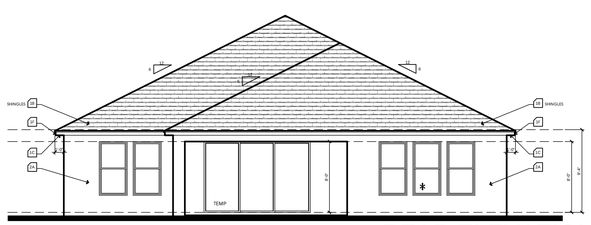
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

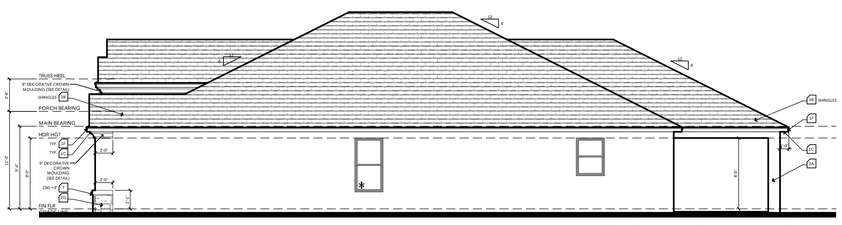
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION C

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

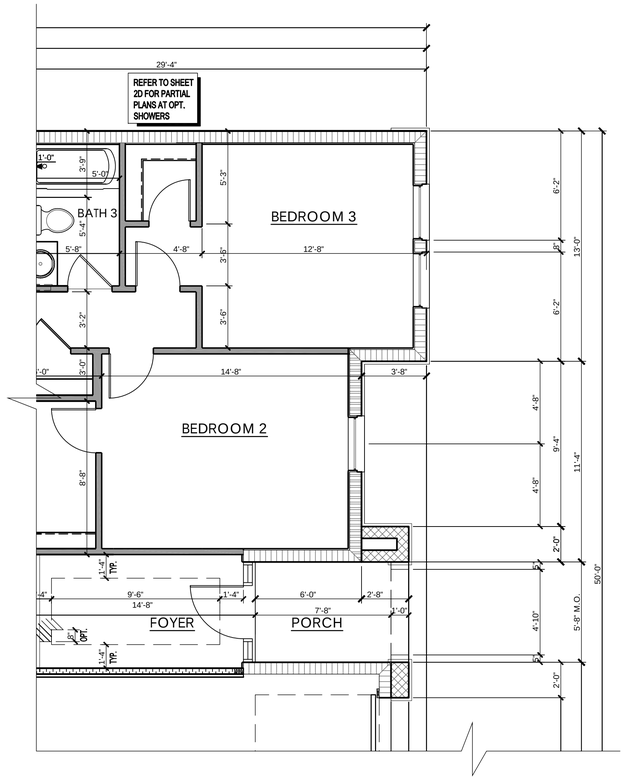
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Garage: LH
Plot Date: 08 / 19 / 2022

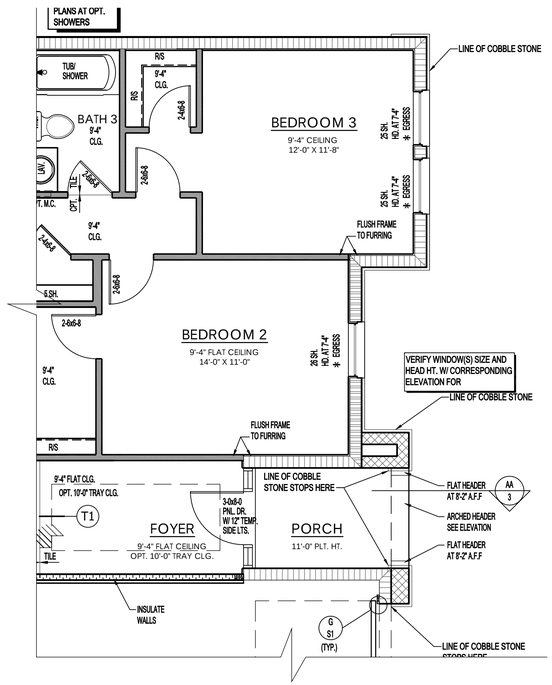
Reference No.
21-15368

Sheet:
3MC1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

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



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "M-A"

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

MEDITERRANEAN ELEVATION C

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t.(407)896-5533

Builder:

taylor morrison

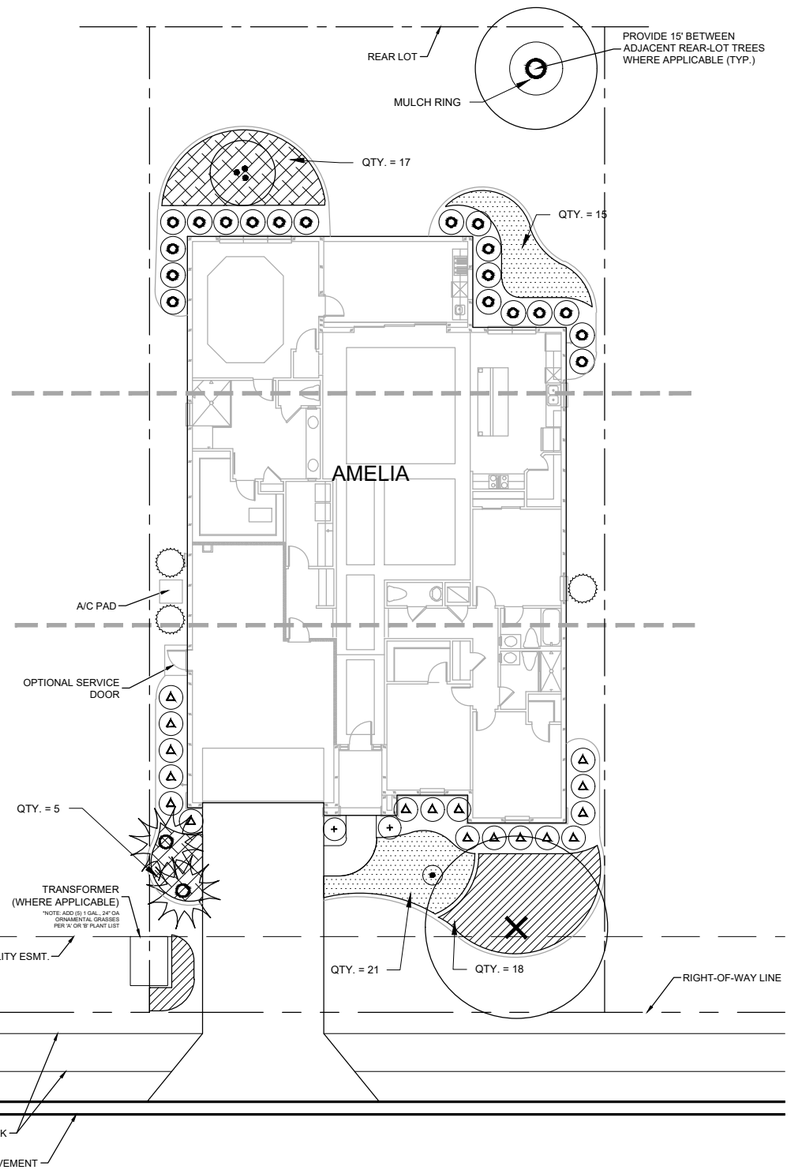
Job Information:

Amelia
Community Name
Lot: Block: Garage: LH
Community: ####### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet
3MC2

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL ABOVE GROUND UTILITIES SHALL BE PLANTED WITH NATIVE GRASSES ON ALL SIDES.
4. FRONT YARD CANOPY TREE SHALL BE PLACED A MINIMUM OF 10' AWAY FROM BUILDING FOUNDATION.
5. A MINIMUM (48) THREE GALLON PLANTINGS OF AT LEAST 3 DIFFERENT SPECIES, ARE REQUIRED IN FRONT OF HOME.

AMELIA LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

AMELIA 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	3
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	19
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	22
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	36
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	18
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,155 S.F.

AMELIA 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	3
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	17
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	19
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	22
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	36
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	18
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,155 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

All information (including, but not limited to site plans, features, and specifications) is not guaranteed and remains subject to change or delay without notice. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimer.
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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Amelia Master Landscape.dwg
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\511-25-01 Unit LA Plans\Current Plans\Amelia Master Landscape.dwg
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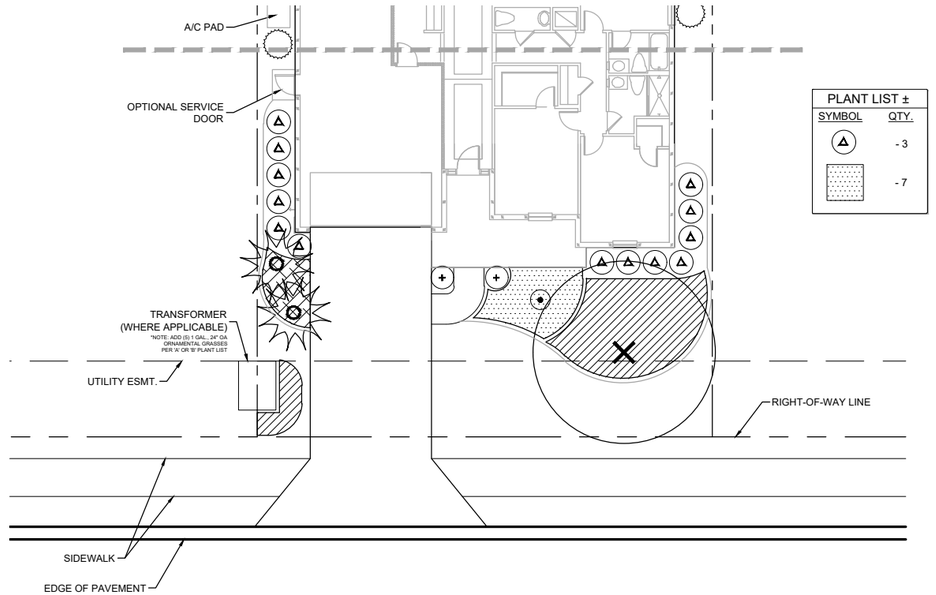
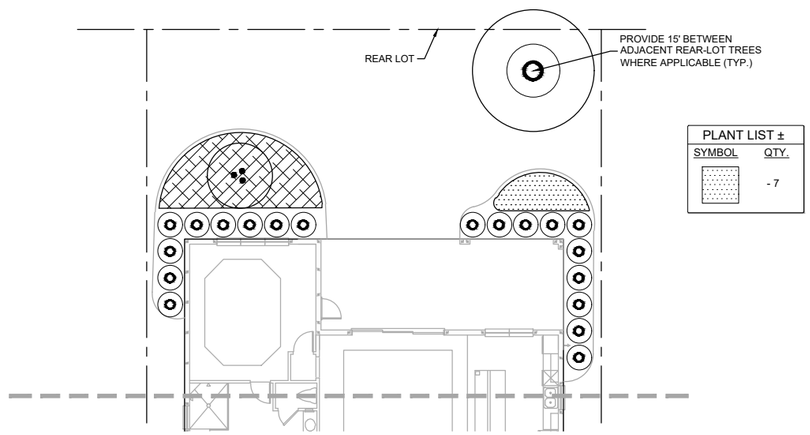
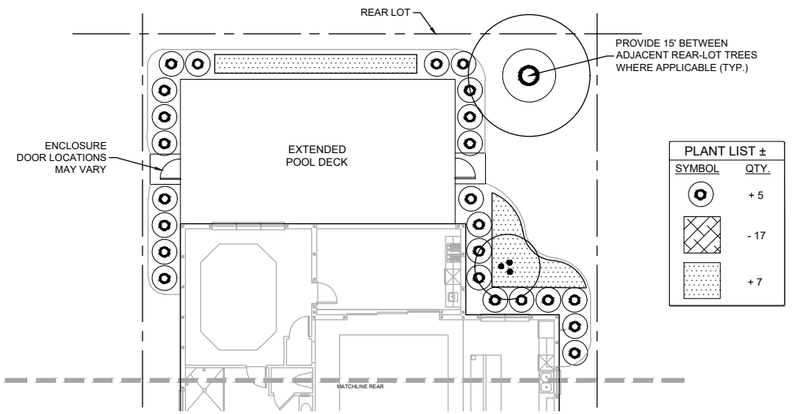


A OPTION ~ ELEVATION ~ CRAFTSMAN
SCALE: 1"=20'



A OPTION ~ EXTENDED LANAI
SCALE: 1"=20'



A OPTION ~ POOL DECK
SCALE: 1"=20'

All information (including, but not limited to site plans, features, and specifications) is not guaranteed and remains subject to change or delay without notice. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimer.
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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:

taylor morrison
Homes Inspired by You

FILE NAME: Amelia Master Landscape.dwg
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\511-25-01 Unit LA Plans\Current Plans\Amelia Master Landscape.dwg
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LocaliQ
Florida
GANNETT

Order Confirmation

Not an Invoice

Account Number:	1127247
Customer Name:	City Of Cocoa - Te
Customer Address:	City Of Cocoa - Te 65 Stone ST Accounting Division Cocoa FL 32922-7982
Contact Name:	CITY OF COCOA (TE)
Contact Phone:	
Contact Email:	
PO Number:	

Date:	11/17/2023
Order Number:	9542218
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	117.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
BRE Brevard Florida Today	1	11/21/2023 - 11/21/2023	Govt Public Notices
BRE floridatoday.com	1	11/21/2023 - 11/21/2023	Govt Public Notices

Order Confirmation Amount	**$244.19**

Ad Preview

AD#9542218 11/21/2023

CITY OF COCOA
NOTICE OF PUBLIC HEARING
THE COCOA CITY COUNCIL
PROPOSES TO CONSIDER THE
FOLLOWING:

PZ 23-02800003 SETTLEMENT IMPLEMENTATION AGREEMENT AMENDMENT

CONSIDERATION OF A SETTLEMENT IMPLEMENTATION AGREEMENT AMENDMENT between Virgin Trains USA Florida, LLC and the City of Cocoa to approve a modified conceptual plan with approximately 350-lot residential subdivision, among other changes, consistent with RU-1-7 zoning; modifying the Agreement made and entered into July 10, 2019, and recorded in the Brevard County Official Records Book 8564 Page 2243 on Tax Parcel #: 24-35-10-00-3, approximately 246 acres of land generally located northeast of the SR 528 and I-95 interchange.

CITY COUNCIL WILL CONSIDER THIS ITEM ON
November 28, 2023
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, FL

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: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
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, 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 Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
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://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Legislation Details (With Text)

File #:	23-776	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Pass on First Reading proposed Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date. (City Planner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance No. 26-2023 _ Amending Article XIX _ P&Z Board Meeting Schedule.pdf Legal Ad Affidavit 9542285.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Stacey Hopper - City Planner
Through: Stockton Whitten - City Manager
Requested Action:
Pass on First Reading proposed Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date.

BACKGROUND:

The applicant, City of Cocoa, is requesting the Planning and Zoning Board consider an amendment of the Appendix A, Article XIX, Section 2, setting the date of the Planning and Zoning Board meeting.

History: In the past, according to Ordinance 20-2003, the Planning and Zoning Board meeting was held on the second Wednesday of the month. However, in August of 2018, the City Council meeting schedule was changed such that meetings were regularly held on the 2nd and 4th Wednesday of the month. Accordingly, Planning and Zoning Board meetings were changed to the 1st Wednesday of the month to accommodate the new City Council meeting schedule. Since 2018, the Planning and Zoning Board has regularly held meetings on the 1st Wednesday of the month.

Although in October of 2020 the City Council meetings were moved from the 2nd and 4th Wednesday of the month back to the 2nd and 4th Tuesday of the month, the 1st Wednesday schedule does appear

to work well for the Board and for the staff that must support Board meetings so that they do not need to attend evening meetings twice in one week.

Proposed Ordinance 26-2023, eliminates from the City Code a specific meeting day of the Planning and Zoning Board, currently still codified as the 2nd Wednesday of the month. The Ordinance does not specify a set day of the regular Planning and Zoning meetings, but rather instructs that a regular meeting schedule be established by the Board with at least monthly intervals and with special meetings to be held as necessary at the request of the Chair or Vice-Chair of the board.

Project Name: Zoning Ordinance Text Amendment - Planning and Zoning Board Meeting Schedule, Ordinance 26-2023
Project No.: PZ-23-02000012
Meeting Date: December 6, 2023
Applicant: City of Cocoa
Property Owner: N/A
Project Location: Various Zoning Districts

Future Land Use Designation: N/A

Zoning District: N/A

Existing Land Use: N/A

Council District: City wide

Legal Ad Date: November 21, 2023

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for change

Need: The City code needs to be updated to reflect the change in date of the Planning and Zoning Board meeting.

Justification: The change of the City Council meeting date from Wednesday back to Tuesday would result in back to back City Board Meetings if the current ordinance requiring Planning and Zoning Board meetings to occur on the 2nd Wednesday of the month were observed, causing difficulty for

City Clerk, Planning and IT staff and forcing key City staff to be away from home two consecutive nights in the 2nd week of each month. When the Planning and Zoning Board meeting was moved to the 1st Wednesday of the month, these staffing issues were resolved, but the City code was not updated to reflect this change.

Summary: Ordinance 26-2023 strikes the 2nd Wednesday of the month from the code and provides flexibility to the Planning and Zoning Board to establish the regular meeting schedule, as long as it is a monthly schedule. The Ordinance leaves the meeting day to the will of the Planning and Zoning Board, and does not specify a certain day that the meeting must be held on, but rather ensures that a Planning and Zoning Board meeting regularly occurs once a month at the will of the P&Z Board.

Following Staff Analysis, the proposed Ordinance, attached as Exhibit A, Ordinance 26-2023 is recommended to the Planning and Zoning Board.

Relationship and consistency with Comprehensive Plan Policies and Objectives

N/A.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Ordinance 20-2003, July 22, 2003. Set in place the schedule of the P&Z meeting as the 2nd Wednesday of the month and removing the provision for the time and place of the meeting to be prescribed by the board.

On December 06, 2023 the Planning and Zoning Board recommend approval of Ordinance 26-2023 as presented.

RECOMMENDED MOTION:

Approve First Reading of proposed Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board.

ORDINANCE NO. 26-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, APPENDIX A, ARTICLE XIX, SECTION 2, RELATING TO THE MEETING SCHEDULE OF THE PLANNING AND ZONING BOARD; 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 Section 2(b), Art. VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Appendix A, *Zoning*, Article XIX, *Planning and Zoning Board*, Section 2, *Meetings; records*, of the Zoning Ordinance of the City of Cocoa, Florida, sets forth the meeting schedule for the City of Cocoa Planning and Zoning Board; and

WHEREAS, the City desires to remove the provision of Section 2 requiring meetings of the Planning and Zoning Board to be held on the second Wednesday of each month to provide instead that meetings may be held pursuant to a regular schedule established by the Board; 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 1.0 **Recitals.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2.0 **Amendment.** The City of Cocoa Code of Ordinances Appendix A, Zoning, Article XIX, Section 2, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Appendix A, Zoning, Article XIX, Section 2. It is intended that the text in Appendix A, Zoning, Article XIX, 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 XIX. – PLANNING AND ZONING BOARD

* * *

Sec. 2. – Meetings; records.

~~The planning and zoning board shall hold regular meetings on the second Wednesday of each month, and special meetings at such times as the board may determine or at the call of the chairman thereof, or the planning supervisor for the consideration of business before the board.~~

The planning and zoning board shall establish a schedule of regular meetings at such intervals as the board may determine, but not less frequently than once every month. Special meetings may be convened by the chairperson, or vice-chairperson in the absence of the chairperson, upon giving at least twenty-four (24) hours' notice to the members of the board. A meeting may also be called by written notice signed by three (3) members of the board. The board at any hearing or meeting may schedule a future hearing or meeting date.

* * *

Section 3.0 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 4.0 Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent Ordinances and Resolutions adopted by the City Council, or parts of prior Ordinances and Resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5.0 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 6.0 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 _____, 2023.

_____

MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
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:

11/21/2023

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 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

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AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of a portion of one (1) parcel of real property, that portion totaling 1 acre, more or less, and generally located northwest of the intersection of Grimes St and Forrest Ave at 825 Forrest Ave, Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Institutional (INST) to Multiple-Family Dwelling (RU-2-15); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Portion of Tax Parcel ID 24-36-28-76-a
PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending Chapter 3, advertising and signs, section 3-23, general regulations, of the code of the City of Cocoa regarding flags; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.
PZ-23-00200013 – Text Amendment - Kava, Kratom, Smoke shops| Ordinance 25-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Smoke Shops, Kava, and Kratom; establishing distancing requirements between smoke shops, establishments selling kava beverages and kratom products, and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-23-00200012 – Text Amendment - Amending Article XIX Section 2, P&Z Board Meeting Schedule | Ordinance 26-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Zoning Ordinance of the City of Cocoa, Appendix A, Article XIX, Section 2, relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
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 Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
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://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Legislation Details (With Text)

File #:	23-775	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Pass on First Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date. (City Planner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance No. 25-2023 _ Regulating Kava and Kratom _ CC Legal Ad Affidavit 9542285.pdf Exhibit A Ord 25-2023 Kava Kratom P&Z 12-06-2023.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: November 7, 2023
Agenda Date: December 12, 2023
Prepared By: Stacey Hopper - City Planner
Through: Stockton Whitten - City Manager
Requested Action:
Pass on First Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, *Kava and Kratom,* establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

BACKGROUND:

The applicant, City of Cocoa, is requesting the Planning and Zoning Board consider an amendment of the Appendix A, Zoning, Article XIII *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, and set in place distance requirements between establishments selling Kava beverages and/or Kratom products and schools, religious institutions, public parks and playgrounds.

History: Prior to this ordinance, a noticeable increase of retail outlets selling Kava and Kratom have been applying for businesses licenses within the City of Cocoa usually through smoke shops as a

product for off-premise consumption. However, recently Kava and Kratom shops have been requesting Business Tax Receipts for Kava Bars and other outlets where the Kava or Kratom is served in a coffee shop or bar atmosphere for immediate on-premise consumption.

Kava known as (*Piper methysticum*) (also known as intoxicating pepper) is a shrub native to the South Pacific Islands. Kava is harvested for its rootstock, which contains the pharmacologically active compounds kavalactones. Kava is consumed in several ways. Kava dietary supplements are commonly sold as pills or capsules. Kava is also available as whole root, powdered root, or extracts. Kava supplements are often sold at herbal wellness shops but can also be found at commonplace grocers. Kava is also commonly sold as a beverage by the same name made from dried Kava root powder and brewed into a tea-like drink. Kava beverages are increasingly being sold recreationally for on-site consumption at Kava-beverage-based establishments due to the beverage's euphoric effects.

According to the United States Drug Enforcement Administration ("DEA"), Kava is increasingly being used for recreational and homeopathic purposes because of the effects produced from consuming the rootstock, such as euphoria, muscle relaxation, sedation, and analgesia. The United States Food and Drug Administration ("FDA") has not made an official determination about the efficacy of Kava as an analgesic or as a treatment for anxiety. In 2002, the FDA issued an advisory alerting consumers and healthcare providers to the potential risk of liver-related injuries associated with the use of Kava. Several cases of liver damage (hepatitis and cirrhosis) and liver failure have been associated with commercial extract preparations of Kava. Consumption of Kava may produce side effects such as decreased coordination and fatigue. Kava potentiates the effects of alcohol, including the impairments caused by alcohol. Kava is not a controlled substance in the United States. Due to concerns of liver toxicity, Kava is subject to regulatory controls in many countries including Australia, Canada, France, Germany, Japan, Malaysia, Norway, Poland, Singapore, South Africa, Sweden, Switzerland, and the United Kingdom.

Kratom (*Mitragyna speciosa*) is a tropical tree native to Southeast Asia. According to the DEA, consumption of Kratom leaves produces stimulant effects in low doses, analgesic and euphoric effects at mid-level doses, and depressant effects at high doses. According to the Mayo Clinic, Kratom is a highly addictive substance. Studies have shown that people who consume Kratom for over six months experience withdrawal symptoms similar to those experienced during opioid withdrawal. According to the Mayo Clinic, as with other recreational drugs, it is possible to overdose on Kratom. Symptoms of and treatment for Kratom overdoses mirror those for opioid overdoses. Kratom is the known cause of at least 36 overdose deaths. The FDA has not approved Kratom for any medical use. The DEA has listed Kratom as a Drug of Chemical Concern. Medical literature has shown that not only is Kratom addictive, Kratom use is associated with a clear set of effects and side effects ranging from dry mouth and insomnia to hallucinations, delusion, confusion, and withdrawal symptoms (including symptoms of limb spasticity, hostility, aggression, and emotional instability). Kratom is regulated as a controlled substance in Thailand, Malaysia, and Myanmar, where the plant is a native species. Despite the dangers of Kratom use, Kratom products are promoted as legal psychoactives. There is an increasing prevalence in establishments which sell Kratom, including establishments which sell Kratom for on-site consumption.

Ordinance 25-2023, proposes minimum distances between the locations selling these potentially addictive substances, specifically Kava beverages and any form of Kratom, and gathering places where the youth of the city congregate.

Project Name:	Zoning Ordinance Text Amendment - Kava and Kratom, Ordinance 25-2023
Project No.:	PZ-23-02000013
Meeting Date:	December 6, 2023
Applicant:	City of Cocoa
Property Owner:	N/A
Project Location:	Various Zoning Districts
Future Land Use Designation:	Various
Zoning District:	Various
Existing Land Use:	N/A
Council District:	City wide
Legal Ad Date:	November 21, 2023

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for change

Need: Because of the new and changing cultural acceptance of Kava and Kratom and the lack of current ordinances of the City addressing these substances, in addition to the dearth of federal regulations in place to identify Kava and Kratom as controlled substances, Ordinance 25-2023 is proposed to limit access to these products through distancing the establishments selling or serving them from areas where the youth of the city congregate.

Justification: Due to the potentially harmful health effects of Kava and the lack of significant medical studies on the long-term effects of Kava use, and the harmful effects of Kratom use, including its addictive nature and hallucinogenic side effects, it is in the best interest of the youth of the City of Cocoa to have limited exposure to Kava beverages and Kratom products.
In recognizing the dangers Kratom consumption poses to youth, the Florida Legislature has codified Florida Statutes § 500.92 (2023), the Florida Kratom Consumer Protection Act, which makes it unlawful to sell, deliver, barter, furnish, or give, directly or indirectly, any Kratom product to a person under 21 years of age.

Summary: In summary, the City desires to ensure that the youth of the City of Cocoa are limited in their exposure to Kava and Kratom and do not have easy access to these products, therefore it is recommended that, until the such time as Federal Legislation catches up to the evolving culture surrounding these potentially harmful and addictive drugs, physical distancing as recommended by this Ordinance be put in place to limit youth exposure to these substances.

Following Staff Analysis, the proposed Ordinance, attached as Exhibit A, Ordinance 25-2023 is recommended to the Planning and Zoning Board.

If approved, the proposed Ordinance will not impact establishments selling Kava beverages or any form of Kratom for off or on-premise consumption outside of a 500' exclusion zone around a school, church, public park or playground as measured from the nearest edge of the property boundaries.

Relationship and consistency with Comprehensive Plan Policies and Objectives

The proposed ordinance will limit the locations where Kava beverage and Kratom sellers within the City of Cocoa may locate. Schools, religious institutions, (churches, mosques, and synagogues), public parks and playgrounds exist with the fabric of existing neighborhoods, therefore limiting access to Kava and Kratom is in line with the following objective of the Comprehensive Plan.

- **Objective 1.1.5 Neighborhood Protection** - The City shall ensure that additional growth and development will be respectful of established neighborhoods the define much of the City's character.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Location restrictions on the sale of alcoholic beverages in relation to the distances to churches, schools and daycares can be found in the City of Cocoa code in the following ordinances: No. 2-79, § 10, 3-6-79; Ord. No. 13-05, § 3, 5-10-05.

On December 6, 2023 the Planning and Zoning Board recommended approval of Ordinance 25-2023 as presented

RECOMMENDED MOTION:

Approve First Reading of proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, *Kava and Kratom,* establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses.

ORDINANCE NO. 25-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, *ZONING*, ARTICLE XIII, *SUPPLEMENTARY DISTRICT REGULATIONS*, OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD A NEW SECTION 33, *KAVA AND KRATOM*; ESTABLISHING DISTANCING REQUIREMENTS BETWEEN ESTABLISHMENTS SELLING KAVA BEVERAGES AND/OR KRATOM PRODUCTS AND CERTAIN OTHER ENUMERATED LAND USES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Article VIII, of the Constitution of the State of Florida to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, in recent years there has been a general increase in the use of products which are derived from Kava and Kratom, as well as a general increase in establishments engaging in the sale of and/or onsite consumption of Kava and Kratom; and

WHEREAS, the City of Cocoa has experienced a rapid proliferation of establishments engaging in the sale and/or onsite consumption of Kava and Kratom; and

WHEREAS, the City Council of the City of Cocoa makes the following findings of fact as related to Kava;

- Kava (*Piper methysticum*) (also known as intoxicating pepper) is a shrub native to the South Pacific Islands. Kava is harvested for its rootstock, which contains the pharmacologically active compounds kavalactones.[1]
- Kava is consumed in several ways. Kava dietary supplements are commonly sold as pills or capsules. Kava is also available as whole root, powdered root, or extracts. Kava supplements are often sold at herbal wellness shops but can also be found at commonplace grocers such as Walgreens or Publix.[2]
- Kava is commonly also sold as a beverage by the same name made from dried Kava root powder and brewed into a tea-like drink. Kava beverages are increasingly

[1] United States Drug Enforcement Administration, *Kava*, September 2019 (last visited Nov. 13, 2023), chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.deadiversion.usdoj.gov/drug_chem_info/kava.pdf.

[2] Id.; Publix Delivery and Curbside Pickup (last visited Nov. 13, 2023), https://delivery.publix.com/landing?product_id=370509&retailer_id=57&postal_code=29582&region_id=1882507793.

being sold recreationally for on-site consumption at Kava-beverage-based establishments due to the beverage's euphoric effects.[3]

- According to the United States Drug Enforcement Administration ("DEA"), Kava is increasingly being used for recreational and homeopathic purposes because of the effects produced from consuming the rootstock, such as euphoria, muscle relaxation, sedation, and analgesia.[4]
- The United States Food and Drug Administration ("FDA") has not made an official determination about the efficacy of Kava as an analgesic or as a treatment for anxiety.[5]
- In 2002, the FDA issued an advisory alerting consumers and healthcare providers to the potential risk of liver-related injuries associated with the use of Kava. Several cases of liver damage (hepatitis and cirrhosis) and liver failure have been associated with commercial extract preparations of Kava.[6]
- Consumption of Kava may produce side effects such as decreased coordination and fatigue. Kava potentiates the effects of alcohol, including the impairments caused by alcohol.[7]
- Kava is not a controlled substance in the United States. Due to concerns of liver toxicity, Kava is subject to regulatory controls in many countries including Australia, Canada, France, Germany, Japan, Malaysia, Norway, Poland, Singapore, South Africa, Sweden, Switzerland, and the United Kingdom.[8]

and;

WHEREAS, the City Council finds that, due to the potentially harmful health effects of Kava and the lack of significant medical studies on the long-term effects of Kava use, it is in the best interest of the youth of the City of Cocoa have limited exposure to Kava products, specifically Kava beverages; and

WHEREAS, the City Council of the City of Cocoa makes the following findings of fact as related to Kratom;

- Kratom (*Mitragyna speciosa*) is a tropical tree native to Southeast Asia.[9]
- According to the DEA, consumption of Kratom leaves produces stimulant effects in low doses, analgesic and euphoric effects at mid-level doses, and depressant effects at high doses.[10]

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[3] United States Drug Enforcement Administration, Kava, September 2019 (last visited Nov. 13, 2023), chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.deadiversion.usdoj.gov/drug_chem_info/kava.pdf.
[4] *Id.*
[5] *Id.*
[6] *Id.*
[7] *Id.*
[8] *Id.*
[9] United States Drug Enforcement Administration, *Kratom* (last visited Nov. 13, 2023), https://www.dea.gov/factsheets/kratom.
[10] *Id.*

- According to the Mayo Clinic, Kratom is a highly addictive substance. Studies have shown that people who consume Kratom for over six months experience withdrawal symptoms similar to those experienced during opioid withdrawal.[11]
- According to the Mayo Clinic, as with other recreational drugs, it is possible to overdose on Kratom. Symptoms of and treatment for Kratom overdoses mirror those for opioid overdoses. Kratom is the known cause of at least 36 overdose deaths.[12]
- The FDA has not approved Kratom for any medical use.[13]
- The DEA has listed Kratom as a Drug of Chemical Concern.
- Medical literature has shown that not only is Kratom addictive, Kratom use is associated with a clear set of effects and side effects ranging from dry mouth and insomnia to hallucinations, delusion, confusion, and withdrawal symptoms (including symptoms of limb spasticity, hostility, aggression, and emotional instability).[14]
- Kratom is regulated as a controlled substance in Thailand, Malaysia, and Myanmar, where the plant is a native species.[15]
- Despite the dangers of Kratom use, Kratom products are promoted as legal psychoactives.
- There is an increasing prevalence in establishments which sell Kratom, including establishments which sell Kratom for on-site consumption.

and;

WHEREAS, the City Council finds that, due to the harmful effects of Kratom use, including its addictive nature and hallucinogenic side effects, it is in the best interest of the youth of the City of Cocoa to have limited exposure to Kratom products; and

WHEREAS, recognizing the dangers Kratom consumption poses to youth, the Florida Legislature has codified Florida Statutes § 500.92 (2023), the Florida Kratom Consumer Protection Act, which makes it unlawful to sell, deliver, barter, furnish, or give, directly or indirectly, any Kratom product to a person under 21 years of age; and

WHEREAS, the City Council desires to ensure that the youth of the City of Cocoa are limited in their exposure to Kava and Kratom products and do not have easy access to such products; and

---

[11] Mayo Clinic, *Kratom for Opioid Withdrawal: Does It Work?* (last visited Nov. 13, 2023), https://www.mayoclinic.org/diseases-conditions/prescription-drug-abuse/in-depth/kratom-opioid-withdrawal/art-20402170.

[12] *Id.*

[13] United States Food and Drug Administration, *FDA and Kratom* (last visited Nov. 13, 2023), https://www.fda.gov/news-events/public-health-focus/fda-and-kratom.

[14] United States Drug Enforcement Administration, *Kratom* (last visited Nov. 13, 2023), https://www.dea.gov/factsheets/kratom.

[15] *Id.*

WHEREAS, the City Council therefore desires to amend the City of Cocoa Zoning Code to provide that establishments selling Kava beverages and/or establishments selling Kratom in any form must be located at least 500 feet away from any school, church, or public park or playground, which are places where youth typically gather; and

WHEREAS, on the ___ day of _____, 2023, the City's Planning and Zoning Board/Local Planning Agency reviewed this Ordinance, held a public hearing, and recommended approval of this Ordinance; 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 the City 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 this reference as legislative findings and reflect the intent and purpose of the City Council of the City of Cocoa.

Section 2. **Code Amendment.** Appendix A, *Zoning*, Article XIII, *Supplementary District Regulations*, of the Code of Ordinances of the City of Cocoa, Florida, 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 XIII. It is intended that the text in Appendix A, Article XIII, shall remain unchanged from the language existing prior to the adoption of this Ordinance.):

* * *

APPENDIX A – ZONING

* * *

ARTICLE XIII. – SUPPLEMENTARY DISTRICT REGULATIONS

* * *

Sec. 33. – Kava and Kratom.

(A) PURPOSE AND INTENT. The purpose and intent of this section is to establish distancing requirements between schools, religious institutions, and public parks or playgrounds and establishments which engage in the sale of and/or allow the on-site consumption of Kava beverages and/or Kratom.

(B) DEFINITIONS. As used in this section, the following words and phrases shall have the following meanings, unless the context clearly indicates that a different meaning is intended:

Kava shall mean any product derived from the rootstock of the Kava plant (*Piper methysticum*) (also known as intoxicating pepper).

Kava beverages shall mean beverages meant for human consumption containing any form of Kava. Kava beverages shall include beverages made purely from Kava as well as beverages made from a combination of Kava and other ingredients, including but not limited to infusions, teas, fermented drinks, or lattes.

Kratom shall mean any product, including but not limited to food products, food ingredients, dietary ingredients, dietary supplements, or beverages, intended for human consumption which contains any part of the leaf of the Kratom plant, *Mitragyna speciosa*, or an extract, synthetic alkaloid, or synthetically derived compound of the Kratom plant which is manufactured as a powder, capsule, pill, beverage, or other consumable form.

(C) DISTANCING REQUIREMENTS. Notwithstanding any other provision of this chapter or any provision of the City of Cocoa zoning regulations, no person shall cause or permit the operation of any establishment selling any form of Kava beverage or any form of Kratom within five hundred (500) feet of a preexisting religious institution; public or private elementary, middle, or secondary school; or public park or playground. A "preexisting" religious institution, public or private elementary, middle, or secondary school, or public park or playground shall mean one existing prior to the existence of the establishment selling or proposing to sell Kava beverages or any form of Kratom. The distance between the establishment proposing to sell or selling any form of Kava beverage or any form of Kratom and a religious institution; public or private elementary, middle, or secondary school; or public park or playground shall be measured by drawing a straight line between the closest property lines of the respective properties used for such purposes.

* * *

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 _____, 2023.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
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:

11/21/2023

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 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commision expires

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KATHLEEN ALLEN
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State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of a portion of one (1) parcel of real property, that portion totaling 1 acre, more or less, and generally located northwest of the intersection of Grimes St and Forrest Ave at 825 Forrest Ave, Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Institutional (INST) to Multiple-Family Dwelling (RU-2-15); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Portion of Tax Parcel ID 24-36-28-76-a
PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending Chapter 3, advertising and signs, section 3-23, general regulations, of the code of the City of Cocoa regarding flags; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.
PZ-23-00200013 – Text Amendment - Kava, Kratom, Smoke shops| Ordinance 25-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Smoke Shops, Kava, and Kratom; establishing distancing requirements between smoke shops, establishments selling kava beverages and kratom products, and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-23-00200012 – Text Amendment - Amending Article XIX Section 2, P&Z Board Meeting Schedule | Ordinance 26-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Zoning Ordinance of the City of Cocoa, Appendix A, Article XIX, Section 2, relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
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 Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
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://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Cocoa
Florida

Planning and Zoning Board Meeting

December 6, 2023



Ordinance 25-2023

Supplementary Regulations for Kava and Kratom



Ordinance 25-2023
Kava and Kratom

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

The applicant, City of Cocoa, is requesting the Planning and Zoning Board consider an amendment of the Appendix A, Zoning, Article XIII *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, and set in place distance requirements between establishments selling Kava beverages and/or Kratom products and schools, religious institutions, public parks and playgrounds.

History: Prior to this ordinance, a noticeable increase of retail outlets selling Kava and Kratom have been applying for businesses licenses within the City of Cocoa usually through smoke shops as a product for off-premise consumption. However, recently Kava and Kratom shops have been requesting Business Tax Receipts for Kava Bars and other outlets where the Kava or Kratom is served in a coffee shop or bar atmosphere for immediate on-premise consumption.

Ordinance 25-2023
Kava and Kratom



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

Kava known as (*Piper methysticum*) (also known as intoxicating pepper) is a shrub native to the South Pacific Islands. Kava is also commonly sold as a beverage by the same name made from dried Kava root powder and brewed into a tea-like drink. Kava beverages are increasingly being sold recreationally for on-site consumption at Kava-beverage-based establishments due to the beverage's euphoric effects.

In 2002, the FDA issued an advisory alerting consumers and healthcare providers to the potential risk of liver-related injuries associated with the use of Kava. Several cases of liver damage (hepatitis and cirrhosis) and liver failure have been associated with commercial extract preparations of Kava. Consumption of Kava may produce side effects such as decreased coordination and fatigue. Kava potentiates the effects of alcohol, including the impairments caused by alcohol. Kava is not a controlled substance in the United States. However, due to concerns of liver toxicity, Kava is subject to regulatory controls in many countries including Australia, Canada, France, Germany, Japan, Malaysia, Norway, Poland, Singapore, South Africa, Sweden, Switzerland, and the United Kingdom.

Ordinance 25-2023
Kava and Kratom

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

Kratom Kratom (*Mitragyna speciosa*) is a tropical tree native to Southeast Asia. According to the DEA, consumption of Kratom leaves produces stimulant effects in low doses, analgesic and euphoric effects at mid-level doses, and depressant effects at high doses. According to the Mayo Clinic, Kratom is a highly addictive substance. Studies have shown that people who consume Kratom for over six months experience withdrawal symptoms similar to those experienced during opioid withdrawal and overdose is possible on Kratom.

Medical literature has shown that not only is Kratom addictive, Kratom use is associated with a clear set of effects and side effects ranging from dry mouth and insomnia to hallucinations, delusion, confusion, and withdrawal symptoms (including symptoms of limb spasticity, hostility, aggression, and emotional instability). The DEA has listed Kratom as a Drug of Chemical Concern and Kratom is regulated as a controlled substance in Thailand, Malaysia, and Myanmar, where the plant is a native species.

Ordinance 25-2023
Kava and Kratom

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

Ordinance 25-2023, proposes minimum distances between the locations selling these potentially addictive substances, specifically Kava beverages and any form of Kratom, and gathering places where the youth of the city congregate.

Need: Because of the new and changing cultural acceptance of Kava and Kratom and the lack of current ordinances of the City addressing these substances, in addition to a lack of federal regulations in place to identify Kava and Kratom as controlled substances, Ordinance 25-2023 is proposed to limit access to these products through distancing the establishments selling or serving them from areas where the youth of the city congregate.

Justification: Due to the potentially harmful health effects of Kava and the lack of significant medical studies on the long-term effects of Kava use, and the harmful effects of Kratom use, including its addictive nature and hallucinogenic side effects, it is in the best interest of the youth of the City of Cocoa to have limited exposure to Kava beverages and Kratom products. In recognizing the dangers Kratom consumption poses to youth, the Florida Legislature has codified Florida Statutes § 500.92 (2023), the Florida Kratom Consumer Protection Act, which makes it unlawful to sell, deliver, barter, furnish, or give, directly or indirectly, any Kratom product to a person under 21 years of age.

Ordinance 25-2023
Kava and Kratom

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

Summary: In summary, the City desires to ensure that the youth of the City of Cocoa are limited in their exposure to Kava and Kratom and do not have easy access to these products, therefore it is recommended that, until the such time as Federal Legislation catches up to the evolving culture surrounding these potentially harmful and addictive drugs, physical distancing as recommended by this Ordinance be put in place to limit youth exposure to these substances.

Following Staff Analysis, the proposed Ordinance, attached as Exhibit A, Ordinance 25-2023 is recommended to the Planning and Zoning Board.

If approved, the proposed Ordinance will not impact establishments selling Kava beverages or any form of Kratom for off or on-premise consumption outside of a 500’ exclusion zone around a school, church, public park or playground as measured from the nearest edge of the property boundaries.

Ordinance 25-2023
Kava and Kratom

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

Relationship and Consistency with Comprehensive Plan Policies and Objectives

The proposed ordinance will limit the locations where Kava beverage and Kratom sellers within the City of Cocoa may locate. Schools, religious institutions, (churches, mosques, and synagogues), public parks and playgrounds exist with the fabric of existing neighborhoods, therefore limiting access to Kava and Kratom is in line with the following objective of the Comprehensive Plan.

- **Objective 1.1.5 Neighborhood Protection** – The City shall ensure that additional growth and development will be respectful of established neighborhoods the define much of the City's character.

Previous Action Location restrictions on the sale of alcoholic beverages in relation to the distances to churches, schools and daycares can be found in the City of Cocoa code in the following ordinances: No. 2-79, § 10, 3-6-79; Ord. No. 13-05, § 3, 5-10-05.

RECOMMENDED MOTION:

Staff recommends that the Planning and Zoning Board recommend approval of Ordinance 25-2023 as presented.

Legislation Details (With Text)

File #:	23-781	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/8/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Postpone consideration and approval of the First Amendment to Settlement Implementation Agreement to the City Council Meeting to be held on December 19, 2024 at 6:00 p.m. for purposes of preserving public notice of the adoption of the proposed agreement. (City Attorney)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 8, 2023
Agenda Date: December 12, 2023
Prepared By: Anthony Garganese, City Attorney
Through:
Requested Action:
Postpone consideration and approval of the First Amendment to Settlement Implementation Agreement to the City Council Meeting to be held on December 19, 2024 at 6:00 p.m. at Cocoa City Hall, 65 Stone Street, Cocoa, Florida, for purposes of preserving public notice of the adoption of the proposed agreement.

BACKGROUND:

The subject property is 246.43 acres, more or less, and legally described in the proposed Ordinance. The subject property is generally located on the north side of State Road 528 at the corner of State Road 528 and I-95.

The subject property is subject to that certain Preceding Development Agreement by and between the City of Cocoa and Florida Space Needle, LLC., dated August 24, 2004 (“Preceding Development Agreement”). Following the Council’s approval of the Preceding Development Agreement, the City Council annexed the land into the jurisdictional limits of the City of Cocoa, along with other real property on the north and south side of State 528 totaling over 700 acres of land. At the time, it was one of the largest annexations conducted by the City of Cocoa. Following the adoption of the annexation ordinance, Brevard County filed a lawsuit challenging the annexation of the subject property. The City prevailed in the lawsuit at the 5th District Court of Appeal and entered into that certain Stipulated Settlement Agreement between Brevard County v. City of Cocoa, Case N. 05-2005 -018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of

Brevard County, Florida. Years later, after the property had changed ownership, the City entered into that certain Settlement Implementation Agreement between the City of Cocoa and Virgin Trains USA Florida, LLC., dated July 10, 2019, and recorded at Official Record Book 8564, Page 2243 of Brevard County, Florida.

In accordance with an excavation permit issued by the City of Cocoa, and stormwater plans approved by the St. Johns River Water Management District, the subject property has recently been excavated to provide much needed dirt for the Brightline Rail Project. The area that was excavated will be serving as a lake amenity for the proposed 350 single family home development project approved by the City Council under the Settlement Implementation Agreement. Now that the excavation has been completed, Brevard County has elected on May 23, 2023 the ingress/egress point for the project per the Stipulated Settlement Agreement, and the City Council has approved on November 14, 2023 the utilities easement for the extension of the utilities to service the property, City Administration is currently working on finalizing a proposed First Amendment to the Settlement Implementation Agreement to make technical amendments to the conceptual development plan for the proposed single family home project before Mountain Cove pursues final development permits to construct the project.
The First Amendment to Settlement Agreement was noticed in newspaper for consideration and approval at the November 28, 2023, and the Council at that meeting postpone the item to the December 12, 2023, meeting at the request of staff. City Administration is continuing its review of a draft of the proposed First Amendment to Settlement Implementation Agreement for the Council's consideration. Staff is again requesting that the Council postpone consideration of the First Amendment to Settlement Implementation Agreement to a date certain to preserve advertising. The First Amendment to Settlement Agreement will be considered for approval by the City Council at its Regular Meeting to be held on December 19, 2023 at 6:00 p.m.

In the meantime, a copy of the revised conceptual development plan is attached to this agenda item in order to refamiliarize the Council with the layout and scope of this proposed project.

STRATEGIC PLAN CONNECTION:

Enhance efforts to make the City of Cocoa a thriving and competitive economic driver along the Space Coast. Improve residential development and rehabilitation programs to ensure a diversity of housing options.

BUDGETARY IMPACT:

PREVIOUS ACTION:

1. August 24, 2004 - Annexation Ordinance No. 31-2004
2. August 24, 2004 - Preceding Development Agreement with Florida Space Needle
3. April 12, 2005; November 7, 2006 - Preceding Development Agreement with Berrera Shores
4. December 11, 2007 - Stipulated Settlement Agreement with County and Property Owners
5. July 10, 2019 - Settlement Implementation Agreement with Virgin Trains
6. July 26, 2022 - Settlement Implementation Agreement with Beachline Partners

7. November 14, 2023 - Approval of Utilities Easements from Mountain Cove and Brightline

RECOMMENDED MOTION:

Postpone consideration and approval of the First Amendment to Settlement Implementation Agreement to the City Council Meeting to be held on December 19, 2024 at 6:00 p.m. at Cocoa City Hall, 65 Stone Street, Cocoa, Florida, for purposes of preserving public notice of the adoption of the proposed agreement.

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Legislation Details (With Text)

File #:	23-759	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	11/28/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2024. (Administrative Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	2024 Appointment of League Voting Delegate Director Form.pdf 12-13-2022 Journal ADA Pg 5.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: November 28, 2023
Agenda Date: December 12, 2023
Prepared By: Tammy Gemmati, Administrative Services Director
Through: Stockton Whitten, City Manager
Requested Action:
City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2024.

BACKGROUND:

Article XIII of the Rules of Procedure for Cocoa City Council meetings states the council may appoint such councilmember liaisons to the various city boards and committees as it deems appropriate. The purpose of the council member liaisons is to make a report on their activities at the next regular council meeting. The liaison appointments are established through and are made by the City Council annually.

Liaison appointments for 2023 were made at the December 13, 2022 City Council meeting and were as follows:

Affordable Housing Committee	Blake
Board of Adjustment	Dyal
Code Enforcement Board	Dyal
Diamond Square CRA	Goins
Housing Authority	Blake
Planning & Zoning Board	Hearn
Police Community Relations Advisory Board	Goins

Sustainability Advisory Board	Dyal
Utilities Advisory Board	Koss
Space Coast TPO	Primary-Koss Alternate-Goins
Space Coast League of Cities	Primary-Blake Alternate-Goins
Florida League of Cities	Primary-Blake Alternate-Koss

STRATEGIC PLAN CONNECTION:

NA

BUDGETARY IMPACT:

NA

PREVIOUS ACTION:

City Council Liaison appointments have been made annually and are adjusted as necessary throughout the year.

At the Regular City Council meeting held on December 13, 2022, liaison appointments were made for the 2023 calendar year.

RECOMMENDED MOTION:

City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2024.

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SPACE COAST LEAGUE OF CITIES, INC.

A Florida Not-for Profit Corporation

CAPE CANAVERAL	*INDIALANTIC*	*MELBOURNE BEACH*	*ROCKLEDGE*
COCOA	*INDIAN HARBOUR BEACH*	*MELBOURNE VILLAGE*	*SATELLITE BEACH*
COCOA BEACH	*MALABAR*	*PALM BAY*	*TITUSVILLE*
GRANT-VALKARIA	*MELBOURNE*	*PALM SHORES*	*WEST MELBOURNE*

"CITIES OF BREVARD WORKING TOGETHER"

2024 Appointment of League Voting Delegate/Director

The Bylaws of the Space Coast League of Cities require the following:

- Every December, the governing body of each member municipality must appoint a Voting Delegate/Director and Alternate to the League.

  Eligibility: Only the member municipality's elected officials, manager, attorney, clerk, and department heads are eligible to be a Voting Delegate/Director and Alternate. Any Voting Delegate/Director or Alternate who ceases to hold such a position ceases at the same time to be a Voting Delegate/Director or Alternate.

  Functions: The person appointed as Voting Delegate serves as both the member municipality's Voting Delegate at membership meetings and its representative to the Board of Directors. The Voting Delegate and the Director is the same person. The sole function of the Alternate for the Voting Delegate/Director is to vote in the absence of the Voting Delegate/Director.

- Following the appointment, the names of the Voting Delegate/Director and the Alternate must be promptly certified in writing to the Executive Director.

- Because dues for member municipalities are based on population, each member municipality must also certify its current population figures when it certifies its Voting Delegation/Director and Alternate.

Accordingly, please provide and certify the information requested below and return this form promptly to the League Executive Director at the email address: **execsec@scloc.org**.

Municipality: Click here to enter text. **Current Population**: Click here to enter text.

Voting Delegate/Director: Click here to enter text.

Email address: Click here to enter text. **Telephone Number**: Click here to enter text.

Alternate Voting Delegate/Director: Click here to enter text.

Email address: Click here to enter text. **Telephone Number**: Click here to enter text.

I hereby certify that the above named persons were duly appointed by our governing body and the foregoing information is correct: Municipality Clerk's signature: Click here to enter text. **Date:** Click here to enter text.

- **Approved. Resolution to be executed and distributed as necessary.**

5. City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2023. (22-714). (Administrative Services Director)

Appointments are as follows:

• **Affordable Housing Committee**	**Blake**
• **Board of Adjustment**	**Dyal**
• **Code Enforcement Board**	**Dyal**
• **Diamond Square CRA**	**Goins**
• **Housing Authority**	**Blake**
• **Planning & Zoning Board**	**Hearn**
• **Police Comm. Relations Advisory Board**	**Goins**
• **Sustainability Advisory Board**	**Dyal**
• **Utilities Advisory Board**	**Koss**
• **Space Coast TPO**	**Primary-Koss** **Alternate-Goins**
• **Space Coast League of Cities**	**Primary-Blake** **Alternate-Goins**
• **Florida League of Cities**	**Primary-Blake** **Alternate-Koss**

~~6. Consider the Appointment of Nicholas Boardman, Josue Otero or Lisa Chance to fill a Regular member seat and two Alternate member seats. (22-631). (Administrative Services Director)~~

- **This item was tabled until the January 10, 2023 City Council Meeting.**

7. Consider the Reappointment of Aleck Greenwood on the Planning & Zoning Board through November, 2025. (22-721). (Administrative Services Director)

- **Approved.**

~~8. Consider the Appointment of Four of the Following Applicants to Fulfill Vacancies on the Planning & Zoning Board: Merrybeth Burgess, Tammy Carter, Celeste Corrado, Frank Manfredi, Wesley Park or Katherine Stewart. (22-730). (Administrative Services Director)~~

- **This item was tabled until the January 10, 2023 City Council Meeting.**

Legislation Details (With Text)

File #:	23-767	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/4/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Consideration: Removal of a tree at 904 Fern Ave, Cocoa, FL 32922. (City Planner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - 904 Fern ave Cocoa Fl 32922.pdf Exhibit B - Pictures.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 4, 2023
Agenda Date: December 12, 2023
Prepared By: Stacey Hopper - Planner
Through: Stockton Whitten - City Manager
Requested Action:
Consideration: Removal of a tree at 904 Fern Ave, Cocoa, FL 32922.

BACKGROUND:

City Staff were called to assess the risk of one Southern Live Oak (*Quercus virginiana*) tree on the property of 904 Fern Ave., Cocoa, FL 32922. A Level 2 assessment disclosed that the tree is in good health. The tree has been uplifted causing a low Live Crown Ratio (LCR) which could cause extra stress on the base and roots. Upon observation it was noticed that the tree is uplifting of the driveway as well as encompassing the water meter. Recommend the tree be removed to reduce the future damage to the driveway and water meter and to reduce risk.

Project Name: Tree Risk Assessment and Removal Recommendation
Project No.: City Initiated
Meeting Date: October 4, 2023
Applicant: City of Cocoa
Property Owner: Larry and Domita Gilmore
Project Location: 904 Fern Ave., Cocoa, FL 32922

Future Land Use Designation: RU-1-7

Zoning District: Residential

Existing Land Use: Residential

Council District: District 1 - Alex Goins

Legal Ad Date: September 26, 2023

I. Staff Analysis

In accordance with Section 22 (A) (6), Article XXII, Landscape requirements, of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when a tree removal is proposed:

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for change

OBSERVATIONS

The Tree. The tree is a large (22-inch **DBH**) Southern Live Oak (*Quercus virginiana)* that is about 50 feet tall with an approximate 30-foot spread. The Southern Live Oak has been trimmed consistently throughout its life almost to a detrimental effect. One concern is the extra force on the lever arm of the tree causing a bending moment in the trunk/base. The tree is located in the right of way just on the owners' side of the side walk approximately 25 ft from the center of the road. It is the most prominent tree in the area, meaning that it is fully exposed to the wind.

Tree Health. The tree is about 25 years old and currently in good health based on a scale of poor, fair, good, and excellent.

Defects and conditions of concern. The tree looks to be in good health and there a are no major defects. A major concern would be the overall LCR (Live Crown Ratio) potentially causing stress to the lower half of the tree.

The Primary Concern

The primary concern here is the driveway uplifting causing property damage and a potential hazard. Secondly, the encompassing roots around the water meter and lines causing a leak and potentially a financial burden. Additionally, the extra stress of the uplifted canopy putting an increased amount of leverage on the trunk/base of the tree.

RISK RATINGS EXPLAINED

What does LOW RISK posed by small dead branches for people mean? Risk ratings are comprised of three parts. My assessment determined that within the 2-year time frame:

1. The likelihood of failure is POSSIBLE
2. The likelihood of causing damage to the water meter is POSSIBLE
3. The likelihood of causing damage to the driveway is imminent
4. The consequences from damage of the roots is significant, damage to the driveway and water meter are imminent.

Risk Tolerance
Risk tolerance is the amount of risk the property owner is willing to accept. Different people have varying amounts of risk they will tolerate. The property owner has to decide their own risk tolerance and choose on a course of action for this tree. Be aware that all trees begin at a **low** risk rating

RISK MITIGATION OPTIONS
There are a few options that can be considered for mitigation to lower the risk from this tree.

1. Remove the tree and eliminate the potential risk of the driveway hazard, as well as encircling the water meter and causing damage
2. Do nothing and continue to wait until the water meter needs to be replaced from damage, and the driveway continues to lift causing a hazard.

REINSPECTION
If option 2 is selected, then this tree should be re-inspected in 2 years unless additional health or safety concerns come up that would warrant more frequent attention. Tree inspection services should be performed by an ISA Tree Risk Assessment Qualified (TRAQ) arborist skilled in the science of tree risk assessment.

If approved, the proposed tree removal will prevent continued driveway lifting and associated risk as well as prevent root encroachment into the water meter.

LOCATION AND SPECIES OF REPLACEMENT
The City Arborist recommends that the tree be replaced with a live oak at the Bracco Pond Park.

STRATEGIC PLAN CONNECTION:

None.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

The October 2023, Planning and Zoning Board recommended approval.

RECOMMENDED MOTION:

Staff recommends that the tree at 904 Fern Ave., Cocoa, FL be removed as recommend by the certified arborist

Josh DeCarlo

155 N Wilson ave

City of Cocoa, 32922

Email:

August 22, 2023

904 Fern ave, Cocoa Fl 32922

Please find below my Tree Risk Assessment report for your Southern Live Oak.

REPORT

SUMMARY

I assessed the risk of one Southern Live Oak (*Quercus virginiana*) tree on your property using a Level 2 assessment. I found that the tree is in good health. It has been uplifted causing a low LCR which could cause extra stress on the base and roots. Upon observation I noticed the uplift of the driveway as well as the encompassing of the water meter. I would recommend the tree be removed to reduce the future damage and risk.

ASSIGNMENT

My assignment was to provide a tree risk assessment for one Southern Live Oak (*Quercus virginiana*) because of potential damage to surrounding environment, driveway and water meter. The tree is located on the property described as: 904 Fern ave, Cocoa Fl 32922

METHODOLOGY

I performed a **Level 2** Tree Risk Assessment based on the ANSI A-300 (Part 9, 2017) Tree Risk Assessment standard and used the methodology defined in the International Society of Arboriculture's Best Management Practice for Tree Risk Assessment (2017).

OBSERVATIONS

The Tree. The tree is a large (22-inch **DBH**) Southern Live Oak (*Quercus virginiana)* that is about 50 feet tall with an approximate 30-foot spread. The Southern Live Oak has been trimmed consistently throughout its life almost to a detrimental effect. One concern is the extra force on the lever arm of the tree causing a bending moment in the trunk/base. The tree is located in the right of way just on the owners' side of the side walk approximately 25 ft from the center of the road. It is the most prominent tree in the area, meaning that it is fully exposed to the wind.

Tree Health. The tree is about 25 years old and currently in good health based on a scale of poor, fair, good, and excellent.

Defects and conditions of concern. The tree looks to be in good health and there a are no major defects. A major concern would be the overall LCR (Live Crown Ratio) potentially causing stress to the lower half of the tree.

ANALYSIS

The Primary Concern

The primary concern here is the driveway uplifting causing property damage and a potential hazard. Secondly, the encompassing roots around the water meter and lines causing a leak and potentially a financial burden. Additionally, the extra stress of the uplifted canopy putting an increased amount of leverage on the trunk/base of the tree.

RISK RATINGS EXPLAINED

What does LOW RISK posed by small dead branches for people mean? Risk ratings are comprised of three parts. My assessment determined that within the 2-year time frame:

1. The likelihood of failure is POSSIBLE

2. The likelihood of causing damage to the water meter is POSSIBLE

3. The likelihood of causing damage to the driveway is imminent

4. The consequences from damage of the roots is significant, damage to the driveway and water meter are imminent.

Risk Tolerance

Risk tolerance is the amount of risk you are willing to accept. Different people have varying amounts of risk they will tolerate. You will have to decide your own risk tolerance and decide on a course of action for this tree. Be aware that all trees begin at a **low** risk rating

RISK MITIGATION OPTIONS

There are a few options that can be considered for mitigation to lower your risk from this tree.

1. Remove the tree and eliminate the potential risk of the driveway hazard, as well as encircling the water meter and causing damage

2. Do nothing and continue to wait until the water meter needs to be replaced from damage, and the driveway continues to lift causing a hazard.

REINSPECTION

This tree should be re-inspected in 2 years unless you have additional health or safety concerns that warrant more frequent attention. Tree inspection services should be performed by an ISA Tree Risk Assessment Qualified (TRAQ) arborist skilled in the science of tree risk assessment.

ASSUMPTIONS AND LIMITING CONDITIONS

My inspection was a ground based visual inspection. The inspection was limited to defects that can be seen while standing on the ground. There may be defects below ground or in the canopy that were not visible from this perspective. These hidden defects may result in the failure of branches, trunks, or roots. No other trees on this property were inspected other than those specifically addressed in this report.

GLOSSARY

Normal Weather. This tree risk assessment is based on 'normal weather' for the region. Hurricanes are considered 'abnormally extreme' weather and were not considered in this risk assessment. Any tree can fail during abnormally extreme weather.

Response growth. Response growth is wood formation that compensates for weaknesses caused by defects that naturally occur in trees, like hollowness.

Level 2 Tree Risk Assessment. A level 2 Tree Risk Assessment is a basic assessment providing a detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that the tree risk assessor inspect completely around the trunk looking at the visible aboveground roots, trunk, branches, and site.

ISA Tree Risk Assessment Methodology – the categorization of tree risk based on the ISA's Best Management Practices categorization of likelihood of tree failure, the likelihood of impacting a defined asset, and the likely consequences of the failure and impact. The four categories of tree risk are low, moderate, high and extreme.

Level 3 Tree Risk Assessment. A level 3 Tree Risk Assessment is an advanced assessment performed to provide detailed information about specific tree parts, defects, assets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

LCR. LCR stands for Live Crown Ratio and is the % of total tree height that supports live foliage.

DBH. DBH stands for Diameter at Breast Height and it is the diameter of the tree measured at 4.5 feet above the ground.

Decay Formula. The tree risk decay formula is based on 'mechanical pipe formula' and is a ratio of stem wall thickness to diameter. The physical loss of more than two-thirds of the trunk makes the tree likely to fail during normal weather. The 'decay formula' assumes a centered symmetrical decay pattern and a tree with a balanced canopy. The decay formula is a starting point and many other factors must be weighed that increase or decrease likelihood of failure.

Residual Risk. Residual risk is the risk rating after a mitigation action is completed.

Risk Ratings Range. The range of possible risk ratings is low, moderate, high, and extreme.

Normal Weather. Weather common in this area, storms that typically occur every year. Normal weather for Southwest Florida is defined as a thunderstorm that produces 50 to 55 mph wind gusts and heavy rain.

Heading cuts. A pruning cut that removes a branch or stem between nodes leaving a stub.

Time Frame. Time frame is the duration of time for the assessment.

Respectfully,

Joshua A. DeCarlo

Certified Arborist, FL-9913A

Tree Risk Qualified









Legislation Details (With Text)

File #:	23-769	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/6/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Approve Interlocal Agreement with Brevard County consenting to the inclusion of the future Mountain Cove Homes Lakes at Cocoa and Winward Preserve residential development projects, and two parcels along the south side of SR 528 owned by Brightline Trains Florida LLC (approximately +- 700 acres) into the County's District 1 Road and Bridge MSTU pursuant to the Stipulated Settlement Agreement between the City, Brevard County and Property Owners, dated December 11, 2007. (City Attorney)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Cocoa Brevard ILA - MSTU Roadways (Final w Exhibits) 12.5.23.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 6, 2023
Agenda Date: December 12, 2023
Prepared By: Anthony Garganese, City Attorney
Through:
Requested Action:
Approve Interlocal Agreement with Brevard County consenting to the inclusion of the future Mountain Cove Homes Lakes at Cocoa and Winward Preserve residential development projects, and two parcels along the south side of SR 528 owned by Brightline Trains Florida LLC (approximately +- 700 acres) into the County's District 1 Road and Bridge MSTU pursuant to the Stipulated Settlement Agreement between the City, Brevard County and Property Owners, dated December 11, 2007.

BACKGROUND:

In 2004, the City annexed the subject property into the jurisdictional limits of the City of Cocoa, along with other real property located generally at the intersection of I-95 and State Road 528 and north and south of State Road 528 totaling over 700 acres of land. Today, the subject property consists of the future Mountain Cove Homes Lakes at Cocoa (north side) and Winward Preserve (south side) residential development projects, and two parcels along the south side of SR 528 owned by Brightline Trains Florida LLC. Following the adoption of the annexation ordinance, Brevard County challenged the annexation. The City prevailed in the lawsuit at the 5th District Court of Appeal in the case Brevard County v. City of Cocoa, No. 05-2005-01141, and entered into a Stipulated Settlement Agreement with the former landowners (Florida Space Needle, LLC, and Barrera Shores, LLC) and Brevard County which was recorded on January 9, 2008 in Official Book 5837, Page 2226 of Brevard

County, Florida ("Agreement"). Not only did the Agreement settle the lawsuit, the Agreement established that the subject property would be developed as two, separate single family residential subdivisions ("Developments"). The two Developments are currently proceeding with the City's application process for final development permits.

Pursuant to Section 3(8) of the Settlement Agreement, the County and City agreed to enter into an interlocal agreement whereby municipal service taxing unit revenues, hereinafter defined as "MSTU revenues", could be derived from the Developments. The revenues would be used for County-owned and County-maintained facilities in the immediate area, and associated intersections, impacted by the Developments, including, but not limited to, certain roadways and associated drainage functions, as well as related direct and indirect costs associated with providing such services. Further, certain improvements to the existing County-owned and -maintained roadway and drainage facilities will need to take place as a result of the impacts from the Developments. The County's District 1 Road and Bridge MSTU currently has a 2023 millage rate of 0.5167.

Section 125.01(1)(q), Florida Statutes, authorizes the City to agree to adopt an ordinance consenting to the inclusion of the subject property into the County's District 1 Road and Bridge MSTU. An MSTU cannot exist within a municipality's jurisdiction without the formal consent of the municipality by ordinance.

Under the Interlocal Agreement, the County will use its best judgment to identify eligible projects and activities along the routes and associated infrastructure identified on **Exhibit "B"** of the Interlocal Agreement**.**

Upon approval of the Interlocal Agreement by the City Council, the Brevard County Commission will consider approval of the Interlocal Agreement. Once approved, the City Council will then proceed with the adoption of an ordinance authorizing the MSTU to operate and collect revenues from the subject property only.

STRATEGIC PLAN CONNECTION:

Enter text here

BUDGETARY IMPACT:

There is no budgetary impact on the City. However, the subject property will be subject to a MSTU millage rate established by Brevard County, which is currently 0.5167. The levy will commence next fiscal year.

PREVIOUS ACTION:

Stipulated Settlement Agreement with the landowners (Florida Space Needle, LLC, and Barrera Shores, LLC) and Brevard County was approved by Council and recorded on January 9, 2008 in Official Book 5837, Page 2226 of Brevard County, Florida.

RECOMMENDED MOTION:

Approve Interlocal Agreement with Brevard County consenting to the inclusion of the future Mountain

Cove Homes Lakes at Cocoa and Winward residential development projects (approximately +- 700 acres) into the County's District 1 Road and Bridge MSTU pursuant to the Stipulated Settlement Agreement between the City, Brevard County and Property Owners, dated December 11, 2007

INTERLOCAL AGREEMENT

Between Brevard County, Florida, and the City of Cocoa, Florida, Regarding Improvements to and Associated Funding Requirements for Certain County Facilities Impacted by the Developments Identified Herein

This Interlocal Agreement is made and entered into the date of last signature below by and between **BREVARD COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as the "County," and the **CITY OF COCOA**, a Florida municipal corporation, hereinafter referred to as the "City."

WHEREAS, the County and the City were involved in litigation starting in 2004 whereby the City's annexation of certain lands was challenged by the County; and

WHEREAS, in order for the parties to reach an agreement, the County and City entered into a Stipulated Settlement Agreement on December 11, 2007, hereinafter referred to as the "Settlement Agreement", which is incorporated herein by this reference, along with other property owners, Florida Space Needle, LLC, and Barrera Shores, LLC, collectively referred to as the "Developments"; and

WHEREAS, as part of the Settlement Agreement, the County and City agreed to enter into an interlocal agreement whereby municipal service taxing unit revenues, hereinafter defined as "MSTU revenues", derived from the Developments identified in the aerial map and legal descriptions identified as **Composite Exhibit "A"**, which is attached hereto and incorporated herein by this reference, would be used for County-owned and County-maintained facilities in the immediate area, and associated intersections, impacted by the Developments, including, but not limited to, certain roadways and associated drainage functions, as well as related direct and indirect costs associated with providing such services; and

WHEREAS, certain improvements to the existing County-owned and -maintained roadway and drainage facilities will need to take place as a result of the impacts from the Developments; and

WHEREAS, pursuant to Section 125.01(1)(q), Florida Statutes, the City is authorized to and agrees to adopt an ordinance consenting to the inclusion of the areas identified in **Composite Exhibit "A"** into the County's District 1 Road and Bridge MSTU; and

WHEREAS, the County will use its best judgment to identify eligible projects and activities along the routes and associated infrastructure identified on the attached **Exhibit "B"**, which is incorporated herein by this reference, that have been identified as the areas impacted by the Developments.

NOW, **THEREFORE**, the County and City covenant and agree that they have full power and authority to enter into this Agreement and bind their respective governmental entities as follows:

Section 1 – Recitals. The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Agreement.

Section 2 – Statutory Authority. This Agreement shall be considered an Interlocal Agreement pursuant to authority of Florida Statutes, Chapter 163, Part 1, and shall become effective upon recording in the official records of Brevard County in accordance with Section 13 below.

Section 3 – Establishment and Collection of MSTU.

I. Within sixty (60) days of the effective date of this Agreement, the City shall adopt an ordinance consenting to the inclusion of the entire territory of the Developments identified in **Exhibit "A"** into Brevard County's District 1 Road and Bridge MSTU for a term of 30 years and will be automatically renewed. The County shall be responsible for establishing and governing the assessment of the MSTU for the aforementioned territory at a rate equal to the County's District 1 Road and Bridge MSTU as adopted annually with and as a part the County's annual budget. The ordinance shall be effective for the duration of this Agreement.

II. The City acknowledges that by opting into the MSTU, it cannot levy an annual ad valorem millage rate that would exceed the ten (10) mill cap for municipal purposes when combined with the District 1 Road and Bridge MSTU's annual ad valorem millage rate, unless otherwise provided by law.

III. Within sixty (60) days of the effective date of this Agreement, the County shall adopt an ordinance acknowledging the inclusion of the Developments into the area encompassed by the County's District 1 Road and Bridge MSTU. The ordinance shall be effective for the duration of this Agreement.

IV. The Tax Collector shall collect the MSTU revenues as assessed by the Brevard County Property Appraiser and remit such funds to the County. A portion of the MSTU revenues collected from the Developments shall be used to cover any reasonable administrative costs incurred and invoiced by the Tax Collector and Property Appraiser in administering this portion of the MSTU.

V. If the County's Commission District boundaries are altered after adoption of the respective ordinances, thereby impacting the boundaries of the District 1 Road and Bridge MSTU, then the Developments will be assessed at the then-current Commission District MSTU rate of the abutting areas within the County. The parties shall take any necessary action to ensure the accurate municipal service tax rate is applied to the Developments.

Section 4 – Use of MSTU Revenue.

I. The County will use, at its sole discretion, the MSTU revenues collected from the Developments exclusively on the County-owned and County-maintained facilities directly affected by the Developments as identified in **Exhibit "B",** as well as related direct and indirect costs associated with providing such services as permitted by law.

II. The County shall not be required to expend the revenues annually. However, any revenues collected and not expended shall be reserved and accounted for by the County for future use in accordance with Section 5 of this Agreement.

Section 5 – Accounting of Funds.

I. The County shall incorporate MSTU revenues from the Developments into the current District's MSTU account, and such revenues shall be used for projects and/or activities within the areas identified in **Exhibit "B"**.

II. The County will make available to the City a memo annually by December 31 on the expenditure of the MSTU revenues pursuant to this Agreement. The report shall also include a general summary of the amount of revenues collected and any unspent balance(s).

Section 6 – Notices. All notices required under this Agreement shall be in writing and delivered to the parties by mail or electronic delivery, as follows:

City Representative
City of Cocoa
Attn: City Manager
65 Stone Street
Cocoa, Florida 32922

County Representative
Brevard County
Attn: Tammy Thomas-Wood, Public Works Support Service Manager
2725 Judge Fran Jamieson Way, Suite A-201
Viera, Florida 32940
Tammy.Thomas-Wood@brevardfl.gov

Section 7 – Indemnification. To the extent allowed by law and subject to the provisions set forth in Sec. 768.28, Florida Statutes, each party is responsible for the negligent or wrongful acts or omissions of its own employees, agents or other representatives while acting within the scope of their employment or otherwise within their authorized capacity, arising from the activities encompassed by this Agreement. Nothing contained within this Agreement requires either party to indemnify the other party for any losses, damages or injuries caused by or otherwise arising from the negligent or wrongful

act or omission of its employees, agents or representatives. Neither party, by execution of this Agreement, will be deemed to have waived its statutory right/defense of sovereign immunity, or to have increased its limits of liability under Sec. 768.28, Florida Statutes, as may be amended from time to time. Each party shall retain all rights, defenses, and remedies under Florida law in the event of any claims, suits or other disputes arising from its performance of the obligations under this Agreement. Nothing in this Agreement shall be interpreted to create any causes of action for any third parties not a party to this Agreement.

Section 8 – Default. Either party to this Agreement, in the event of any act of default by the other, shall have all remedies available to it under the laws of the State of Florida.

Section 9 – Venue and Non-Jury Trial. Venue for any action brought by any party to this agreement to interpret, construe or enforce this agreement shall be in a court of competent jurisdiction in and for Brevard County, Florida and **ANY TRIAL SHALL BE NON-JURY**.

Section 10 – Attorney's Fees. In the event of any legal action to enforce the terms of this Agreement, each party shall bear its own attorney's fees and costs.

Section 11 – Severability. If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can still be accomplished.

Section 12 – Entirety. This Agreement represents the understanding and agreement of the parties in its entirety. There shall be no amendments to the Agreement unless such amendments are in writing and signed by both parties.

Section 13 – Effective Date and Recording. Pursuant to Chapter 163, Florida Statutes, the effective date of this Agreement shall be the date on which it is recorded with the Clerk of the Circuit Court in and for Brevard County. The effective date of the MSTU will be established by the enacting ordinance adopted by the City. The County shall be responsible for recording a fully executed original of this Agreement in the public records of Brevard County, and shall return a recorded original of the Agreement to the City Representative identified herein.

Section 14 – Counterparts. This Agreement may be executed in counterparts, each of which so executed shall be deemed to be an original and such counterparts, together, shall constitute one in the same instrument.

Section 15 – Termination. This Agreement may be terminated, in whole or in part, at any time by mutual written agreement of the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year last written below.

ATTEST:

CITY OF COCOA

_____

Carie Shealy, City Clerk

_____

Michael C. Blake, Mayor
As approved by the City Council on _____

Approved as to legal form and sufficiency

_____
Anthony A. Garganese, City Attorney

ATTEST:

BREVARD COUNTY, FLORIDA

_____
Rachel Sadoff, Clerk

_____
_____, Chair
As approved by the Board on _____

Reviewed for Legal Form and Content
solely for Brevard County

_____
Deputy County Attorney

15

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

EXHIBIT A

PARCEL 1

A parcel of land lying in the North Half of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 329.44 feet to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 44 seconds East, along said North line a distance of 2266.28 feet; thence departing said North line of Section 10, South 00 degrees 32 minutes 12 seconds East, a distance of 2235.09 feet to a point on the existing Northerly right of way line of State Road No. 523 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence South 88 degrees 36 minutes 31 seconds West (Calculated measurement) South 88 degrees 40 minutes 54 seconds West (Deed), along said existing North right of way line a distance of 454.64 feet; thence North 87 degrees 19 minutes 06 seconds West, a distance of 638.49 feet, to a point of curvature of a curve concave to the Northeast, having a radius of 900.00 feet a central angle of 31 degrees 18 minutes 50 seconds (Calculated measurement) 31 degrees 18 minutes 48 seconds (Deed), thence Northwesterly along the arc of said curve a distance of 491.88 (calculated measurement) 491.87 (Deed) feet; thence North 56 degrees 04 minutes 39 seconds West (Calculated measurement) North 56 degrees 00 minutes 19 seconds West (Deed), a distance of 398.70 (Calculated measurement) 398.75 (Deed) feet to a point of curvature of a non-tangent curve concave to the North having a radius of 969.79 feet, a central angle of 37 degrees 46 minutes 38 seconds, thence Northwesterly along the arc of said curve a distance of 639.42 feet, to a point on the East right of way line of State Road No. 9 (Interstate 95); thence North 00 degrees 11 minutes 53 seconds West, along said East right of way line of State Road No. 9 (Interstate 95), a distance of 566.36 feet; thence North 01 degrees 55 minutes 04 seconds West, a distance of 300.93; thence North 01 degrees 20 minutes 38 seconds West, a distance of 476.50 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE AREA FOR BORROW PIT NO. 19 AND HAUL ROAD AS SET FORTH IN CIRCUIT COURT MINUTE BOOK 57, PAGE 479, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, OTHER THAN THE REVERSIONARY INTEREST, DESCRIBED AS FOLLOWS:

BORROW PIT NO. 19

A parcel of land in the Northwest Quarter of Northwest Quarter of Section 10, Township 24 South, Range 35 East, described as follows:

Commence on the North boundary of said Section 10, at a point 150 feet East from the Northwest corner thereof, run thence South 00 degrees 12 minutes 38 seconds East 50 feet; thence North 89 degrees 59 minutes 22 seconds East, 499.83 feet to the Northwest corner of Borrow Pit No. 19 and the POINT OF BEGINNING; continue thence North 89 degrees 59 minutes 22 seconds East 600 feet; thence South 00 degrees 00 minutes 38 seconds East 550 feet; thence South 89 degrees 59 minutes 22 seconds West 600 feet; thence North 00 degrees 00 minutes 38 seconds West 550 feet to the POINT OF BEGINNING.

AND

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

HAUL ROUTE FOR BORROW PIT NO. 19

That part of the Northwest Quarter of Northwest Quarter of Section 10, Township 24 South, Range 35 East, lying South and within 50 feet of a line described as follows:

Begin at the Northwest corner of Borrow Pit No. 19 as described above, run thence South 89 degrees 59 minutes 22 seconds West 499.83 feet to the end of said line as herein described.

PARCEL 2

A parcel of land lying in the North Half of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 2595.72 feet to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 44 seconds East, along said North line of Section 10 a distance of 70.51 feet, to the North Quarter corner of Section 10; thence South 89 degrees 57 minutes 56 seconds East, along said North line of Section 10, a distance of 1926.93 feet; thence departing said North line South 00 degrees 32 minutes 12 seconds East, a distance of 2404.54 feet; to a point on a curve on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence along said existing North right of way line and along said curve that is concave to the South, having a radius of 5879.58 feet, a central angle of 15 degrees 41 minutes 33 seconds; thence Westerly, along the arc of said curve, a distance of 1610.32 feet; thence South 88 degrees 36 minutes 31 seconds West (Calculated measurement) South 88 degrees 40 minutes 54 seconds West (Deed), a distance of 404.03 feet; thence departing said North right of way line North 00 degrees 32 minutes 12 seconds West, a distance of 2235.09 feet, to the POINT OF BEGINNING.

PARCEL 3

A parcel of land lying in the North Half Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 2666.23 feet to the North Quarter corner of Section 10; thence South 89 degrees 57 minutes 56 seconds East, along said North line of Section 10, a distance of 1926.93 feet, to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 56 seconds East, along said North line of said Section 10, a distance of 738.58 feet to the Northeast corner of Section 10; thence South 00 degrees 32 minutes 12 seconds East, along the East line of said Section 10, a distance of 2602.18 feet, to a point on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence North 74 degrees 59 minutes 21 seconds West, along said existing North right of way line, a distance of 693.63 feet, to a point of curvature of a curve concave to the South, having a radius of 5879.58 feet, a central angle of 00 degrees 42 minutes 35 seconds, thence Westerly, along the arc of said curve, a distance of 72.84 feet; thence departing said

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

North right of way line North 00 degrees 32 minutes 12 seconds West, a distance of 2404.54 feet, to the POINT OF BEGINNING.

PARCEL 5

The West 318 feet of the South Half of the South Half of the South Half of the North Half, LESS the North 30 feet for road and LESS the South 100 feet and the West 100 feet for canal, Section 11, Township 24 South, Range 35 East, Brevard County, Florida. Also known as Tract 6, Block 16, CANAVERAL GROVES SUBDIVISION, according to the Map thereof, as recorded in Survey Book 2, Page 621, Brevard County, Florida.

EXHIBIT "B"

BARRERA PROPERTY

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 50.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF JAMES ROAD, A 50 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 783, PAGE 918 AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 1630.19 FEET TO A POINT ON THE WATER RETENTION AREA AS DESCRIBED IN F.D.O.T. MAP NO. 405506 5; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID WATER RETENTION AREA FOR THE NEXT 2 COURSES: NORTH 16 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 333.76 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 488.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE STATE ROUTE 9 (INTERSTATE 95) AND A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 14 DEGREES 38 MINUTES 34 SECONDS AND A CHORD DISTANCE OF 949.57 FEET WHICH BEARS NORTH 07 DEGREES 30 MINUTES 55 SECONDS WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 952.16 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, A DISTANCE OF 205.37 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEELINE EXPRESSWAY (S.R. 528) AND A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56 DEGREES 36 MINUTES 06 SECONDS AND A CHORD DISTANCE OF 569.39 FEET WHICH BEARS NORTH 28 DEGREES 05 MINUTES 29 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.22 FEET; THENCE CONTINUING ALONG SAID BEELINE EXPRESSWAY RIGHT OF WAY LINE FOR THE NEXT 5 COURSES: NORTH 56 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 1093.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32 DEGREES 11 MINUTES 39 SECONDS AND A CHORD DISTANCE OF 332.99 FEET WHICH BEARS NORTH 72 DEGREES 30 MINUTES 43 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.41 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 31 SECONDS EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 06 SECONDS AND A CHORD DISTANCE OF 1591.78 FEET WHICH BEARS SOUTH 83 DEGREES 11 MINUTES 31 SECONDS EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.23 FEET; THENCE SOUTH 74 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE OF 774.87 FEET TO THE EAST LINE OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE ALONG SAID EAST SECTION LINE, SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1056.66 FEET; THENCE LEAVING SAID EAST SECTION LINE, NORTH 89 DEGREES 52 MINUTES 22 SECONDS WEST, A DISTANCE OF 668.59 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 1273.27 FEET TO THE NORTH RIGHT OF WAY LINE OF JAMES ROAD, A 50 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 783, PAGE 318, THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 2003.10 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS, 264.10 ACRES (11,504,572 SQ. FT.), MORE OR LESS.

Exhibit B - Roadway Limits

- Pine Street [Citrus Boulevard to Coconut Avenue]
- Coconut Avenue [Pine Street to Adamson Road]
- Adamson Road [Coconut Avenue to State Road 524]
- Citrus Boulevard [Pine Street to Hartville Avenue]
- Vancouver Avenue [Temple Street to Lee Street]
- Sheridan Avenue [Temple Street to Lee Street]
- Seville Avenue [Temple Street to Lee Street]
- Temple Street [Vancouver Avenue to Seville Avenue]
- Bahia Street [Peppertree Street to Northern Limits of North Annexation Area (Approximately 456.7 feet south of the Seville Avenue southern right-of-way boundary)]
- Peppertree Street [Bahia Street to Lee Street]
- Tangelo Avenue [Bahia Street to Lee Street]
- East Little Court [Canaveral Groves Boulevard to Peppertree Street]
- Lee Street [Canaveral Groves Boulevard to Seville Avenue]
- Canaveral Groves Boulevard [East Little Court to Grissom Parkway]
- Hartville Avenue [Canaveral Groves Boulevard to Greenville Street]
- Dakota Avenue [Greenville Street to Osage Street]
- Shawnee Place [Bryce Street to Erie Street]
- Alan Shepard Avenue [Canaveral Groves Boulevard to southern terminus at Summer Breeze Plantation Subdivision (Approximately 303 feet south of the Angelica Street southern right-of-way boundary)]
- Atlanta Street [Hartville Avenue to Knoxville Avenue]
- Bryce Street [Hartville Avenue to Alan Shepard Avenue]
- Canton Street [Hartville Avenue to Alan Shepard Avenue]
- Detroit Street [Hartville Avenue to Alan Shepard Avenue]
- Erie Street [Hartville Avenue to Alan Shepard Avenue]
- Felda Street [Hartville Avenue to Alan Shepard Avenue]
- Greenville Street [Hartville Avenue to Alan Shepard Avenue]
- Bayfield Street [Dakota Avenue to Cherokee Avenue]
- Tarragon Street [Alan Shepard Avenue to Cherokee Avenue]
- Caraway Street [Alan Shepard Avenue to Cherokee Avenue]
- Osage Street [Eastern Limits of the North Annexation Area (Approximately 314.3 feet west of the Dakota Avenue western right-of-way boundary) to eastern terminus]
- Angelica Street [Western Terminus to Cherokee Avenue]
- Cherokee Avenue [Bayfield Street to Angelica Street]
- Grissom Parkway [Canaveral Groves Boulevard to Industry Road]
- Friday Road [Northern Terminus of improved roadway to State Road 524]
- Cox Road [James Road to State Road 524]
- Westminster Drive [James Road to Brevard County Roadway Limit (Approximately 120 feet north of the Hightower Court northern right-of-way boundary)]
- Rayburn Road [Friday Road to Cox Road]

- Rector Road [Friday Road to Cox Road]
- James Road [Western Terminus of improved public roadway to Westminster Road]
- The drainage right-of-way located approximately 205 feet south of the Osage Street and Angelica Street right-of-way is included as part of this exhibit if the subject area is constructed into an improved public roadway that is maintained by Brevard County. If Angelica Street is extended east to Grissom Parkway, that portion will automatically be included with this Exhibit.
- The extension of James Road located immediately west of the Friday Road right-of-way is included as part of this Exhibit if the subject area is constructed into an improved public roadway.

Legislation Details (With Text)

File #:	23-763	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/1/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Change Orders-CM Authorized November 2023.pdf Change Order Authorizations Vizualization.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 1, 2023
Agenda Date: December 12, 2023
Prepared By: Dave Radford, Senior Budget Analyst
Through: Rebecca Bowman, MBA, CGFO, CGFM, Finance Director
Requested Action:
In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority.

BACKGROUND:

The attached spreadsheets reference construction projects with a previously authorized "contingency" as of November 30th, 2023. The report provides the project number, project description, construction contract cost of project, contingency amount authorized, date of City Council approval, resolution number for authorization of contingency, requisition numbers, and expenditure by fiscal year.

The second line of each project in the third column under "Construction contract not to exceed $" references the contingency amount that the City Council or City Manager, if within his purchasing authority, has approved. The last line of each project provides the remaining balance as of the report date.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

None

RECOMMENDED MOTION:

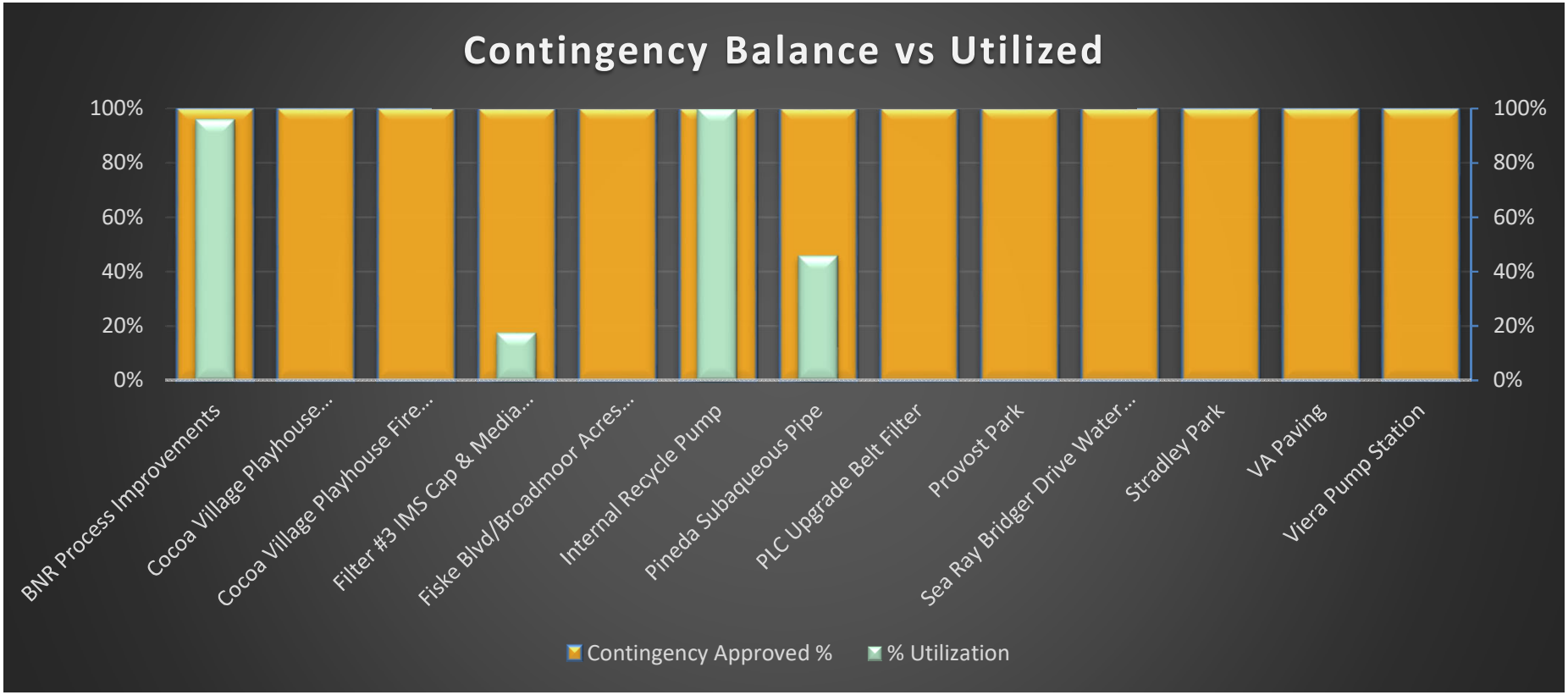
Informational Item Only

FY 2024 Change Orders - CM authorized to execute

Applied to Contingency | as of: 11/30/2023

Project #	Project Description + Details	Construction contract not to exceed $	Date Approved	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY21 Cumulative Requisitions	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions		FY2024 Expenditures	FY2023 Expenditures	FY2022 Expenditures	FY2021 Expenditures
WS22IR	**Internal Recycle Pump**															
Op. Rev.		1,448,145	Total approved	2023-064												
Project Manager:	Francis Palmieri	81,970	Contingency and other costs authorized													
Account #:	421-4120-536.63-00	1,366,175	Exp authorized before contingency													
	424-4055-536.63-00															
	424-4120-536.63-00															
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures	FY 24	FY 23	FY 22	FY 21
Vendor:	**Wharton-Smith Inc.**				47027	1,366,175	$ 1,448,145.00	$ -	$ -	$ -	$ 1,448,145.00	$ -	$ -	$ -	$ -	$ -
PO #:	**81414**				47027-1	**81,970**										
		-														
PWFBSP	**Stradley Park**															
Op. Rev.		681,637	Total approved	2023-121												
Project Manager:	Gary Palmer	60,000	Contingency and other costs authorized													
Account #:	001-3580-519.63-00	621,637	Exp authorized before contingency													
	001-3580-519.63-07															
							All Years Cumulative Bal.	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**VA Paving**				47387	321,797	$ 321,797.00	$ -	$ -	$ -	$ 321,797.00	$ -	$ -	$ -	$ -	$ -
PO #:	**81729**															
		60,000														
PWFBPP	**Provost Park Improvements**															
Op. Rev.		1,969,004	Total approved	2023-116												
Project Manager:	Abigail Morgan	80,000	Contingency and other costs authorized													
Account #:	001-3580-519.63-00	1,889,004	Exp authorized before contingency													
	001-3580-519.63-07															
	001-3580-519.64-00															
							All Years Cumulative Bal.	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
					47163	697,853	$ 1,889,004.00	$ -	$ -	$ -	$ 1,889,004.00	$ -	$ -	$ -	$ -	$ -
Vendor:					47163	49,977										
PO #:	**81560**				47163	1,133,174										
		80,000			47163	8,000										
AFBP22 & PW08SP	**Annual Street Paving**															
Op. Rev.		950,000	Total approved	2023-064												
Project Manager:	Abigail Morgan	26,796	Contingency and other costs authorized													
Account #:	001-3510-541.63-00	923,204	Exp authorized before contingency													
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**VA Paving**				47376	443,982	$ 923,203.97	$ -	$ -	$ -	$ 923,203.97	$ -	$ -	$ -	$ -	$ -
PO #:	**81738**				47376-1	479,222										
		26,796														
PW23PE	**Cocoa Village Playhouse Elevator**															
Op. Rev.		74,143	Total approved	2023-025												
Project Manager:	Frank Marabito	7,060	Contingency and other costs authorized													
Account #:	001-3560-519.62-00	67,083	Exp authorized before contingency													
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**Sapphire Elevator**				46176	67,083	$ 67,083.00	$ -	$ -	$ 67,083.00	$ -	$ -	$ -	$ -	$ -	$ -
PO #:	**80805**															
		7,060														
WS23DF	**Filter #3 IMS Cap & Media Replacement**															
Op. Rev.		697,679	Total approved	2023-020												
Project Manager:		42,413	Contingency and other costs authorized	2023-021												
Account #:	424-4020-536.63-00	655,266	Exp authorized before contingency	2023-059												
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**Elenis Contracting**				46212	424,120	$ 662,766.00	$ -	$ -	$ 662,766.00	$ -	$ 107,321.50	$ -	$ 107,321.50	$ -	$ -
PO #:	**80847**				46525	231,146										
		34,913			46736	**7,500**										
PW23PF	**Cocoa Village Playhouse Fire Alarm Panel**															
Op. Rev.		123,602	Total approved	2023-029												
Project Manager:	Frank Marabito	10,000	Contingency and other costs authorized													
Account #:	001-3560-519.64-00	113,602	Exp authorized before contingency													
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**Integrated Fire**				46235	113,602	$ 113,602.45	$ -	$ -	$ 113,602.45	$ -	$ 46,695.67	$ 46,695.67	$ -	$ -	$ -
PO #:	**80892**				46235-1	**0**										
		9,999.55														
WS21VP	**Viera Pump Station**															
Op. Rev.		917,070	Total approved	2023-015												
Project Manager:		83,370	Contingency and other costs authorized													
Account #:	424-4055-536.63-00	833,700	Exp authorized before contingency													
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**L7 Construction**				46161	833,700	$ 833,700.00	$ -	$ -	$ 833,700.00	$ -	$ 44,650.00	$ -	$ 44,650.00	$ -	$ -
PO #:	**80814**															
		83,370														
WS21BL	**Wewa Sodium Hypo Tank**															
Op. Rev.		439,976	Total approved	2022-133												
Project Manager:		39,998	Contingency and other costs authorized													
Account #:	424-4020-536.64-00	399,978	Exp authorized before contingency													
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**Odyssey Manufacturing, Co.**				45802	399,978	$ 399,978.00	$ -	$ -	$ 399,978.00	$ -	$ 358,504.20	$ -	$ 358,504.20	$ -	$ -
PO #:	**80495**															
		39,998														

Project #	Project Description + Details	Construction contract not to exceed $	Date Approved	Resolution #	Requisition #	Requsition Amount	All Fiscal Years Cumulative	FY21 Cumulative Requisitions	FY22 Cumulative Requisitions	FY23 Cumulative Requisitions	FY24 Cumulative Requisitions		FY2024 Expenditures	FY2023 Expenditures	FY2022 Expenditures	FY2021 Expenditures
WS21SC	**Sea Ray Bridger Drive Water Main Relocation**															
Op. Rev.		4,839,476	Total approved	2022-134												
Project Manager:	John Perrin	439,952	Contingency and other costs authorized													
Account #:	424-4055-536.63-00	4,399,524	Exp authorized before contingency													
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
	Atlantic Devlopment Cocoa				45843	4,399,524	$ 4,399,523.54	$ -	$ -	$ 4,399,523.54	$ -	$ 2,418,326.34	$ -	$ 2,418,326.34	$ -	$ -
	80537															
		439,952														
WS17FC	**PLC Upgrade Belt Filter**															
Op. Rev.		164,105	Total approved	22-084												
Project Manager:		21,405	Contingency and other costs authorized													
Account #:	421-4020-536.63-00	142,700	Exp authorized before contingency													
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**CC Control Corp**				45427	142,700	$ 142,700.00	$ -	$ -	$ 142,700.00	$ -	$ 131,100.00	$ -	$ 131,100.00	$ -	$ -
PO #:	**80167**															
		21,405														
GR2108	**Fiske Blvd/Broadmoor Acres Drainage Improvement**															
Op. Rev.		289,132	Total approved	2022-025												
Project Manager:		26,285	Contingency and other costs authorized													
Account #:	303-3570-538.63-08	262,847	Exp authorized before contingency													
	424-4055-536.63-08						Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
	Tiera Inc.				44454	197,135 63-08	$ 262,847.00	$ -	$ 262,847.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	79493				44454-1	65,712 63-01										
		26,285														
GR2108	**Fiske Blvd/Broadmoor Acres Drainage Improvement**															
Op. Rev.		6,018,117	Total approved	2022-025												
Project Manager:		547,102	Contingency and other costs authorized													
Account #:	303-3570-538.63-73	5,471,015	Exp authorized before contingency													
	423-3570-538.63-73						Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
	424-4055-536.63-73				47365	5,471,015 63-08	$ 5,471,014.80	$ -	$ -	$ -	$ 5,471,014.80	$ -	$ -	$ -	$ -	$ -
	Cathcart Construction Co.															
	81782															
		547,102														
WS18MI	**Pineda Subaqueous Pipe**															
Op. Rev.		12,066,069	Total approved	21-112												
Project Manager:	City of Melbourne	1,096,915	Contingency and other costs authorized													
Account #:	426-4055-536.63-00	10,969,154	Exp authorized before contingency													
Account #:	421-4055-536.63-00						Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**City of Melbourne**				WIRE	10,969,154	$ 11,472,467.05	$ 10,969,154.00	$ 485,192.24	$ 18,120.81	$ -	$ 11,651,222.85	$ 196,876.61	$ 485,192.24	$ 10,969,154.00	$ -
PO #:	**WIRE**				WIRE-1	**399,159**										
					WIRE-2	**86,033**										
					WIRE-3	**(95,700)**										
					WIRE-4	**43,589**										
					WIRE-5	**6,950**										
					WIRE-6	**14,539**										
					WIRE-7	**69,457**										
					WIRE-8	**158,042**										
					WIRE-9	**(113,462)**										
					WIRE-10	**71,186**										
					WIRE-11	**(136,480)**										
		593,602														
WS1222	**BNR Process Improvements**															
Op. Rev.		2,497,935	Total approved	2022-018												
Project Manager:		989,934	Contingency and other costs authorized	2022-092												
Account #:	424-4120-536.63-00	1,508,001	Exp authorized before contingency	2023-054												
							Cumulative Requisitions Balances	FY 21	FY 22	FY 23	FY 24	Cumulative Expenditures				
Vendor:	**E&D Contracting Services Vendor #10461**				44517	1,508,001	$ 2,458,326.00	$ -	$ 1,944,049.00	$ 514,277.00	$ -	$ 1,990,175.96	$ 352,735.20	$ 1,129,529.72	$ 507,911.04	$ -
PO #:	**79480**				45144	**436,048**										
					45887	**30,015**										
					46074	**5,376**										
		39,609			46493	**478,886**										


Contingency Balance vs Utilized
100%
80%
60%
40%
20%
0%
BNR Process Improvements
Cocoa Village Playhouse...
Cocoa Village Playhouse Fire...
Filter #3 IMS Cap & Media...
Fiske Blvd/Broadmoor Acres...
Internal Recycle Pump
Pineda Subaqueous Pipe
PLC Upgrade Belt Filter
Provost Park
Sea Ray Bridger Drive Water...
Stradley Park
VA Paving
Viera Pump Station
Contingency Approved %
% Utilization

Legislation Details (With Text)

File #:	23-764	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/1/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Budget Classification Report November 2023.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 1, 2023
Agenda Date: December 12, 2023
Prepared By: Dave Radford, Senior Budget Analyst
Through: Rebecca Bowman, MBA, CGFO, CGFM, Finance Director
Requested Action:
In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date.

BACKGROUND:

The following reports for the period ending November 30th, 2023 (FY24) provide information for the three major funds: General Fund, Water/Sewer Fund, and the Storm Water Fund. This November 2023 (FY24) report is unaudited and preliminary.

Each of the major funds will have the following reports:

1. Budget by Account Classification Report
Summary of the annual budget, revenues collected and expenditures by fund. The detailed back-up documentation is found in the Revenue Report and the Detailed Budget Report Summary by Object

2. Revenue Report
Detail by account number of actual revenues collected vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year to date totals, the annual budget and the unrealized balance.

- Estimated - represents either the current period or year to date prorated budget
- Actual - represents actual revenue received either in the current period or year to date
- % Rev - the percentage of actual revenue received vs. budget
- Annual Estimate - annual budget
- Unrealized Balance - annual estimate (budget less actual year to date received)

3. Detail Budget Report Summary by Object
Summary of expenditures by account description vs. budget for the three major funds: General Fund, Water & Sewer, and Storm Water. This report shows the current period, the year to date totals, encumbrances, the annual budget and the unencumbered balance.

- Budget - represents either the current period or year to date prorated budget
- Actual - represents actual cash expenditures either in the current period or year to date
- % Exp. - the percentage of actual expenditures vs. budget
- Encumbrance - encumbered amount
- Annual Budget - annual budget
- Unencumbered Balance - annual budget less actual year to date actual expenditures plus encumbrances
- % Budgeted - the percentage of year to date actual expenditures plus encumbrances vs. budget

STRATEGIC PLAN CONNECTION:

Monthly reporting provides staff with an opportunity to monitor expenditure and revenue progression each month, to evaluate anomalies, and to determine corrective action (if necessary) for fiscal responsibility.

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

None

RECOMMENDED MOTION:

Informational Item Only

FY 2024 Budget by Classification Report - Summary Listing

11/30/2023

Target for November 2023 is 17%

FUND 001 - GENERAL FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD	% Used/Rec'd
REVENUE					
TAXES	$ 14,423,032	$ -	$ 2,272,060	$ 12,150,972	16%
OTHER PERMITS AND FEES	$ 5,181,777	$ -	$ 996,507	$ 4,185,270	19%
INTERGOVERNMENTAL	$ 2,840,215	$ -	$ 420,941	$ 2,419,274	15%
CHARGES FOR SERVICES	$ 7,786,730	$ -	$ 1,288,230	$ 6,498,500	17%
FINES AND FORFEITURES	$ 15,000	$ -	$ 1,109	$ 13,891	7%
MISCELLANEOUS	$ 557,545	$ -	$ 326,709	$ 230,836	59%
****OTHER SOURCES (NON-REVENUE)**	$ 23,040,244	$ -	$ 2,979,439	$ 20,060,805	13%
REVENUE TOTALS	**$ 53,844,543**	**$ -**	**$ 8,284,996**	**$ 45,559,547**	**15%**
EXPENSE					
SALARIES AND BENEFITS	$ 29,591,435	$ 4,134	$ 3,137,078	$ 26,450,223	11%
OPERATING EXPENDITURES	$ 15,561,394	$ 5,569,453	$ 2,133,817	$ 7,858,124	14%
CAPITAL OUTLAY	$ 5,990,488	$ 4,899,764	$ 151,469	$ 939,255	3%
GRANTS, AIDS AND OTHER	$ 2,701,226	$ 43,080	$ 187,720	$ 2,470,426	7%
EXPENSE TOTALS	**$ 53,844,543**	**$ 10,516,431**	**$ 5,610,085**	**$ 37,718,027**	**30%**
REVENUE TOTALS	**$ 53,844,543**	**$ -**	**$ 8,284,996**	**$ 45,559,547**	**15%**
EXPENSE TOTALS	**$ 53,844,543**	**$ 10,516,431**	**$ 5,610,085**	**$ 37,718,027**	**30%**
	$ -	**$ (10,516,431)**	**$ 2,674,912**	**$ 7,841,519**	

*Unaudited

**Fund Balance is a budgeted revenue, not actual revenue.

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
310	TAXES								
311	AD VALOREM								
10 00	CURRENT TAXES	886,836	1,425,315.75	161	1,773,672	1,426,083.48	80	10,642,032	9,215,948.52
20 00	DELINQUENT TAXES	1,250	5,099.13	408	2,500	5,109.85	204	15,000	9,890.15
25 00	PENALTIES RE: TAXES	1,666	2,623.55	158	3,332	3,111.85	93	20,000	16,888.15
30 00	TAX CERTIFICATES	16,666	.00		33,332	.00		200,000	200,000.00
311 **	AD VALOREM	906,418	1,433,038.43	158	1,812,836	1,434,305.18	79	10,877,032	9,442,726.82
312	SALES USE AND FUEL TAXES								
41 00	LOCAL OPTION GAS TAX 6 CT	54,166	28,939.72	53	108,332	61,955.40	57	650,000	588,044.60
312 **	SALES USE AND FUEL TAXES	54,166	28,939.72	53	108,332	61,955.40	57	650,000	588,044.60
314	UTILITY SERVICE TAX								
10 00	ELECTRICITY	133,333	234,571.78	176	266,666	477,744.27	179	1,600,000	1,122,255.73
30 00	WATER-COCOA	33,333	39,024.81	117	66,666	76,338.64	115	400,000	323,661.36
40 00	GAS	4,583	4,827.34	105	9,166	4,827.34	53	55,000	50,172.66
80 00	PROPANE	2,000	1,429.40	72	4,000	1,429.40	36	24,000	22,570.60
314 **	UTILITY SERVICE TAX	173,249	279,853.33	162	346,498	560,339.65	162	2,079,000	1,518,660.35
315	COMMUNICATION SERVICE TAX								
00 00	COMMUNICATION SERVICE TAX	55,833	56,171.47	101	111,666	109,250.43	98	670,000	560,749.57
315 **	COMMUNICATION SERVICE TAX	55,833	56,171.47	101	111,666	109,250.43	98	670,000	560,749.57
316	LOCAL BUSINESS TAX								
00 00	LOCAL BUSINESS TAX	12,250	5,167.01	42	24,500	106,209.78	434	147,000	40,790.22
316 **	LOCAL BUSINESS TAX	12,250	5,167.01	42	24,500	106,209.78	434	147,000	40,790.22
310 ***	TAXES	1,201,916	1,803,169.96		2,403,832	2,272,060.44		14,423,032	12,150,971.56
320	OTHER PERMITS & FEES								
322	BUILDING PERMITS								
10 00	TRAINING SURCHARGE	0	.00		0	.00		0	.00
322 **	BUILDING PERMITS	0	.00		0	.00		0	.00
323	FRANCHISE FEES								
10 00	ELECTRICITY	108,333	.00		216,666	195,136.10	90	1,300,000	1,104,863.90
40 00	GAS	7,083	7,293.53	103	14,166	7,293.53	52	85,000	77,706.47
70 00	SOLID WASTE	25,000	25,947.12	104	50,000	53,224.86	106	300,000	246,775.14
323 **	FRANCHISE FEES	140,416	33,240.65	24	280,832	255,654.49	91	1,685,000	1,429,345.51
325	SPECIAL ASSESSMENT								
22 01	FIRE ASSESSMENT	273,231	717,147.90	263	546,462	717,147.90	131	3,278,777	2,561,629.10

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
22 02	F ASSMNT DELINQ TAXES	250	1,936.80	775	500	2,737.05	547	3,000	262.95
22 03	F ASSMNT PENALTIES	416	324.60	78	832	665.17	80	5,000	4,334.83
22 04	F ASSMNT TAX CERTS	11,666	.00		23,332	.00		140,000	140,000.00
22 *	FIRE PROTECTION	285,563	719,409.30	252	571,126	720,550.12	126	3,426,777	2,706,226.88
325 **	SPECIAL ASSESSMENT	285,563	719,409.30	252	571,126	720,550.12	126	3,426,777	2,706,226.88
329	OTHER PERMITS & FEES								
10 00	INSPECTION FEES	0	.00		0	.00		0	.00
10 01	FIRE INSPECTION FEES	2,500	.00		5,000	.00		30,000	30,000.00
10 *	INSPECTION FEES	2,500	.00		5,000	.00		30,000	30,000.00
25 00	PLANNING AND ZONING	3,333	14,102.75	423	6,666	20,302.75	305	40,000	19,697.25
35 00	FIRE INSPECTIONS	0	.00		0	.00		0	.00
329 **	OTHER PERMITS & FEES	5,833	14,102.75	242	11,666	20,302.75	174	70,000	49,697.25
320 ***	OTHER PERMITS & FEES	431,812	766,752.70		863,624	996,507.36		5,181,777	4,185,269.64
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
20 01	RES OFFCR - CTY CONTRACT	0	.00		0	.00		0	.00
20 15	VOCA-2021-COCOA PD	0	.00		0	.00		0	.00
20 16	INTERNET CRIMES GRANT	0	.00		0	.00		0	.00
20 19	JAG 2020-DJ-BX-0410	0	.00		0	.00		0	.00
20 21	BPV 2020 96472	0	.00		0	.00		0	.00
20 22	JAG 21-GG-01363	0	.00		0	.00		0	.00
20 23	BULLET PROOF VEST 2021	0	.00		0	2,342.80		0	2,342.80-
20 24	VOCA-2022-COCOA PD-00181	0	8,278.33		0	27,905.53		0	27,905.53-
20 25	JAG 2022-22-GG-02810	0	.00		0	.00		0	.00
20 26	BULLET PROOF VEST 2022	0	.00		0	.00		0	.00
20 27	VOCA-2023-COCOA PD-00042	9,910	.00		19,820	.00		118,921	118,921.00
20 28	JAG 2023-23-GG-03233	1,298	.00		2,596	.00		15,572	15,572.00
20 29	BULLET PROOF VEST 2023	1,078	.00		2,156	.00		12,940	12,940.00
20 *	PUBLIC SAFETY	12,286	8,278.33	67	24,572	30,248.33	123	147,433	117,184.67
39 12	USDA/FOREST SVC 26866	0	.00		0	.00		0	.00
50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
70 02	AFRICAN AM CIVIL RIGHTS	0	.00		0	.00		0	.00
331 **	FEDERAL GRANTS	12,286	8,278.33	67	24,572	30,248.33	123	147,433	117,184.67
333	PAYMENT IN LIEU OF TAXES								
90 00	HOUSING AUTHORITY	0	.00		0	.00		0	.00
333 **	PAYMENT IN LIEU OF TAXES	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	********** CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	******** YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
334	STATE GRANT								
10 15	CYBERSECUR DMS 22/23-249	0	.00		0	.00		0	.00
50 01	STATE DISASTER REIMB	0	.00		0	.00		0	.00
70 11	HTMOORE RESTORATION	0	.00		0	.00		0	.00
90 15	FLA CORONAVIRUS SFRF	0	.00		0	.00		0	.00
334 **	STATE GRANT	0	.00		0	.00		0	.00
335	STATE SHARED REVENUES								
12 00	STATE REVENUE SHARING	66,416	61,503.92	93	132,832	123,007.84	93	797,000	673,992.16
12 20	8TH CNT MUNICIPAL GAS TAX	13,333	13,318.37	100	26,666	26,636.74	100	160,000	133,363.26
12 *	STATE REVENUE SHARING	79,749	74,822.29	94	159,498	149,644.58	94	957,000	807,355.42
14 00	MOBILE HOME LICENSES	2,083	5,465.53	262	4,166	5,917.77	142	25,000	19,082.23
15 00	ALCOHOLIC BEVERAGE	2,083	6,027.10	289	4,166	6,027.10	145	25,000	18,972.90
18 00	LOCAL GOVERNMENT 1/2 CENT	108,333	116,139.65	107	216,666	229,103.65	106	1,300,000	1,070,896.35
21 00	FIREFIGHTER SUPPLEMENTAL	1,333	.00		2,666	.00		16,000	16,000.00
29 21	POL PEN STATE CONTR	17,287	.00		34,574	.00		207,445	207,445.00
29 22	FIRE PEN STATE CONTR	11,861	.00		23,722	.00		142,337	142,337.00
29 *	OTHER PUBLIC SAFETY	29,148	.00		58,296	.00		349,782	349,782.00
41 00	FUEL TAX REFUNDS	1,666	.00		3,332	.00		20,000	20,000.00
335 **	STATE SHARED REVENUES	224,395	202,454.57	90	448,790	390,693.10	87	2,692,782	2,302,088.90
337	GRANTS FROM LOCAL UNITS								
30 17	FIND BV-CO-20-147 DREDGIN	0	.00		0	.00		0	.00
30 18	FIND BV-CO-20-146 BT RAMP	0	.00		0	.00		0	.00
30 19	FIND BV-CO-21-152 DRG PII	0	.00		0	.00		0	.00
30 20	FIND BV-CO-21-151 BT PII	0	.00		0	.00		0	.00
30 21	FIND BV-CO-23-159 WTRF P1	0	.00		0	.00		0	.00
30 *	PHYSICAL ENVIRONMENT	0	.00		0	.00		0	.00
60 00	HUMAN SERVICES	0	.00		0	.00		0	.00
337 **	GRANTS FROM LOCAL UNITS	0	.00		0	.00		0	.00
330 ***	INTERGOVERNMENTAL REVENUE	236,681	210,732.90		473,362	420,941.43		2,840,215	2,419,273.57
340	CHARGES FOR SERVICES								
341	GENERAL GOVERNMENT								
30 00	ADMINISTRATIVE FEES	0	.00		0	.00		0	.00
31 00	ADMIN FEES STORMWATER	0	.00		0	.00		0	.00
40 00	CERTIFY/COPY/SEARCH	8,274	8,218.56	99	16,548	8,394.74	51	99,295	90,900.26
90 12	PASSPORT EXECUTION FEES	250	210.00	84	500	210.00	42	3,000	2,790.00
341 **	GENERAL GOVERNMENT	8,524	8,428.56	99	17,048	8,604.74	51	102,295	93,690.26

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	********** CURRENT ESTIMATED	ACTUAL	%REV	******** YEAR-TO-DATE ESTIMATED	ACTUAL	%REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
342	PUBLIC SAFETY								
10 00	SVC CHG - LAW ENF SERVICE	14,666	9,805.00	67	29,332	6,830.00-	23	176,000	182,830.00
10 02	SCHOOL RES OFFICER	22,833	85,625.00	375	45,666	85,625.00	188	274,000	188,375.00
10 *	SVC CHG - LAW ENF SERVICE	37,499	95,430.00	255	74,998	78,795.00	105	450,000	371,205.00
20 00	SVC CHG - FIRE PROTECTION	2,500	550.00	22	5,000	550.00	11	30,000	29,450.00
90 00	OTHER PUBLIC SAFETY	83	.00		166	.00		1,000	1,000.00
90 01	FALSE ALARM FEES	625	.00		1,250	290.00-	23	7,500	7,790.00
90 *	OTHER PUBLIC SAFETY	708	.00		1,416	290.00-	21	8,500	8,790.00
342 **	PUBLIC SAFETY	40,707	95,980.00	236	81,414	79,055.00	97	488,500	409,445.00
343	PHYSICAL ENVIRONMENT								
37 10	BREVARD COUNTY	50,824	106,700.10	210	101,648	106,700.10	105	609,898	503,197.90
37 11	ROCKLEDGE	28,236	29,516.76	105	56,472	57,950.41	103	338,832	280,881.59
37 12	SUN LAKE	367	383.40	105	734	746.10	102	4,404	3,657.90
37 13	CLNY PK-M.I.UTIL CO.	186	201.15	108	372	394.85	106	2,236	1,841.15
37 16	COCOA BEACH	10,616	11,088.81	105	21,232	21,779.76	103	127,401	105,621.24
37 17	CAPE CANAVERAL	9,035	9,059.59	100	18,070	17,807.59	99	108,426	90,618.41
37 18	TITUSVILLE	406	415.65	102	812	818.65	101	4,879	4,060.35
37 *	WATER BILLING SERVICES	99,670	157,365.46	158	199,340	206,197.46	103	1,196,076	989,878.54
39 01	SERVICE CHARGES	75,000	78,031.08	104	150,000	150,294.63	100	900,000	749,705.37
39 03	ADMIN CHARGES	40,000	46,890.00	117	80,000	89,775.00	112	480,000	390,225.00
39 04	PENALTIES	60,000	70,577.76	118	120,000	114,715.72	96	720,000	605,284.28
39 05	NSF CHECKS	2,500	7,574.43	303	5,000	11,293.49	226	30,000	18,706.51
39 13	HIGH CONSUMP CHGS	400	2,740.00	685	800	4,380.00	548	4,800	420.00
39 *	WATER OTHER INCOME	177,900	205,813.27	116	355,800	370,458.84	104	2,134,800	1,764,341.16
41 10	SOLID WASTE	229,801	222,025.04	97	459,602	456,505.71	99	2,757,617	2,301,111.29
41 20	RECYCLING REVENUE	33,735	34,731.08	103	67,470	71,261.75	106	404,831	333,569.25
41 30	GREEN WASTE	38,327	42,124.14	110	76,654	87,593.61	114	459,933	372,339.39
41 *	GARBAGE COLLECTION	301,863	298,880.26	99	603,726	615,361.07	102	3,622,381	3,007,019.93
45 10	BILLING FEE - WASTE MGMT	0	.00		0	.00		0	.00
46 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
90 01	FDOT MEDIAN MAINT	5,016	.00		10,032	.00		60,200	60,200.00
90 03	FDOT MNT SIGNAL/HWY LIGHT	10,550	.00		21,100	.00		126,610	126,610.00
90 *	OTHER PHYSICAL ENVIRON	15,566	.00		31,132	.00		186,810	186,810.00
343 **	PHYSICAL ENVIRONMENT	594,999	662,058.99	111	1,189,998	1,192,017.37	100	7,140,067	5,948,049.63

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
347	CULTURE/RECREATION								
20 10	GAZEBO-PAVILLION RENTAL	83	60.00	72	166	60.00	36	1,000	940.00
39 10	PORCHER HOUSE - REVENUES	833	.00		1,666	1,200.00	72	10,000	8,800.00
39 11	TENANT MAINTENANCE FEES	100	52.98	53	200	105.96	53	1,200	1,094.04
39 20	COCOA CIVIC CENTER	833	1,480.00	178	1,666	4,197.23	252	10,000	5,802.77
39 30	RIVERFRONT PARK	666	282.47	42	1,332	382.47	29	8,000	7,617.53
39 *	OTHER CULTURAL SERVICES	2,432	1,815.45	75	4,864	5,885.66	121	29,200	23,314.34
40 05	SPECIAL EVENT PERMITS	1,666	1,050.00	63	3,332	1,650.00	50	20,000	18,350.00
50 10	EVENT FEES	280	426.51	152	560	567.35	101	3,368	2,800.65
50 30	ADVERTISING/SPONSORSHIPS	91	.00		182	.00		1,100	1,100.00
50 50	MISC FURNISHINGS	100	390.00	390	200	390.00	195	1,200	810.00
50 *	SPECIAL REC FACILITIES	471	816.51	173	942	957.35	102	5,668	4,710.65
347 **	CULTURE/RECREATION	4,652	3,741.96	80	9,304	8,553.01	92	55,868	47,314.99
340 ***	CHARGES FOR SERVICES	648,882	770,209.51		1,297,764	1,288,230.12		7,786,730	6,498,499.88
350	FINES AND FORFEITURES								
351	JUDGMENTS AND FINES								
90 00	OTHER	1,250	1,109.42	89	2,500	1,109.42	44	15,000	13,890.58
351 **	JUDGMENTS AND FINES	1,250	1,109.42	89	2,500	1,109.42	44	15,000	13,890.58
350 ***	FINES AND FORFEITURES	1,250	1,109.42		2,500	1,109.42		15,000	13,890.58
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	10,000	.00		20,000	6,571.95	33	120,000	113,428.05
10 02	INVESTMENT INTEREST	10,000	.00		20,000	114,208.61	571	120,000	5,791.39
10 10	SBA ACCOUNT 121328	50	.00		100	57,469.72	7470	600	56,869.72-
10 11	INTEREST/CBOS	91	.00		182	.00		1,100	1,100.00
10 *	INTEREST	20,141	.00		40,282	178,250.28	443	241,700	63,449.72
30 00	NET INC/DEC FMV INVESTMNT	0	.00		0	.00		0	.00
35 01	AMERICAN TOWER	0	.00		0	.00		0	.00
35 02	ATT CELL TWR 14386094	0	.00		0	.00		0	.00
35 03	ATT CELL TOWER 382218	0	.00		0	.00		0	.00
35 04	LAMAR BILLBOARD	0	.00		0	.00		0	.00
35 05	SPRINT CELL TOWER	0	.00		0	.00		0	.00
35 06	LEASE - TMOBILE A2C0020A	0	.00		0	.00		0	.00
35 07	LEASE - TMOBILE A2C0555A	0	.00		0	.00		0	.00
35 *	MISCELLANEOUS INTEREST	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

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40 00	GAIN/(LOSS) SALE INVEST	0	.00		0	.00		0	.00
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	.00		0	.00		0	.00
361 **	INTEREST & OTHER EARNINGS	20,141	.00		40,282	178,250.28	443	241,700	63,449.72
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	11,108	3,791.66	34	22,216	104,816.36	472	133,300	28,483.64
39 01	AMERICAN TOWER	0	.00		0	.00		0	.00
39 02	ATT CELL TWR 14386094	0	.00		0	.00		0	.00
39 03	ATT CELL TOWER 382218	0	.00		0	.00		0	.00
39 04	LAMAR BILLBOARD	0	.00		0	.00		0	.00
39 05	SPRINT CELL TOWER	0	.00		0	.00		0	.00
39 06	TMOBILE CELL TWR A2C0020A	0	.00		0	.00		0	.00
39 07	TMOBILE CELL TWR A2C0555A	0	.00		0	.00		0	.00
39 10	PORCHER HOUSE-TENANTS	583	1,516.35	260	1,166	2,575.98	221	7,000	4,424.02
39 20	CIVIC CENTER-TENANTS	658	22.84	4	1,316	22.84	2	7,900	7,877.16
39 *	RENTALS AND LEASES	1,241	1,539.19	124	2,482	2,598.82	105	14,900	12,301.18
362 **	RENT AND ROYALTIES	12,349	5,330.85	43	24,698	107,415.18	435	148,200	40,784.82
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	2,231.25		0	2,231.25-
10 00	GAIN/(LOSS)SALE OF F/A	0	.00		0	2,231.25-		0	2,231.25
364 **	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	0	1.00		0	1.00		0	1.00-
365 **	SALE SURPLUS MTRLS &SCRAP	0	1.00		0	1.00		0	1.00-
366	CONTRIBUTIONS & DONATIONS								
00 00	CONTRIBUTIONS & DONATIONS	0	.00		0	2,500.00		0	2,500.00-
10 10	CONTRIBS FOR K-9	0	.00		0	.00		0	.00
10 14	REPLACEMENT TREES	0	.00		0	.00		0	.00
10 16	FIREHOUSE SUBS - E-BIKES	0	.00		0	.00		0	.00
10 *	DONATIONS-PRIVATE SOURCES	0	.00		0	.00		0	.00
366 **	CONTRIBUTIONS & DONATIONS	0	.00		0	2,500.00		0	2,500.00-
368	PENSION CONTRIBUTIONS								
00 00	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
21 00	POLICE STATE CONTRIBUTION	0	.00		0	.00		0	.00
22 00	FIRE STATE CONTRIBUTION	0	.00		0	.00		0	.00
368 **	PENSION CONTRIBUTIONS	0	.00		0	.00		0	.00
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	0	776.34		0	3,230.16		0	3,230.16-
90 02	POLICE SECURITY SERVICES	0	.00		0	.00		0	.00
90 03	CODE ENF ABATE/DEMO REV	8,333	30,975.00	372	16,666	31,375.00	188	100,000	68,625.00
90 04	MISC. POLICE REVENUES	708	104.00	15	1,416	104.00	7	8,500	8,396.00
90 05	INVESTIGATIVE COSTS REIM	4,512	3,550.87	79	9,024	3,583.03	40	54,145	50,561.97
90 09	PROPERTY REGISTRATION	416	.00		832	.00		5,000	5,000.00
90 12	LEISURE SVCS -CANCEL FEES	0	250.00		0	250.00		0	250.00-
90 *	OTHER MISC REVENUES	13,969	35,656.21	255	27,938	38,542.19	138	167,645	129,102.81
96 00	INSURANCE REFUND/PROCEEDS	0	.00		0	.00		0	.00
369 **	OTHER MISC REVENUES	13,969	35,656.21	255	27,938	38,542.19	138	167,645	129,102.81
360 ***	MISCELLANEOUS REVENUES	46,459	40,988.06		92,918	326,708.65		557,545	230,836.35
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 03	TRF FROM CDBG (103)	0	.00		0	.00		0	.00
91 10	TRF FROM COCOA CRA (110)	18,566	18,566.67	100	37,132	37,133.34	100	222,800	185,666.66
91 11	TRF FROM DIAMOND SQ (111)	0	.00		0	.00		0	.00
91 20	TRF FROM DBT SVC (201)	0	.00		0	.00		0	.00
91 21	TRF FROM W/S FUND (421)	0	.00		0	.00		0	.00
91 23	TRF FROM STORMWATER (423)	0	.00		0	.00		0	.00
91 25	TRF FROM W/S REST (425)	0	.00		0	.00		0	.00
91 26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91 30	TRF FROM CAP PROJ (301)	0	.00		0	.00		0	.00
91 31	TRF FROM FISKE BV (303)	0	.00		0	.00		0	.00
91 41	TRF FROM CONFISC (141)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	18,566	18,566.67	100	37,132	37,133.34	100	222,800	185,666.66
94 21	TRANS FR 421 OH ALLOC	664,154	664,154.00	100	1,328,308	1,328,308.00	100	7,969,848	6,641,540.00
94 23	TRANS FR 423 OH ALLOC	26,041	26,041.92	100	52,082	52,083.84	100	312,503	260,419.16
94 *	INTERFUND TRANSFER	690,195	690,195.92	100	1,380,390	1,380,391.84	100	8,282,351	6,901,959.16
381 **	INTERFUND TRANSFER	708,761	708,762.59	100	1,417,522	1,417,525.18	100	8,505,151	7,087,625.82
382	CONTRIBUTIONS ENTERPRISE								
40 00	CONTRIBUTIONS (ROI)	640,777	640,777.92	100	1,281,554	1,281,555.84	100	7,689,335	6,407,779.16
40 01	6% PILOFF	140,178	140,178.92	100	280,356	280,357.84	100	1,682,147	1,401,789.16
40 *	CONTRIBUTIONS (ROI)	780,955	780,956.84	100	1,561,910	1,561,913.68	100	9,371,482	7,809,568.32
382 **	CONTRIBUTIONS ENTERPRISE	780,955	780,956.84	100	1,561,910	1,561,913.68	100	9,371,482	7,809,568.32

FUND 001 GENERAL FUND

ACCOUNT	ACCOUNT DESCRIPTION	********** CURRENT ESTIMATED	ACTUAL	%REV	******** YEAR-TO-DATE ESTIMATED	ACTUAL	%REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
384	DEBT PROCEEDS								
00 00	DEBT PROCEEDS	0	.00		0	.00		0	.00
384 **	DEBT PROCEEDS	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	435,546	.00		808,148	.00		5,163,611	5,163,611.00
99 *	BALANCE FORWARD	435,546	.00		808,148	.00		5,163,611	5,163,611.00
389 **	NON OPERATING SOURCES	435,546	.00		808,148	.00		5,163,611	5,163,611.00
380 ***	OTHER SOURCES(NON-REV)	1,925,262	1,489,719.43		3,787,580	2,979,438.86		23,040,244	20,060,805.14
FUND TOTAL	GENERAL FUND	4,492,262	5,082,681.98		8,921,580	8,284,996.28		53,844,543	45,559,546.72
GRAND TOTAL		4,492,262	5,082,681.98		8,921,580	8,284,996.28		53,844,543	45,559,546.72

REPORT SELECTIONS

Fiscal year . . . . . : 2024
Fund . . . . . : 001
All Departments
All Divisions
Suppress accounts with zero balances . . . . : N

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	87328	70146.84	80	174656	105704.36	61	.00	1047989	942284.64	10
11 **	EXECUTIVE SALARIES	87328	70146.84	80	174656	105704.36	61	.00	1047989	942284.64	10
12-00	REGULAR SALARIES & WAGES	1222919	957806.25	78	2445838	1447453.88	59	.00	14675160	13227706.12	10
12-06	SALARIES/CONTRACTUAL	9583	6897.00	72	19166	8241.00	43	.00	115000	106759.00	7
12-07	EMS 1ST RESPONDER	0	.00	0	0	.00	0	.00	0	.00	0
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	7831	53450.99	683	15662	54155.09	346	.00	94000	39844.91	58
12 **	REGULAR SALARIES & WAGES	1240333	1018154.24	82	2480666	1509849.97	61	.00	14884160	13374310.03	10
13-00	OTHER SALARIES & WAGES	80184	66873.89	83	160368	99481.00	62	.00	962253	862772.00	10
13 **	OTHER SALARIES & WAGES	80184	66873.89	83	160368	99481.00	62	.00	962253	862772.00	10
14-00	OVERTIME	53780	107197.38	199	107560	164236.52	153	.00	645429	481192.48	25
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	53780	107197.38	199	107560	164236.52	153	.00	645429	481192.48	25
15-00	SPECIAL PAY	30391	29710.98	98	60646	46496.13	77	.00	364596	318099.87	13
15 **	SPECIAL PAY	30391	29710.98	98	60646	46496.13	77	.00	364596	318099.87	13
20-00	CLOTHING/SHOE ALLOWANCE	1846	3790.00	205	3692	3786.93	103	.00	22168	18381.07	17
20 **	CLOTHING/SHOE ALLOWANCE	1846	3790.00	205	3692	3786.93	103	.00	22168	18381.07	17
21-00	FICA TAXES	111649	97254.08	87	223298	145676.99	65	.00	1339915	1194238.01	11
21 **	FICA TAXES	111649	97254.08	87	223298	145676.99	65	.00	1339915	1194238.01	11
22-00	RETIREMENT CONTRIBUTIONS	105039	95108.06	91	210078	144532.67	69	.00	1260597	1116064.33	12
22-01	FIRE PENSION	225715	199545.16	88	451430	301688.19	67	.00	2708603	2406914.81	11
22-02	STATE CONTRIBUTIONS	29148	.00	0	58296	.00	0	.00	349782	349782.00	0
22-03	NON-FRS RETIREMENT PLAN	2963	2772.58	94	5926	4175.15	71	.00	35580	31404.85	12
22 **	RETIREMENT CONTRIBUTIONS	362865	297425.80	82	725730	450396.01	62	.00	4354562	3904165.99	10
23-00	INSURANCES	5622	4247.37	76	11244	6442.08	57	.00	67570	61127.92	10

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-02	MEDICARE PART B	34275	21162.39	62	68550	63115.90	92	4134.00	411300	344050.10	16
23-04	MEDICAL	320383	249061.26	78	640766	377590.67	59	.00	3844683	3467092.33	10
23-05	HEALTH GF RETIREES 50%	5634	3715.60	66	11268	7895.65	70	.00	67608	59712.35	12
23-06	HEALTH GF RETIREES 100%	24415	22288.06	91	48830	44576.12	91	.00	292980	248403.88	15
23-07	DENTAL INSURANCE	15260	12024.11	79	30520	19417.81	64	.00	183246	163828.19	11
23-08	VISION INSURANCE	2702	2146.92	80	5404	3491.69	65	.00	32605	29113.31	11
23-09	LONG TERM DISABILITY	4164	4093.14	98	8328	6171.02	74	.00	50093	43921.98	12
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	412455	318738.85	77	824910	528700.94	64	4134.00	4950085	4417250.06	11
24-00	WORKER'S COMPENSATION	63976	32259.77	50	127952	47991.60	38	.00	767829	719837.40	6
24 **	WORKER'S COMPENSATION	63976	32259.77	50	127952	47991.60	38	.00	767829	719837.40	6
25-00	UNEMPLOYMENT COMPENSATION	833	2200.00	264	1666	2200.00	132	.00	10000	7800.00	22
25 **	UNEMPLOYMENT COMPENSATION	833	2200.00	264	1666	2200.00	132	.00	10000	7800.00	22
27-00	BENEFIT OFFSET	20204	22854.04	113	40408	32558.01	81	.00	242449	209890.99	13
27 **	BENEFIT OFFSET	20204	22854.04	113	40408	32558.01	81	.00	242449	209890.99	13
28-00	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
28 **	PER SVC OVERHEAD ALLOC	0	.00	0	0	.00	0	.00	0	.00	0
31-00	PROFESSIONAL SERVICES	38973	28726.60	74	75991	44214.10	58	280691.04	464240	139334.86	70
31-01	LEGAL EXPENSES	41673	35867.61	86	83346	35867.61	43	452712.39	500080	11500.00	98
31-02	MEDICAL SERVICES	4644	3646.35	79	9288	3646.35	39	47083.65	55730	5000.00	91
31-03	ENGINEERING SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-05	EMS 1ST RESPONDER	1158	.00	0	2316	13905.00	600	.00	13905	.00	100
31-11	USDA MANAGE FOREST GRANT	0	.00	0	0	.00	0	.00	0	.00	0
31-15	AFRICAN AM CIVIL RIGHTS	0	.00	0	0	17700.00	0	.00	0	17700.00-	0

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31-16	HISTORICAL PRESERVATN	0	.00	0	0	.00	0	4203.50	0	4203.50-	0
31-33	EMPLOYEE HEALTH CENTER	34768	35605.37	102	69536	47779.47	69	369441.53	417221	.00	100
31 **	PROFESSIONAL SERVICES	121216	103845.93	86	240477	163112.53	68	1154132.11	1451176	133931.36	91
32-00	ACCOUNTING & AUDITING	6333	.00	0	12666	.00	0	.00	76000	76000.00	0
32 **	ACCOUNTING & AUDITING	6333	.00	0	12666	.00	0	.00	76000	76000.00	0
34-00	CONTRACT SERVICES	133558	259057.22	194	267571	275421.28	103	1032539.36	1603255	295294.36	82
34-03	CUSTOMER SERVICE CONTRACT	277010	533880.80	193	554020	533880.80	96	.00	3324121	2790240.20	16
34-07	JANITORIAL CONTRACT SVS	0	.00	0	0	.00	0	.00	0	.00	0
34-09	MOWING CONTRACTS	36000	29022.65	81	72000	58045.30	81	348227.20	432000	25727.50	94
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34-23	JAG 2022-22-GG-02810	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	446568	821960.67	184	893591	867347.38	97	1380766.56	5359376	3111262.06	42
39-00	CONTINGENCY	12459	.00	0	25054	.00	0	.00	149651	149651.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39-20	FUEL, OIL & LUBRICANTS	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	12459	.00	0	25054	.00	0	.00	149651	149651.00	0
40-00	TRAVEL & PER DIEM	9209	4064.10	44	18418	4972.11	27	70.00	108167	103124.89	5
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40-22	JAG-21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL & PER DIEM	9209	4064.10	44	18418	4972.11	27	70.00	108167	103124.89	5
41-00	COMMUNICATION	33397	20714.81	62	67377	27842.82	41	325118.69	398818	45856.49	89
41-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
41 **	COMMUNICATION	33397	20714.81	62	67377	27842.82	41	325118.69	398818	45856.49	89
42-00	POSTAGE & FREIGHT	41677	42454.92	102	83081	44803.05	54	405089.99	499955	50061.96	90
42 **	POSTAGE & FREIGHT	41677	42454.92	102	83081	44803.05	54	405089.99	499955	50061.96	90

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
43-00	ELECTRIC/WATER/SEWER	75991	61043.88	80	151723	67174.02	44	752251.47	911649	92223.51	90
43 **	ELECTRIC/WATER/SEWER	75991	61043.88	80	151723	67174.02	44	752251.47	911649	92223.51	90
44-00	RENTALS AND LEASES	4590	5124.75	112	9180	9129.50	99	37372.66	53304	6801.84	87
44 **	RENTALS AND LEASES	4590	5124.75	112	9180	9129.50	99	37372.66	53304	6801.84	87
45-00	INSURANCE	77310	.00	0	155984	.00	0	.00	929099	929099.00	0
45 **	INSURANCE	77310	.00	0	155984	.00	0	.00	929099	929099.00	0
46-00	REPAIRS & MAINTENANCE	79575	134024.98	168	159590	181303.93	114	260080.04	955378	513994.03	46
46-02	REPAIR/MAINT BUILDING	33508	16794.78	50	67016	17951.98	27	39512.74	402100	344635.28	14
46-03	REPAIR/MAINT-VEHICLES	38647	28837.19	75	77294	35218.10	46	16741.41	462691	410731.49	11
46-05	HYDRANT FEES	21649	21585.33	100	43298	43170.66	100	.00	259797	216626.34	17
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	173379	201242.28	116	347198	277644.67	80	316334.19	2079966	1485987.14	29
47-00	PRINTING & BINDING	14729	8574.84	58	29458	16477.09	56	127349.50	176755	32928.41	81
47 **	PRINTING & BINDING	14729	8574.84	58	29458	16477.09	56	127349.50	176755	32928.41	81
48-00	PROMOTIONAL ACTIVITIES	6078	10860.60	179	12542	9924.22	79	.00	73367	63442.78	14
48-11	BUSINESS ASSIST. PROGRAM	41	.00	0	82	.00	0	.00	500	500.00	0
48 **	PROMOTIONAL ACTIVITIES	6119	10860.60	178	12624	9924.22	79	.00	73867	63942.78	13
49-00	OTHER CHARGES & OBLIG.	20350	49503.94	243	40791	49527.32	121	165094.20	244403	29781.48	88
49-02	ADVERTISING	124	.00	0	248	.00	0	.00	1500	1500.00	0
49-06	BROWNFIELD PROG CITY COST	416	.00	0	832	.00	0	.00	5000	5000.00	0
49-07	BAD DEBT EXPENSE	0	1139.67-	0	0	4469.25-	0	.00	0	4469.25	0
49-08	CASH OVER/SHORT	0	.00	0	0	.00	0	.00	0	.00	0
49-21	PD INVESTIGATIVE FUNDS	2083	4725.00-	227-	4166	4725.00-	113-	.00	25000	29725.00	19-
49-23	COM CRIME PREV (SPOT)	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0

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49 **	OTHER CHARGES & OBLIG.	22973	43639.27	190	46037	40333.07	88	165094.20	275903	70475.73	75
51-00	OFFICE SUPPLIES	4123	4386.63	106	8173	5142.56	63	58.00	48565	43364.44	11
51 **	OFFICE SUPPLIES	4123	4386.63	106	8173	5142.56	63	58.00	48565	43364.44	11
52-00	OPERATING SUPPLIES	76498	38947.39	51	153360	163571.46	107	357965.10	918336	396799.44	57
52-02	UNIFORMS	6623	3518.64	53	13246	7414.45	56	73270.80	79491	1194.25-	102
52-05	EMS 1st RESP-CONSUM SUPP	4780	3792.10	79	9704	5102.93	53	39301.04	57505	13101.03	77
52-07	JANITORIAL SUPPLIES	4482	2838.23	63	8964	6622.05	74	.00	53805	47182.95	12
52-10	HEATING FUEL	474	250.23	53	948	250.23	26	5437.77	5688	.00	100
52-22	BULLET PROOF V 2020	0	.00	0	0	.00	0	.00	0	.00	0
52-23	BULLET PROOF VEST 2021	0	.00	0	0	3065.40	0	.00	0	3065.40-	0
52-26	BULLET PROOF VEST 2022	0	.00	0	0	3079.60	0	840.40	0	3920.00-	0
52-30	FUEL, OIL, & LUBRICANTS	29286	22400.97	77	58572	22400.97	38	.00	350395	327994.03	6
52-33	EMPLOYEE HEALTH CENTER	15729	12132.66	77	31458	12614.18	40	176135.82	188750	.00	100
52-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
52-36	FIREHOUSE SUBS - E-BIKES	0	.00	0	0	.00	0	.00	0	.00	0
52-37	JAG 23-GG-03233	1298	2550.00-	197-	2596	12570.00	484	3002.00	15572	.00	100
52-38	BULLET PROOF VEST 2023	2156	.00	0	4312	.00	0	25880.00	25880	.00	100
52 **	OPERATING SUPPLIES	141326	81330.22	58	283160	236691.27	84	681832.93	1695422	776897.80	54
53-00	ROAD MATERIALS/SUPPLIES	3847	2413.02	63	7694	4207.82	55	13950.00	46175	28017.18	39
53 **	ROAD MATERIALS/SUPPLIES	3847	2413.02	63	7694	4207.82	55	13950.00	46175	28017.18	39
54-00	MEMBERSHIP/PUBLICATIONS	6155	5851.00	95	13236	15702.30	119	2213.20	71377	53461.50	25
54 **	MEMBERSHIP/PUBLICATIONS	6155	5851.00	95	13236	15702.30	119	2213.20	71377	53461.50	25
55-00	TRAINING	18648	12749.24	68	37296	14235.88	38	8447.76	223107	200423.36	10
55-01	EDA PROGRAM	833	.00	0	1666	.00	0	14181.50	10000	4181.50-	142
55-02	P/F HS RECRUITMENT	0	.00	0	0	.00	0	7045.00	0	7045.00-	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
55-22	JAG 21-GG-01363	0	.00	0	0	.00	0	.00	0	.00	0
55-35	VOCA-2022-COCOA PD-00181	0	.00	0	0	.00	0	.00	0	.00	0
55 **	TRAINING	19481	12749.24	65	38962	14235.88	37	29674.26	233107	189196.86	19
56-15	IT-RELATED OPERATING EXP	77316	213291.60	276	152995	329077.12	215	178145.00	923062	415839.88	55
56-16	CYBERSECUR DMS 22/23-249	0	.00	0	0	.00	0	.00	0	.00	0
56 **	TECHNOLOGY SYSTEMS	77316	213291.60	276	152995	329077.12	215	178145.00	923062	415839.88	55
57-99	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
57 **	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
58-97	LABOR	0	.00	0	0	.00	0	.00	0	.00	0
58 **	WORK ORDER CHARGES	0	.00	0	0	.00	0	.00	0	.00	0
59-00	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
62-00	BUILDINGS	3333	.00	0	6666	.00	0	67083.00	40000	27083.00-	168
62-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
62 **	BUILDINGS	3333	.00	0	6666	.00	0	67083.00	40000	27083.00-	168
63-00	INFRASTRUCTURE	172868	.00	0	327189	.00	0	1666991.32	2055871	388879.68	81
63-07	IMPROVE OTHER THAN BLDG	222341	15198.00	7	400284	15198.00	4	1542472.55	2623700	1066029.45	59
63-13	FIND BV-CO-20-146 BT RAMP	0	.00	0	0	.00	0	.00	0	.00	0
63-14	FIND BV-CO-20-147 DREDGIN	0	.00	0	0	.00	0	.00	0	.00	0
63-15	FIND BV-CO-21-152 DRGPII	0	.00	0	0	.00	0	.00	0	.00	0
63-16	FIND BV-CO-21-151 BT PII	0	.00	0	0	.00	0	.00	0	.00	0
63-17	FIND BV-CO-23-159 WTRF P1	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	395209	15198.00	4	727473	15198.00	2	3209463.87	4679571	1454909.13	69

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
64-00	MACHINERY AND EQUIPMENT	99324	58375.67	59	198648	92934.15	47	1623217.49	1191917	524234.64-	144
64-15	IT HARDWARE	6552	43336.44	661	13468	43336.44	322	.00	79000	35663.56	55
64-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
64-60	SBITA INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY AND EQUIPMENT	105876	101712.11	96	212116	136270.59	64	1623217.49	1270917	488571.08-	138
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
71-00	DEBT SERVICE - PRINCIPAL	0	.00	0	0	.00	0	.00	0	.00	0
71-30	LEASE - COPIERS	4273	8529.43	200	8546	8529.43	100	42748.60	51278	.03-	100
71-60	SBITA - ESRI SGEA	0	.00	0	0	.00	0	.00	0	.00	0
71-61	SBITA - VERTEKS	0	.00	0	0	.00	0	.00	0	.00	0
71-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
71-63	SBITA - CLEARGOV	0	.00	0	0	.00	0	.00	0	.00	0
71-64	SBITA - VECTOR TGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
71-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
71-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-67	SBITA - SOCRATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
71-68	SBITA - KRONOS TELSTFF	0	.00	0	0	.00	0	.00	0	.00	0
71-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71 **	DEBT SERVICE - PRINCIPAL	4273	8529.43	200	8546	8529.43	100	42748.60	51278	.03-	100
72-30	LEASE - COPIERS	35	86.57	247	70	86.57	124	331.40	418	.03	100
72-60	SBITA - ESRI SGEA	0	.00	0	0	.00	0	.00	0	.00	0
72-61	SBITA - VERTEKS	0	.00	0	0	.00	0	.00	0	.00	0
72-62	SBITA - VERTEKS 5-9	0	.00	0	0	.00	0	.00	0	.00	0
72-63	SBITA - CLEARGOV	0	.00	0	0	.00	0	.00	0	.00	0

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
72-64	SBITA - VECTOR TRGT SOL	0	.00	0	0	.00	0	.00	0	.00	0
72-65	SBITA - NEOGOV	0	.00	0	0	.00	0	.00	0	.00	0
72-66	SBITA - BRAZOS (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-67	SBITA - SCORATA (TYLR)	0	.00	0	0	.00	0	.00	0	.00	0
72-68	SBITA - KRONOS TELSTFF	0	.00	0	0	.00	0	.00	0	.00	0
72-69	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
72 **	DEBT SERVICE - INTEREST	35	86.57	247	70	86.57	124	331.40	418	.03	100
73-00	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
73 **	OTHER DEBT SVC COSTS	0	.00	0	0	.00	0	.00	0	.00	0
81-00	AIDS TO GOVT AGENCY	128525	.00	0	257050	.00	0	.00	1542304	1542304.00	0
81 **	AIDS TO GOVT AGENCY	128525	.00	0	257050	.00	0	.00	1542304	1542304.00	0
82-01	ECON DEV INCENTIVE CONTR	1666	.00	0	3332	.00	0	.00	20000	20000.00	0
82 **	AID TO PRIVATE ORGANIZAT	1666	.00	0	3332	.00	0	.00	20000	20000.00	0
83-00	OTHER GRANTS & AIDS	0	.00	0	0	.00	0	.00	0	.00	0
83-01	MISC GRANTS/DONATIONS	0	.00	0	0	.00	0	.00	0	.00	0
83-11	UPSTART COCOA PROGRAM	1041	.00	0	2082	.00	0	.00	12500	12500.00	0
83 **	OTHER GRANTS & AIDS	1041	.00	0	2082	.00	0	.00	12500	12500.00	0
91-03	TO CDBG (103)	0	.00	0	0	.00	0	.00	0	.00	0
91-04	TO HOME (104)	0	.00	0	0	.00	0	.00	0	.00	0
91-07	TO BLDG PERM(107)	0	.00	0	0	.00	0	.00	0	.00	0
91-08	TO SEC 108 LOAN (108)	0	.00	0	0	.00	0	.00	0	.00	0
91-10	TO COCOA CRA (110)	0	.00	0	0	.00	0	.00	0	.00	0
91-11	TO DIAMOND SQ (111)	0	.00	0	0	.00	0	.00	0	.00	0
91-12	TO US 1 CRA (112)	0	.00	0	0	.00	0	.00	0	.00	0
91-20	TO GF DEBT SVC (201)	89560	89552.08	100	179120	179104.16	100	.00	1074726	895621.84	17

FUND 001 GENERAL FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-25	TO RESTRCTD ASSET (425)	0	.00	0	0	.00	0	.00	0	.00	0
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-32	TO RVRFRNT/LWP (302)	0	.00	0	0	.00	0	.00	0	.00	0
91-33	TO FISKE CAP PROJ (303)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	89560	89552.08	100	179120	179104.16	100	.00	1074726	895621.84	17
FUND 001 TOTAL *********											
	GENERAL FUND	4493560	3925231.82	87	8925095	5610084.62	63	10516431.12	53844543	37718027.26	30
GRAND TOTAL *********											
		4493560	3925231.82	87	8925095	5610084.62	63	10516431.12	53844543	37718027.26	30

FY 2024 Budget by Classification Report - Summary Listing

11/30/2023

Target for November 2023 is 17%

FUND 421 - WATER/SEWER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
CHARGES FOR SERVICES	$ 77,093,525	$ -	$ 12,185,434	$ 64,908,091	16%
INTERGOVERNMENTAL/GRANTS	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 567,350	$ -	$ 142,568	$ 424,782	25%
***OTHER SOURCES (NON-REVENUE)**	$ 8,580,862	$ -	$ -	$ 8,580,862	0%
REVENUE TOTALS	**$ 86,241,737**	**$ -**	**$ 12,328,002**	**$ 73,913,735**	**14%**
EXPENSE					
SALARIES AND BENEFITS	$ 20,545,140	$ -	$ 2,104,994	$ 18,440,146	10%
OPERATING EXPENDITURES	$ 25,130,783	$ 12,175,294	$ 2,195,154	$ 10,760,336	9%
CAPITAL OUTLAY	$ 2,630,181	$ 1,648,659	$ 129,185	$ 852,337	5%
GRANTS, AIDS AND OTHER	$ 37,935,633	$ 397,540	$ 17,014,684	$ 20,523,409	45%
EXPENSE TOTALS	**$ 86,241,737**	**$ 14,221,493**	**$ 21,444,018**	**$ 50,576,226**	41%
REVENUE TOTALS	**$ 86,241,737**	**$ -**	**$ 12,328,002**	**$ 73,913,735**	**14%**
EXPENSE TOTALS	**$ 86,241,737**	**$ 14,221,493**	**$ 21,444,018**	**$ 50,576,226**	**41%**
**	**$ -**	**$ (14,221,493)**	**$ (9,116,016)**	**$ 23,337,509**	

*Fund Balance is a budgeted revenue, not actual revenue.

**Unaudited

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT		ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
330		INTERGOVERNMENTAL REVENUE								
331		FEDERAL GRANTS								
	30 02	FDEM H0477 LS#1	0	.00		0	.00		0	.00
	50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
331	**	FEDERAL GRANTS	0	.00		0	.00		0	.00
334		STATE GRANT								
	50 01	STATE DISASTER REIMB	0	.00		0	.00		0	.00
334	**	STATE GRANT	0	.00		0	.00		0	.00
337		GRANTS FROM LOCAL UNITS								
	30 00	PHYSICAL ENVIRONMENT	0	.00		0	.00		0	.00
337	**	GRANTS FROM LOCAL UNITS	0	.00		0	.00		0	.00
330	***	INTERGOVERNMENTAL REVENUE	0	.00		0	.00		0	.00
340		CHARGES FOR SERVICES								
343		PHYSICAL ENVIRONMENT								
	30 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	31 00	WATER SALES	5,385,017	5,181,732.25	96	10,770,034	10,018,368.51	93	64,620,205	54,601,836.49
	33 00	WATER CONNECTION FEE	47,267	43,011.36	91	94,534	107,490.59	114	567,211	459,720.41
	36 00	WATER HYDRANT FEES	327,416	355,066.01	108	654,832	707,290.62	108	3,928,996	3,221,705.38
	39 06	HYDRANT RESID FLOW TEST	141	1,200.00	851	282	1,950.00	692	1,696	254.00-
	39 07	BACKFLOW DEVICE TEST	12,808	18,839.13	147	25,616	37,881.66	148	153,700	115,818.34
	39 08	JUMPER METERS	61	390.00	639	122	570.00	467	742	172.00
	39 09	PLAN REVIEW/CONST INSPECT	1,060	5,250.00	495	2,120	9,000.00	425	12,720	3,720.00
	39 10	BACKFLOW PRV/RLCT TEMP	44	105.42	240	88	210.84	240	530	319.16
	39 *	WATER OTHER INCOME	14,114	25,784.55	183	28,228	49,612.50	176	169,388	119,775.50
	51 00	SEWER SALES	613,203	622,276.33	102	1,226,406	1,229,801.32	100	7,358,443	6,128,641.68
	51 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	51 *	SEWER SALES	613,203	622,276.33	102	1,226,406	1,229,801.32	100	7,358,443	6,128,641.68
	53 02	SEWER CONN INDIAN HILLS	0	.00		0	.00		0	.00
	59 01	GREASE TRAP PERMITS	547	787.02	144	1,094	1,549.02	142	6,572	5,022.98
	60 00	REUSE WATER SALES	36,274	34,666.61	96	72,548	70,557.49	97	435,290	364,732.51
	60 01	REUSE WATER INSTALLATION	618	12.54	2	1,236	763.62	62	7,420	6,656.38
	60 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
	60 *	REUSE WATER SALES	36,892	34,679.15	94	73,784	71,321.11	97	442,710	371,388.89
	90 10	OTHER EARNED NOT BILLED	0	.00		0	.00		0	.00
343	**	PHYSICAL ENVIRONMENT	6,424,456	6,263,336.67	98	12,848,912	12,185,433.67	95	77,093,525	64,908,091.33
340	***	CHARGES FOR SERVICES	6,424,456	6,263,336.67		12,848,912	12,185,433.67		77,093,525	64,908,091.33

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	0	.00		0	.00		0	.00
10 02	INVESTMENT INTEREST	41,757	.00		83,514	69,978.93	84	501,087	431,108.07
10 11	INTEREST/CBOS	0	.00		0	.00		0	.00
10 *	INTEREST	41,757	.00		83,514	69,978.93	84	501,087	431,108.07
30 00	NET INC/DEC FMV INVESTMNT	0	.00		0	.00		0	.00
40 00	GAIN/(LOSS) SALE INVEST	0	.00		0	.00		0	.00
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	.00		0	.00		0	.00
361 **	INTEREST & OTHER EARNINGS	41,757	.00		83,514	69,978.93	84	501,087	431,108.07
362	RENT AND ROYALTIES								
00 00	RENT AND ROYALTIES	114	.00		228	1,300.00	570	1,378	78.00
362 **	RENT AND ROYALTIES	114	.00		228	1,300.00	570	1,378	78.00
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
10 00	GAIN/(LOSS)SALE OF F/A	833	.00		1,666	1,102.57	66	10,000	8,897.43
364 **	DISPOSITION FIXED ASSETS	833	.00		1,666	1,102.57	66	10,000	8,897.43
365	SALE SURPLUS MTRLS &SCRAP								
00 00	SALE SURPLUS MTRLS &SCRAP	265	292.05	110	530	1,126.75	213	3,180	2,053.25
365 **	SALE SURPLUS MTRLS &SCRAP	265	292.05	110	530	1,126.75	213	3,180	2,053.25
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	4,308	68,051.00	1580	8,616	69,059.92	802	51,705	17,354.92-
90 06	SETTLEMENTS	0	.00		0	.00		0	.00
90 *	OTHER MISC REVENUES	4,308	68,051.00	1580	8,616	69,059.92	802	51,705	17,354.92-
96 00	INSURANCE REFUND/PROCEEDS	0	.00		0	.00		0	.00
369 **	OTHER MISC REVENUES	4,308	68,051.00	1580	8,616	69,059.92	802	51,705	17,354.92-
360 ***	MISCELLANEOUS REVENUES	47,277	68,343.05		94,554	142,568.17		567,350	424,781.83
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00
91 24	RENEW & REPLACE (424)	16,659	.00		33,318	.00		199,904	199,904.00

CITY OF COCOA, FLORIDA

FUND 421 WATER/SEWER FUND

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
91 25	TRF FROM W/S REST (425)	0	.00		0	.00		0	.00
91 26	TRF FROM W/S 2018B (426)	0	.00		0	.00		0	.00
91 42	W/S IMPACT FEE (422)	0	.00		0	.00		0	.00
91 52	TRF FROM WORK COMP (520)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	16,659	.00		33,318	.00		199,904	199,904.00
381 **	INTERFUND TRANSFER	16,659	.00		33,318	.00		199,904	199,904.00
383	INSTLMT PURCH/CAP LEASE								
10 00	LEASE PROCEEDS	0	.00		0	.00		0	.00
383 **	INSTLMT PURCH/CAP LEASE	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
30 01	SRF LOAN PROCEEDS	0	.00		0	.00		0	.00
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 11	RESTR. CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	700,414	.00		1,376,801	.00		8,380,958	8,380,958.00
99 *	BALANCE FORWARD	700,414	.00		1,376,801	.00		8,380,958	8,380,958.00
389 **	NON OPERATING SOURCES	700,414	.00		1,376,801	.00		8,380,958	8,380,958.00
380 ***	OTHER SOURCES(NON-REV)	717,073	.00		1,410,119	.00		8,580,862	8,580,862.00
FUND TOTAL	WATER/SEWER FUND	7,188,806	6,331,679.72		14,353,585	12,328,001.84		86,241,737	73,913,735.16
GRAND TOTAL		7,188,806	6,331,679.72		14,353,585	12,328,001.84		86,241,737	73,913,735.16

REPORT SELECTIONS

Fiscal year . . . . . : 2024
Fund . . . . . : 421
All Departments
All Divisions
Suppress accounts with zero balances . . . . : N

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
11-00	EXECUTIVE SALARIES	14297	13161.60	92	28594	19742.40	69	.00	171571	151828.60	12
11 **	EXECUTIVE SALARIES	14297	13161.60	92	28594	19742.40	69	.00	171571	151828.60	12
12-00	REGULAR SALARIES & WAGES	987574	779629.60	79	1975148	1158578.93	59	.00	11850922	10692343.07	10
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	0	3265.38	0	0	3265.38	0	.00	0	3265.38-	0
12-15	SETTLEMENT WAGES	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	987574	782894.98	79	1975148	1161844.31	59	.00	11850922	10689077.69	10
13-00	OTHER SALARIES & WAGES	48163	35029.75	73	96326	55048.42	57	.00	577982	522933.58	10
13 **	OTHER SALARIES & WAGES	48163	35029.75	73	96326	55048.42	57	.00	577982	522933.58	10
14-00	OVERTIME	61812	61136.52	99	123624	92088.43	75	.00	741778	649689.57	12
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	61812	61136.52	99	123624	92088.43	75	.00	741778	649689.57	12
15-00	SPECIAL PAY	175	25.00	14	350	50.00	14	.00	2100	2050.00	2
15 **	SPECIAL PAY	175	25.00	14	350	50.00	14	.00	2100	2050.00	2
20-00	CLOTHING/SHOE ALLOWANCE	1787	18590.00	1040	3574	18470.00	517	.00	21470	3000.00	86
20 **	CLOTHING/SHOE ALLOWANCE	1787	18590.00	1040	3574	18470.00	517	.00	21470	3000.00	86
21-00	FICA TAXES	84908	68673.64	81	169816	101713.45	60	.00	1018921	917207.55	10
21 **	FICA TAXES	84908	68673.64	81	169816	101713.45	60	.00	1018921	917207.55	10
22-00	RETIREMENT CONTRIBUTIONS	142787	128271.89	90	285574	256890.76	90	.00	1713460	1456569.24	15
22-01	POLICE/FIRE	0	.00	0	0	.00	0	.00	0	.00	0
22-03	NON FRS RETIREMENT CONT	445	403.40	91	890	605.10	68	.00	5346	4740.90	11
22 **	RETIREMENT CONTRIBUTIONS	143232	128675.29	90	286464	257495.86	90	.00	1718806	1461310.14	15
23-00	INSURANCES	2774	2946.14	106	5548	4427.85	80	.00	33318	28890.15	13
23-02	RETIREES OTHER INSURANCES	13138	7054.13	54	26276	20791.12	79	.00	157665	136873.88	13
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-04	MEDICAL	274768	198607.14	72	549536	299484.10	55	.00	3297259	2997774.90	9
23-05	HEALTH RETIREES 50%	1408	928.90	66	2816	1857.80	66	.00	16903	15045.20	11
23-06	HEALTH RETIREES 100%	3756	2786.70	74	7512	5573.40	74	.00	45074	39500.60	12
23-07	DENTAL INSURANCE	12245	8655.54	71	24490	13401.54	55	.00	146979	133577.46	9
23-08	VISION INSURANCE	2181	1620.75	74	4362	2495.30	57	.00	26217	23721.70	10
23-09	LONG TERM DISABILITY	2837	3024.16	107	5674	4547.48	80	.00	34087	29539.52	13
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	313107	225623.46	72	626214	352578.59	56	.00	3757502	3404923.41	9
24-00	WORKER'S COMPENSATION	42321	19062.98	45	84642	28503.44	34	.00	507888	479384.56	6
24 **	WORKER'S COMPENSATION	42321	19062.98	45	84642	28503.44	34	.00	507888	479384.56	6
25-00	UNEMPLOYMENT COMPENSATION	833	.00	0	1666	.00	0	.00	10000	10000.00	0
25 **	UNEMPLOYMENT COMPENSATION	833	.00	0	1666	.00	0	.00	10000	10000.00	0
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	13850	11600.00	84	27700	17459.59	63	.00	166200	148740.41	11
27 **	BENEFIT OFFSET	13850	11600.00	84	27700	17459.59	63	.00	166200	148740.41	11
31-00	PROFESSIONAL SERVICES	37882	11640.00	31	71673	21924.00	31	53529.75	450500	375046.25	17
31-01	LEGAL EXPENSES	36250	15074.32	42	72500	15074.32	21	119659.52	435000	300266.16	31
31-02	MEDICAL SERVICES	0	.00	0	0	.00	0	.00	0	.00	0
31-03	ENGINEERING SERVICES	203797	56441.35	28	407594	56441.35	14	2138835.92	2445570	250292.73	90
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	277929	83155.67	30	551767	93439.67	17	2312025.19	3331070	925605.14	72
32-00	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
32 **	ACCOUNTING & AUDITING	0	.00	0	0	.00	0	.00	0	.00	0
34-00	CONTRACT SERVICES	165033	58424.16	35	329611	62838.66	19	657846.41	1979978	1259292.93	36
34-09	MOWING CONTRACTS	0	.00	0	0	.00	0	.00	0	.00	0
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	165033	58424.16	35	329611	62838.66	19	657846.41	1979978	1259292.93	36
39-00	CONTINGENCY	108333	.00	0	216666	.00	0	.00	1300000	1300000.00	0
39-02	BOND RESERVE	0	.00	0	0	.00	0	.00	0	.00	0
39-15	WAGE AND SALARY	0	.00	0	0	.00	0	.00	0	.00	0
39 **	CONTINGENCY	108333	.00	0	216666	.00	0	.00	1300000	1300000.00	0
40-00	TRAVEL AND PER DIEM	1492	1066.94	72	2984	1066.94	36	.00	17938	16871.06	6
40-01	CAR ALLOWANCE	0	.00	0	0	.00	0	.00	0	.00	0
40 **	TRAVEL AND PER DIEM	1492	1066.94	72	2984	1066.94	36	.00	17938	16871.06	6
41-00	COMMUNICATION	19125	14954.07	78	38013	26336.71	69	172615.54	229303	30350.75	87
41 **	COMMUNICATION	19125	14954.07	78	38013	26336.71	69	172615.54	229303	30350.75	87
42-00	FREIGHT & POSTAGE SERVICE	976	30.90	3	1952	75.92	4	.00	11740	11664.08	1
42 **	FREIGHT & POSTAGE SERVICE	976	30.90	3	1952	75.92	4	.00	11740	11664.08	1
43-00	ELECTRIC/WATER/SEWER	174673	193520.07	111	349346	196503.98	56	1808457.70	2096105	91143.32	96
43 **	ELECTRIC/WATER/SEWER	174673	193520.07	111	349346	196503.98	56	1808457.70	2096105	91143.32	96
44-00	RENTAL AND LEASES	3081	.00	0	6162	.00	0	9979.00	37000	27021.00	27
44-21	DUKE ENERGY-GENERATOR	0	.00	0	0	.00	0	.00	0	.00	0
44 **	RENTAL AND LEASES	3081	.00	0	6162	.00	0	9979.00	37000	27021.00	27
45-00	INSURANCE	105017	.00	0	214125	.00	0	.00	1264307	1264307.00	0
45 **	INSURANCE	105017	.00	0	214125	.00	0	.00	1264307	1264307.00	0
46-00	REPAIRS & MAINTENANCE	502475	339266.16	68	1005512	640090.55	64	1333327.33	6030300	4056882.12	33
46-02	REPAIR/MAINT BUILDING	8455	152.30	2	16910	10826.79	64	14356.22	101473	76289.99	25

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
46-03	REPAIR/MAINT-VEHICLES	26822	3865.77	14	53644	3865.77	7	4471.84	321904	313566.39	3
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	537752	343284.23	64	1076066	654783.11	61	1352155.39	6453677	4446738.50	31
47-00	PRINTING & BINDING	949	.00	0	1898	.00	0	60.00	11420	11360.00	1
47 **	PRINTING & BINDING	949	.00	0	1898	.00	0	60.00	11420	11360.00	1
48-00	PROMOTIONAL ACTIVITIES	2083	.00	0	4166	100.00	2	4525.00	25000	20375.00	19
48 **	PROMOTIONAL ACTIVITIES	2083	.00	0	4166	100.00	2	4525.00	25000	20375.00	19
49-00	OTHER CHARGES & OBLIG.	3796	32117.05-	846-	7592	20534.29	271	.00	45602	25067.71	45
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	2335.32-	0	0	6559.75-	0	.00	0	6559.75	0
49-08	CASH OVER & UNDER	0	50.00-	0	0	27.17-	0	.00	0	27.17	0
49-09	DOCUMENT RECORDING CHGS	500	35.00-	7-	1000	625.00-	63-	5635.00	6000	990.00	84
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-17	DAMAGED INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	4296	34537.37-	804-	8592	13322.37	155	5635.00	51602	32644.63	37
51-00	OFFICE SUPPLIES	2047	754.36	37	4094	2058.57	50	.00	24614	22555.43	8
51 **	OFFICE SUPPLIES	2047	754.36	37	4094	2058.57	50	.00	24614	22555.43	8
52-00	OPERATING SUPPLIES	64948	94343.49	145	130133	129928.21	100	172788.39	779648	476931.40	39
52-02	UNIFORMS	0	1413.96	0	0	2025.28	0	30474.72	0	32500.00-	0
52-07	JANITORIAL SUPPLIES	769	654.43	85	1538	1263.24	82	.00	9240	7976.76	14
52-09	CHEMICALS	532427	499738.86	94	1064854	764774.86	72	5547397.14	6389130	76958.00	99
52-30	FUEL OIL & LUBRICANTS	44930	35206.09	78	89860	48461.11	54	18957.15	539196	471777.74	13
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	643074	631356.83	98	1286385	946452.70	74	5769617.40	7717214	1001143.90	87

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
53-00	ROAD MATERIALS/SUPPLIES	3748	.00	0	7496	.00	0	35000.00	45000	10000.00	78
53 **	ROAD MATERIALS/SUPPLIES	3748	.00	0	7496	.00	0	35000.00	45000	10000.00	78
54-00	MEMBERSHIP/PUBLICATIONS	3435	1433.00	42	6870	34022.41	495	.00	41245	7222.59	83
54 **	MEMBERSHIP/PUBLICATIONS	3435	1433.00	42	6870	34022.41	495	.00	41245	7222.59	83
55-00	TRAINING	5831	5624.00	97	11662	5624.00	48	6015.93	70011	58371.07	17
55-01	EDA PROGRAM	416	.00	0	832	.00	0	.00	5000	5000.00	0
55 **	TRAINING	6247	5624.00	90	12494	5624.00	45	6015.93	75011	63371.07	16
56-00	TECHNOLOGY SYSTEMS	0	.00	0	0	.00	0	.00	0	.00	0
56-15	IT-RELATED OPERATING EXP	34877	18303.23	53	69754	158528.74	227	41360.97	418559	218669.29	48
56 **	TECHNOLOGY SYSTEMS	34877	18303.23	53	69754	158528.74	227	41360.97	418559	218669.29	48
59-00	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
62-00	BUILDINGS	0	.00	0	0	.00	0	.00	0	.00	0
62 **	BUILDINGS	0	.00	0	0	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	83333	.00	0	166666	.00	0	477157.36	1000000	522842.64	48
63-06	FDEM H0477 LS#1	0	.00	0	0	.00	0	.00	0	.00	0
63-07	IMPROVE OTHER THAN BLDG	0	.00	0	0	.00	0	.00	0	.00	0
63 **	INFRASTRUCTURE	83333	.00	0	166666	.00	0	477157.36	1000000	522842.64	48
64-00	MACHINERY & EQUIPMENT	121529	54592.80	45	219031	126895.80	58	690133.20	1434356	617327.00	57
64-15	IT HARDWARE	16317	2289.50	14	32634	2289.50	7	481368.60	195825	287833.10-	247
64-60	SBITA INTANG ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY & EQUIPMENT	137846	56882.30	41	251665	129185.30	51	1171501.80	1630181	329493.90	80
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
68-10	SFTWR & OTHER INTANGIBLES	0	.00	0	0	.00	0	.00	0	.00	0
68 **	INTANGIBLE ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69-99	CONTRA FIXED ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69 **	PROPRIETARY FUNDS	0	.00	0	0	.00	0	.00	0	.00	0
71-20	SERIES 2020	0	.00	0	0	.00	0	.00	0	.00	0
71-32	LEASED ASSET-GENERATOR	28293	27914.98	99	56586	27914.98	49	311595.40	339510	.38-	100
71-33	SBITA ACCRUENT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
71-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
71-35	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
71 **	DEBT SERVICE - PRINCIPAL	28293	27914.98	99	56586	27914.98	49	311595.40	339510	.38-	100
72-32	LEASED ASSET-GENERATOR	7848	8225.02	105	15696	8225.02	52	85944.60	94170	.38	100
72-33	SBITA ACCRUENT CMMS	0	.00	0	0	.00	0	.00	0	.00	0
72-34	SBITA ESRI ARCGIS	0	.00	0	0	.00	0	.00	0	.00	0
72-35	SBITA - SAMSARA	0	.00	0	0	.00	0	.00	0	.00	0
72 **	DEBT SERVICE - INTEREST	7848	8225.02	105	15696	8225.02	52	85944.60	94170	.38	100
73-00	OTHER DEBT SERVICE COST	275	750.00	273	550	750.00	136	.00	3300	2550.00	23
73-32	GENERATOR	0	.00	0	0	.00	0	.00	0	.00	0
73-33	SBITA ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
73 **	INTANG AMORT EXP	275	750.00	273	550	750.00	136	.00	3300	2550.00	23
82-00	AID TO PRIVATE ORGANIZAT	100	.00	0	200	.00	0	.00	1200	1200.00	0
82-01	ECON DEV INCENTIVE CONTR	0	.00	0	0	.00	0	.00	0	.00	0
82 **	AID TO PRIVATE ORGANIZAT	100	.00	0	200	.00	0	.00	1200	1200.00	0
91-01	TO GENERAL FUND (001)	0	.00	0	0	.00	0	.00	0	.00	0
91-02	TO GEN FUND ROI (001)	640777	640777.92	100	1281554	1281555.84	100	.00	7689335	6407779.16	17

FUND 421 WATER/SEWER FUND

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
91-23	TO STORMWATER (423)	0	.00	0	0	.00	0	.00	0	.00	0
91-24	RENEWAL & REPLACE (424)	1070666	.00	0	2141225	12846709.00	600	.00	12847891	1182.00	100
91-25	TO RESTRCTD ASSET (425)	609019	620431.86	102	1218038	1240863.72	102	.00	7308232	6067368.28	17
91-26	TO W/S 2018B (426)	0	.00	0	0	.00	0	.00	0	.00	0
91-27	TO TCR/SJR PROJ (427)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91-42	IMPACT FEES FUND (422)	0	.00	0	0	.00	0	.00	0	.00	0
91-52	TO W/C INS FUND (520)	0	.00	0	0	.00	0	.00	0	.00	0
91-53	TO HEALTH INS FUND (530)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	2320462	1261209.78	54	4640817	15369128.56	331	.00	27845458	12476329.44	55
94-01	TXFR TO GF OH ALLOC (001)	664154	664154.00	100	1328308	1328308.00	100	.00	7969848	6641540.00	17
94 **	INTERFUND TRANSFER	664154	664154.00	100	1328308	1328308.00	100	.00	7969848	6641540.00	17
95-01	TXFR TO GF 6% PLOFF (001)	140178	140178.92	100	280356	280357.84	100	.00	1682147	1401789.16	17
95 **	NONOPERATING	140178	140178.92	100	280356	280357.84	100	.00	1682147	1401789.16	17
FUND 421	TOTAL *********										
	WATER/SEWER FUND	7188715	4841158.31	67	14353403	21444017.97	149	14221492.69	86241737	50576226.34	41
GRAND	TOTAL *********										
		7188715	4841158.31	67	14353403	21444017.97	149	14221492.69	86241737	50576226.34	41

FY 2024 Budget by Classification Report - Summary Listing

11/30/2023

Target for November 2023 is 17%

FUND 423 - STORMWATER FUND

	Amended Budget	YTD Encumbrances	YTD Actual Transactions	Budget - YTD Transactions	% Used/Rec'd
REVENUE					
***STORMWATER ASSESSMENT**	$ 2,183,841	$ -	$ 398,541	$ 1,785,300	18%
CHARGES FOR SERVICES	$ -	$ -	$ -	$ -	0%
INTERGOVERNMENTAL/GRANT	$ -	$ -	$ -	$ -	0%
MISCELLANEOUS	$ 9,287	$ -	$ 12,637	$ (3,350)	136%
****OTHER SOURCES (NON-REVENUE)**	$ 717,291	$ -	$ -	$ 717,291	0%
REVENUE TOTALS	**$ 2,910,419**	**$ -**	**$ 411,178**	**$ 2,499,241**	**14%**
EXPENSE					
SALARIES AND BENEFITS	$ 682,295	$ -	$ 46,914	$ 635,381	7%
OPERATING EXPENDITURES	$ 965,312	$ 74,382	$ 54,722	$ 836,209	6%
CAPITAL OUTLAY	$ 950,309	$ 1,108,602	$ 509,167	$ (667,460)	54%
OTHER SOURCES (NON-REVENUE)	$ 312,503	$ -	$ 52,084	$ 260,419	17%
EXPENSE TOTALS	**$ 2,910,419**	**$ 1,182,983**	**$ 662,887**	**$ 1,064,548**	**63%**
REVENUE TOTALS	**$ 2,910,419**	**$ -**	**$ 411,178**	**$ 2,499,241**	**14%**
EXPENSE TOTALS	**$ 2,910,419**	**$ 1,182,983**	**$ 662,887**	**$ 1,064,548**	**63%**
	$ -	**$ (1,182,983)**	**$ (251,709)**	**$ 1,434,693**	

*Stormwater Assessment Revenues come in November-March

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
320	OTHER PERMITS & FEES								
325	SPECIAL ASSESSMENT								
23 01	STRMWTR SPEC ASSMNT	172,802	398,319.59	231	345,604	398,319.59	115	2,073,634	1,675,314.41
23 02	DELINQUENT TAX	0	200.29		0	200.29		0	200.29-
23 03	PENALTIES	0	21.03		0	21.03		0	21.03-
23 04	TAX CERTIFICATES	9,183	.00		18,366	.00		110,207	110,207.00
23 *	STORMWATER	181,985	398,540.91	219	363,970	398,540.91	110	2,183,841	1,785,300.09
325 **	SPECIAL ASSESSMENT	181,985	398,540.91	219	363,970	398,540.91	110	2,183,841	1,785,300.09
320 ***	OTHER PERMITS & FEES	181,985	398,540.91		363,970	398,540.91		2,183,841	1,785,300.09
330	INTERGOVERNMENTAL REVENUE								
331	FEDERAL GRANTS								
50 01	FEDERAL DISASTER REIMB	0	.00		0	.00		0	.00
331 **	FEDERAL GRANTS	0	.00		0	.00		0	.00
334	STATE GRANT								
36 35	US1/FOREST AV S/W FACILTY	0	.00		0	.00		0	.00
36 36	N FSK S/W PND FLOAT WTLND	0	.00		0	.00		0	.00
36 69	DIX/IRVR DR RESIL 23FRP03	0	.00		0	.00		0	.00
36 *	STORMWATER MANAGEMENT	0	.00		0	.00		0	.00
334 **	STATE GRANT	0	.00		0	.00		0	.00
338	SHARED REVENUE LOCAL UNIT								
10 00	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
10 02	CHURCH STREET BAFFLE BOX	0	.00		0	.00		0	.00
10 05	SAVE OUR INDIAN RVR LAGN	0	.00		0	.00		0	.00
10 *	SHARED REV - BREVARD CTY	0	.00		0	.00		0	.00
338 **	SHARED REVENUE LOCAL UNIT	0	.00		0	.00		0	.00
330 ***	INTERGOVERNMENTAL REVENUE	0	.00		0	.00		0	.00
340	CHARGES FOR SERVICES								
343	PHYSICAL ENVIRONMENT								
91 00	STORMWATER FEES	0	.00		0	.00		0	.00
91 10	EARNED NOT BILLED	0	.00		0	.00		0	.00
91 *	STORMWATER FEES	0	.00		0	.00		0	.00
343 **	PHYSICAL ENVIRONMENT	0	.00		0	.00		0	.00
340 ***	CHARGES FOR SERVICES	0	.00		0	.00		0	.00

CITY OF COCOA, FLORIDA

FUND 423 STORMWATER UTILITY

ACCOUNT	ACCOUNT DESCRIPTION	CURRENT ESTIMATED	CURRENT ACTUAL	CURRENT %REV	YEAR-TO-DATE ESTIMATED	YEAR-TO-DATE ACTUAL	YEAR-TO-DATE %REV	ANNUAL ESTIMATE	UNREALIZED BALANCE
360	MISCELLANEOUS REVENUES								
361	INTEREST & OTHER EARNINGS								
10 00	INTEREST	740	.00		1,480	532.49	36	8,887	8,354.51
10 02	INVESTMENT INTEREST	0	.00		0	.00		0	.00
10 10	SBA ACCOUNT 121328	0	.00		0	11,949.50		0	11,949.50-
10 *	INTEREST	740	.00		1,480	12,481.99	843	8,887	3,594.99-
30 00	NET INC/DEC FMV INVESTMNT	0	.00		0	.00		0	.00
40 00	GAIN/(LOSS) SALE INVEST	0	.00		0	.00		0	.00
40 02	UNREALIZED GAIN/(LOSS)	0	.00		0	.00		0	.00
40 *	GAIN/(LOSS) SALE INVEST	0	.00		0	.00		0	.00
361 **	INTEREST & OTHER EARNINGS	740	.00		1,480	12,481.99	843	8,887	3,594.99-
364	DISPOSITION FIXED ASSETS								
00 00	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
364 **	DISPOSITION FIXED ASSETS	0	.00		0	.00		0	.00
369	OTHER MISC REVENUES								
90 00	OTHER MISC REVENUES	33	.00		66	154.91	235	400	245.09
369 **	OTHER MISC REVENUES	33	.00		66	154.91	235	400	245.09
360 ***	MISCELLANEOUS REVENUES	773	.00		1,546	12,636.90		9,287	3,349.90-
380	OTHER SOURCES(NON-REV)								
381	INTERFUND TRANSFER								
91 01	GENERAL FUND (001)	0	.00		0	.00		0	.00
91 21	TRF FROM W/S FUND (421)	0	.00		0	.00		0	.00
91 *	TRANSFER FROM	0	.00		0	.00		0	.00
381 **	INTERFUND TRANSFER	0	.00		0	.00		0	.00
389	NON OPERATING SOURCES								
85 00	CAP CONTRIB PRIVATE SRCS	0	.00		0	.00		0	.00
90 00	NON OPERATING SOURCES	0	.00		0	.00		0	.00
99 10	CASH CARRY FORWARD	0	.00		0	.00		0	.00
99 50	FUND BAL-APPROP. RESERVES	59,774	.00		119,548	.00		717,291	717,291.00
99 *	BALANCE FORWARD	59,774	.00		119,548	.00		717,291	717,291.00
389 **	NON OPERATING SOURCES	59,774	.00		119,548	.00		717,291	717,291.00
380 ***	OTHER SOURCES(NON-REV)	59,774	.00		119,548	.00		717,291	717,291.00
FUND TOTAL	STORMWATER UTILITY	242,532	398,540.91		485,064	411,177.81		2,910,419	2,499,241.19
GRAND TOTAL		242,532	398,540.91		485,064	411,177.81		2,910,419	2,499,241.19

REPORT SELECTIONS

Fiscal year . . . . . : 2024
Fund . . . . . : 423
All Departments
All Divisions
Suppress accounts with zero balances . . . . : N

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
12-00	REGULAR SALARIES & WAGES	35584	19323.85	54	71168	28514.26	40	.00	427011	398496.74	7
12-10	SALARY ADJUSTMENTS	0	.00	0	0	.00	0	.00	0	.00	0
12-12	ACCRUAL PAYOUTS	0	.00	0	0	.00	0	.00	0	.00	0
12 **	REGULAR SALARIES & WAGES	35584	19323.85	54	71168	28514.26	40	.00	427011	398496.74	7
13-00	OTHER SALARIES & WAGES	0	.00	0	0	.00	0	.00	0	.00	0
13 **	OTHER SALARIES & WAGES	0	.00	0	0	.00	0	.00	0	.00	0
14-00	OVERTIME	533	587.22	110	1066	733.68	69	.00	6400	5666.32	12
14-01	COMP TIME	0	.00	0	0	.00	0	.00	0	.00	0
14 **	OVERTIME	533	587.22	110	1066	733.68	69	.00	6400	5666.32	12
15-00	SPECIAL PAY	0	25.00	0	0	50.00	0	.00	0	50.00-	0
15 **	SPECIAL PAY	0	25.00	0	0	50.00	0	.00	0	50.00-	0
20-00	CLOTHING/SHOE ALLOWANCE	50	600.00	1200	100	600.00	600	.00	600	.00	100
20 **	CLOTHING/SHOE ALLOWANCE	50	600.00	1200	100	600.00	600	.00	600	.00	100
21-00	FICA TAXES	2772	1535.05	55	5544	2249.33	41	.00	33269	31019.67	7
21 **	FICA TAXES	2772	1535.05	55	5544	2249.33	41	.00	33269	31019.67	7
22-00	RETIREMENT CONTRIBUTIONS	4379	2691.75	62	8758	3968.03	45	.00	52553	48584.97	8
22-01	GASB68 PENS EXP	0	.00	0	0	.00	0	.00	0	.00	0
22 **	RETIREMENT CONTRIBUTIONS	4379	2691.75	62	8758	3968.03	45	.00	52553	48584.97	8
23-00	INSURANCES	108	70.64	65	216	117.94	55	.00	1302	1184.06	9
23-03	CONTRA CIGNA SAVINGS	0	.00	0	0	.00	0	.00	0	.00	0
23-04	MEDICAL	7986	4644.50	58	15972	7449.86	47	.00	95834	88384.14	8
23-07	DENTAL INSURANCE	309	227.64	74	618	356.76	58	.00	3716	3359.24	10
23-08	VISION INSURANCE	58	37.88	65	116	59.77	52	.00	707	647.23	9
23-09	LONG TERM DISABILITY	109	71.52	66	218	119.45	55	.00	1316	1196.55	9
23-10	FSA HEALTH	0	.00	0	0	.00	0	.00	0	.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
23-11	FSA CHILDCARE	0	.00	0	0	.00	0	.00	0	.00	0
23-99	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
23 **	INSURANCES	8570	5052.18	59	17140	8103.78	47	.00	102875	94771.22	8
24-00	WORKER'S COMPENSATION	4565	1688.39	37	9130	2495.26	27	.00	54787	52291.74	5
24 **	WORKER'S COMPENSATION	4565	1688.39	37	9130	2495.26	27	.00	54787	52291.74	5
26-00	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
26 **	OPEB HEALTH EXPENSE	0	.00	0	0	.00	0	.00	0	.00	0
27-00	BENEFIT OFFSET	400	100.00	25	800	200.00	25	.00	4800	4600.00	4
27 **	BENEFIT OFFSET	400	100.00	25	800	200.00	25	.00	4800	4600.00	4
31-00	PROFESSIONAL SERVICES	15440	10400.96	67	30880	10400.96	34	37416.17	185290	137472.87	26
31-01	LEGAL EXPENSES	41	.00	0	82	.00	0	.00	500	500.00	0
31-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
31 **	PROFESSIONAL SERVICES	15481	10400.96	67	30962	10400.96	34	37416.17	185790	137972.87	26
34-00	CONTRACT SERVICES	8758	35579.44	406	17516	35579.44	203	4251.66	105100	65268.90	38
34-10	COST OF GENERAL FUND SVCS	0	.00	0	0	.00	0	.00	0	.00	0
34 **	CONTRACT SERVICES	8758	35579.44	406	17516	35579.44	203	4251.66	105100	65268.90	38
39-00	CONTINGENCY	37463	.00	0	74926	.00	0	.00	449556	449556.00	0
39 **	CONTINGENCY	37463	.00	0	74926	.00	0	.00	449556	449556.00	0
40-00	TRAVEL & PER DIEM	237	.00	0	474	.00	0	.00	2850	2850.00	0
40 **	TRAVEL & PER DIEM	237	.00	0	474	.00	0	.00	2850	2850.00	0
41-00	COMMUNICATION	173	90.78	53	346	181.50	53	1894.50	2076	.00	100
41 **	COMMUNICATION	173	90.78	53	346	181.50	53	1894.50	2076	.00	100
42-00	POSTAGE & FREIGHT	41	.00	0	82	.00	0	.00	500	500.00	0
42 **	POSTAGE & FREIGHT	41	.00	0	82	.00	0	.00	500	500.00	0
43-00	ELECTRIC/WATER/SEWER	1250	1109.77	89	2500	1289.03	52	10619.49	15000	3091.48	79

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
43 **	ELECTRIC/WATER/SEWER	1250	1109.77	89	2500	1289.03	52	10619.49	15000	3091.48	79
44-00	RENTALS AND LEASES	250	.00	0	500	.00	0	.00	3000	3000.00	0
44 **	RENTALS AND LEASES	250	.00	0	500	.00	0	.00	3000	3000.00	0
45-00	INSURANCE	1394	.00	0	2788	.00	0	.00	16734	16734.00	0
45 **	INSURANCE	1394	.00	0	2788	.00	0	.00	16734	16734.00	0
46-00	REPAIRS & MAINTENANCE	7208	86.80	1	14416	579.03	4	16684.00	86500	69236.97	20
46-02	REPAIR/MAINT BUILDING	0	.00	0	0	.00	0	.00	0	.00	0
46-03	REPAIR/MAINT-VEHICLES	3442	125.00	4	6884	2220.71	32	.00	41314	39093.29	5
46-15	INSURED VEHICLE ACCIDENT	0	.00	0	0	.00	0	.00	0	.00	0
46 **	REPAIRS & MAINTENANCE	10650	211.80	2	21300	2799.74	13	16684.00	127814	108330.26	15
47-00	PRINTING & BINDING	41	275.00	671	82	275.00	335	.00	500	225.00	55
47 **	PRINTING & BINDING	41	275.00	671	82	275.00	335	.00	500	225.00	55
49-00	OTHER CHARGES & OBLIG.	22	.00	0	44	.00	0	.00	267	267.00	0
49-02	ADVERTISING	0	.00	0	0	.00	0	.00	0	.00	0
49-07	BAD DEBT EXPENSE	0	28.00-	0	0	232.27-	0	.00	0	232.27	0
49-15	OBSOLETE INVENTORY	0	.00	0	0	.00	0	.00	0	.00	0
49-31	OVERHEAD ALLOCATION	0	.00	0	0	.00	0	.00	0	.00	0
49 **	OTHER CHARGES & OBLIG.	22	28.00-	127-	44	232.27-	528-	.00	267	499.27	87-
51-00	OFFICE SUPPLIES	41	21.80	53	82	21.80	27	.00	500	478.20	4
51 **	OFFICE SUPPLIES	41	21.80	53	82	21.80	27	.00	500	478.20	4
52-00	OPERATING SUPPLIES	922	357.99	39	1844	1138.56	62	3515.68	11070	6415.76	42
52-07	JANITORIAL SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
52-30	FUEL OIL & LUBRICANTS	2576	2317.78	90	5152	2317.78	45	.00	30915	28597.22	8
52-33	EMPLOYEE HEALTH CENTER	0	.00	0	0	.00	0	.00	0	.00	0
52 **	OPERATING SUPPLIES	3498	2675.77	77	6996	3456.34	49	3515.68	41985	35012.98	17

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
53-00	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
53 **	ROAD MATERIALS/SUPPLIES	0	.00	0	0	.00	0	.00	0	.00	0
54-00	MEMBERSHIP/PUBLICATIONS	62	650.00	1048	124	650.00	524	.00	750	100.00	87
54 **	MEMBERSHIP/PUBLICATIONS	62	650.00	1048	124	650.00	524	.00	750	100.00	87
55-00	TRAINING	729	300.00	41	1458	300.00	21	.00	8750	8450.00	3
55 **	TRAINING	729	300.00	41	1458	300.00	21	.00	8750	8450.00	3
56-15	IT-RELATED OPERATING EXP	345	.00	0	690	.00	0	.00	4140	4140.00	0
56 **	TECHNOLOGY SYSTEMS	345	.00	0	690	.00	0	.00	4140	4140.00	0
59-00	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
59 **	DEPRECIATION	0	.00	0	0	.00	0	.00	0	.00	0
61-00	LAND	0	.00	0	0	.00	0	.00	0	.00	0
61 **	LAND	0	.00	0	0	.00	0	.00	0	.00	0
63-00	INFRASTRUCTURE	13333	1992.40	15	26666	29818.40	112	53331.93	160000	76849.67	52
63-07	IMPROVE OTHER THAN BLDG	0	.00	0	0	.00	0	.00	0	.00	0
63-08	FISKE BLVD CEI	0	.00	0	0	.00	0	.00	0	.00	0
63-35	US1/FOREST AV S/W FACILTY	0	.00	0	0	.00	0	.00	0	.00	0
63-36	N FSK S/W PND FLOAT WTLND	0	430000.00	0	0	430000.00	0	338000.00	0	768000.00-	0
63-69	DIX/IRVR DR RESIL 23FRP03	0	.00	0	0	.00	0	.00	0	.00	0
63-73	FISKE CONSTRUCTION	59774	.00	0	119548	.00	0	717270.00	717291	21.00	100
63 **	INFRASTRUCTURE	73107	431992.40	591	146214	459818.40	315	1108601.93	877291	691129.33-	179
64-00	MACHINERY & EQUIPMENT	6084	.00	0	12168	49349.00	406	.00	73018	23669.00	68
64-15	IT HARDWARE	0	.00	0	0	.00	0	.00	0	.00	0
64 **	MACHINERY & EQUIPMENT	6084	.00	0	12168	49349.00	406	.00	73018	23669.00	68
65-00	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0
65 **	CONSTRUCTION IN PROGRESS	0	.00	0	0	.00	0	.00	0	.00	0

FUND 423 STORMWATER UTILITY

ELE OBJ	ACCOUNT DESCRIPTION	******MONTH-TO-DATE******* BUDGET	ACTUAL	%EXP	**********YEAR-TO-DATE******* BUDGET	ACTUAL	%EXP	ENCUMBR.	ANNUAL BUDGET	UNENCUMB. BALANCE	% BDGT
69-99	CONTRA FIXED ASSETS	0	.00	0	0	.00	0	.00	0	.00	0
69 **	PROPRIETARY FUND	0	.00	0	0	.00	0	.00	0	.00	0
72-00	DEBT SERVICE - INTEREST	0	.00	0	0	.00	0	.00	0	.00	0
72 **	DEBT SERVICE - INTEREST	0	.00	0	0	.00	0	.00	0	.00	0
91-01	TO GENERAL FUND (001)	0	.00	0	0	.00	0	.00	0	.00	0
91-21	TO WATER SEWER (421)	0	.00	0	0	.00	0	.00	0	.00	0
91-30	TO GF CAP PROJ (301)	0	.00	0	0	.00	0	.00	0	.00	0
91 **	INTERFUND TRANSFER	0	.00	0	0	.00	0	.00	0	.00	0
94-01	TXFR TO GF OH ALLOC (001)	26041	26041.92	100	52082	52083.84	100	.00	312503	260419.16	17
94 **	INTERFUND TRANSFER	26041	26041.92	100	52082	52083.84	100	.00	312503	260419.16	17
FUND 423	TOTAL ********* STORMWATER UTILITY	242520	540925.08	223	485040	662887.12	137	1182983.43	2910419	1064548.45	63
GRAND	TOTAL *********	242520	540925.08	223	485040	662887.12	137	1182983.43	2910419	1064548.45	63

Legislation Details (With Text)

File #:	23-765	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/1/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	FY 2024 November Budget Adjustment Report. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	FY 2024 REVENUE Budget Tracking Worksheet-20231204.pdf FY 2024 EXPENSE Budget Tracking Worksheet-20231204.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 1, 2023
Agenda Date: December 12, 2023
Prepared By: Dave Radford, Senior Budget Analyst
Through: Rebecca Bowman, MBA, CGFO, CGFM, Finance Director
Requested Action:
FY 2024 November Budget Adjustment Report

BACKGROUND:

Pursuant to the Cocoa City Charter, Article XII, Section 5.b., the following report details the budget adjustments that were approved in Fiscal Year 2024 thru November 30th, 2023.

STRATEGIC PLAN CONNECTION:

The information contained in this report provides to stakeholders increased transparency related to budget adjustments.

BUDGETARY IMPACT:

None

PREVIOUS ACTION:

None

RECOMMENDED MOTION:
Informational Item Only

FY 2024 BUDGET TRACKING WORKSHEET

REVENUE TRANSFER/AMENDMENT DETAIL
AS OF: 11/30/2023

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/12/23	001-0000-331.20-28	15,572	ACCEPT JAG GRANT FUNDS RESOLUTION #: 23-115		144
	001-0000-389.99-50	1,969,004	PROVOST PARK BUDGET FY124 RESOLUTION #: 23-116		145
	001-0000-369.90-04	5,000	RECEIVE HVE GRANT FUNDS RESOLUTION #: 23-114		143
10/27/23	001-0000-331.20-29	12,940	23 BULLET PROOF VST GRANT RESOLUTION #: 23-127		349
	001-0000-389.99-50	450,000	FY 24 PAVING BUDGET RESOLUTION #: 23-126		348
	001-0000-389.99-50	321,797	PROVOST PARK LIGHTS RESOLUTION #: 23-118		345
	001-0000-389.99-50	10,748	STRADLEY PARK BUDGET RESOLUTION #: 23-121		347
	001-0000-389.99-50	132,609			
	001-0000-389.99-50	549,028			
11/17/23	001-0000-389.99-50	10,748	STRADLEY PARK PROJECT SHORTFALL		668
	001-0000-389.99-50	132,609			
	001-0000-389.99-50	549,028			
11/29/23	001-0000-389.99-50	42	EoY Cleanup Resolution #: 23-138		5460
	001-0000-343.41-20	1,948			
	001-0000-343.41-30	9,791			
	001-0000-389.99-50	17,795			
	001-0000-389.99-50	83,820			
	001-0000-343.41-10	204,908			
11/30/23	001-0000-389.99-50	127,875	SELL LADDER BUY PMPER TRK RESOLUTION #: 23-139		823
	001-0000-364.00-00	525,000			
10 Budget Amendments/Transfers			Division 0000 Total	$5,130,262	
10 Total Budget Amendments/Transfers			**GENERAL FUND**	**$5,130,262**	
10/12/23	105-0000-334.90-01	14,691	RECEIVE SHIP FUNDS RESOLUTION #: 23-112		142
1 Budget Amendments/Transfers			Division 0000 Total	$14,691	
1 Total Budget Amendments/Transfers			**SHIP/COCOA HOUSING TRUST**	**$14,691**	
11/09/23	110-0000-389.99-50	(41,059)	CCRA POLICING FND RETURN RESOLUTION #: CCRA23-680		5450
	110-0000-381.91-01	41,059			
1 Budget Amendments/Transfers			Division 0000 Total	$0	
1 Total Budget Amendments/Transfers			**CRA COCOA RDA**	**$0**	
11/17/23	130-0000-389.99-50	62,705	PURCHASE FLEET SVC TRUCK WITH BUCKET TRUCK FUNDS		669

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
1 Budget Amendments/Transfers			Division 0000 Total	$62,705	
1 Total Budget Amendments/Transfers			**AMERICAN RESCUE PLAN FUND**	**$62,705**	
11/29/23	201-0000-381.91-01	42	EoY Cleanup Resolution #: 23-138		5460
1 Budget Amendments/Transfers			Division 0000 Total	$42	
1 Total Budget Amendments/Transfers			**DEBT SERVICE FUND**	**$42**	
10/27/23	303-0000-389.99-50	199,145	FISKE/ BROADMOOR GRANT AMENDMENT RES #: 23-128		350
	303-0000-389.99-50	226,878			
	303-0000-331.90-01	4,103,261			
1 Budget Amendments/Transfers			Division 0000 Total	$4,529,284	
1 Total Budget Amendments/Transfers			**FISKE BV CMPLT STRTSCAPE**	**$4,529,284**	
10/27/23	421-0000-389.99-50	(199,904)	FISKE/ BROADMOOR GRANT IFT RESOLUTION #: 23-128		351
	421-0000-381.91-24	199,904			
11/17/23	421-0000-389.99-50	114,908	PURCHASE FLEET SVC TRUCK WITH BUCKET TRUCK FUNDS		669
	421-0000-389.99-50	149,396			
11/29/23	421-0000-389.99-50	914	EoY Cleanup Resolution #: 23-138		5460
	421-0000-389.99-50	4,742			
	421-0000-389.99-50	16,967			
3 Budget Amendments/Transfers			Division 0000 Total	$286,927	
3 Total Budget Amendments/Transfers			**WATER/SEWER FUND**	**$286,927**	
10/27/23	423-0000-389.99-50	347,957	FISKE/ BROADMOOR GRANT AMENDMENT RES #: 23-128		350
	423-0000-389.99-50	369,334			
1 Budget Amendments/Transfers			Division 0000 Total	$717,291	
1 Total Budget Amendments/Transfers			**STORMWATER UTILITY**	**$717,291**	
10/27/23	424-0000-389.99-50	46,469	FISKE/ BROADMOOR GRANT AMENDMENT RES #: 23-128		350
	424-0000-389.99-50	998,420			
	424-0000-389.99-50	199,904	FISKE/ BROADMOOR GRANT IFT RESOLUTION #: 23-128		351
11/17/23	424-0000-381.91-21	1,182	MANHOLE LINING		670
3 Budget Amendments/Transfers			Division 0000 Total	$1,245,975	
3 Total Budget Amendments/Transfers			**RENEWAL & REPLACE FUND**	**$1,245,975**	
11/29/23	425-0000-381.91-01	914	EoY Cleanup Resolution #: 23-138		5460
1 Budget Amendments/Transfers			Division 0000 Total	$914	
1 Total Budget Amendments/Transfers			**W/S RESTRICTED ASSETS**	**$914**	

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment	Group #
23	**Transfers & Amendments between 10/1/2023 and 11/30/2023**			
			FY 2023 TOTAL TRANSFERS & AMENDMENTS	**11,988,091**

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero.

FY 2024 EXPENSE BUDGET TRACKING WORKSHEET

EXPENSE TRANSFER/AMENDMENT DETAIL
AS OF: 11/30/2023

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
1000 - CITY COUNCIL					
10/18/23	001-1000-511.21-00	(122)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1000-511.21-00	(25)			
	001-1000-511.15-00	25			
1 Budget Amendments/Transfers			Division 1000 Total	($122)	
1100 - CITY MANAGER'S OFFICE					
10/18/23	001-1100-512.13-00	6	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1100-512.12-12	116			
1 Budget Amendments/Transfers			Division 1100 Total	$122	
1104 - PLANNING					
10/18/23	001-1104-515.27-00	(3,000)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1104-515.23-04	(1,800)			
	001-1104-515.23-07	(700)			
	001-1104-515.21-00	(391)			
	001-1104-515.22-00	660			
	001-1104-515.12-00	5,231			
11/17/23	001-1104-515.34-00	(5,000)	VERIZON BALANCE October Cleanup		667
	001-1104-515.51-00	800			
	001-1104-515.41-00	1,200			
	001-1104-515.42-00	3,000			
2 Budget Amendments/Transfers			Division 1104 Total	$0	
1203 - INFORMATION TECHNOLOGY					
10/13/23	001-1203-516.44-00	(51,696)	US BANK SISSINE COPIER GASB87 COMPLIANCE		163
	001-1203-517.72-30	418			
	001-1203-517.71-30	51,278			
	001-1203-516.44-00	(51,697)	US BANK/ SISSINE COPIER GASB87 COMPLIANCE		5349
	001-1203-517.72-30	662			
	001-1203-517.71-30	51,035			
10/18/23	001-1203-516.23-04	(12,992)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/18/23	001-1203-516.27-00	(1,500)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1203-516.23-00	(1,004)			
	001-1203-516.23-09	124			
	001-1203-516.11-00	2,381			
	001-1203-516.22-00	12,991			
11/17/23	001-1203-516.41-00	4,000	INTERNEET FEES AND TAXES October Cleanup		667
	001-1203-516.64-15	(4,000)	INTERNET FEES AND TAXES OCTOBER CLEANUP		667
5	Budget Amendments/Transfers		Division 1203 Total	$0	
1500 - FINANCE GENERAL ACCOUNTNG					
10/18/23	001-1500-513.12-00	(4,090)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1500-513.22-00	4,050			
1	Budget Amendments/Transfers		Division 1500 Total	($40)	
1505 - PURCHASING					
10/18/23	001-1505-513.23-04	(44)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1505-513.23-08	8			
	001-1505-513.23-09	17			
	001-1505-513.23-07	40			
	001-1505-513.23-00	43			
	001-1505-513.22-00	598			
1	Budget Amendments/Transfers		Division 1505 Total	$662	
1510 - FINANCE UTILITY ACCOUNTNG					
10/18/23	001-1510-536.12-00	(9,067)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1510-536.27-00	236			
	001-1510-536.14-00	1,799			
	001-1510-536.22-00	6,410			
1	Budget Amendments/Transfers		Division 1510 Total	($622)	
1600 - GENERAL OPERATIONS					
10/02/23	001-1600-513.39-00	(280)	CORR. NEG BAL SEPTEMBER CLEANUP		5251
	001-1600-513.55-02	280			
10/18/23	001-1600-513.39-00	(34,000)	AFB PD RETENTION SEPTEMBER CLEANUP		5251
11/09/23	001-1600-581.91-10	41,059	CCRA POLICING FND RETURN RESOLUTION #: 23-137		5450
11/17/23	001-1600-513.31-00	5,000	FD MENTAL HEALTH SVCS. OCTOBER CLEANUP		667
	001-1600-513.45-00	(15,000)	GEHRING RISK CONSULTING October Cleanup		667
	001-1600-513.31-00	15,000			
	001-1600-513.39-00	(1,500)	WEDLOW SIGN ON BONUS OCTOBER CLEANUP		667
11/29/23	001-1600-513.39-00	(280)	EoY Cleanup RESOLUTION #: 23-138		5461
	001-1600-513.55-02	(280)			

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment			Group #
11/29/23	001-1600-513.39-00	280	EoY Cleanup	RESOLUTION #: 23-138		5461
	001-1600-513.55-02	280				
	001-1600-513.39-00	1,500				
	001-1600-581.91-20	42	EoY Cleanup	Resolution #: 23-138		5460
8	Budget Amendments/Transfers			Division 1600 Total	$12,101	
1601 - EMERGENCY/DISASTER SVS						
11/29/23	001-1601-525.23-08	111	EoY Cleanup	Resolution #: 23-138		5460
	001-1601-525.23-09	262				
	001-1601-525.23-07	614				
	001-1601-525.52-00	1,296				
	001-1601-525.23-04	15,512				
1	Budget Amendments/Transfers			Division 1601 Total	$17,795	
1603 - EMERGENCY MANAGEMENT						
11/17/23	001-1603-525.52-00	(5,000)	FD MENTAL HEALTH SVCS. OCTOBER CLEANUP			667
1	Budget Amendments/Transfers			Division 1603 Total	($5,000)	
1801 - HUMAN RESOURCES						
10/18/23	001-1801-513.13-00	(16,915)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP			5251
	001-1801-513.12-00	(7,449)				
	001-1801-513.21-00	(1,000)				
	001-1801-513.23-09	8				
	001-1801-513.23-04	5,855				
	001-1801-513.22-00	8,934				
1	Budget Amendments/Transfers			Division 1801 Total	($10,567)	
1805 - CITY CLERK						
10/18/23	001-1805-513.23-07	(133)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP			5251
	001-1805-513.14-00	14				
	001-1805-513.23-00	18				
	001-1805-513.23-09	21				
	001-1805-513.12-12	133				
	001-1805-513.21-00	378				
	001-1805-513.22-00	575				
	001-1805-513.23-04	788				
	001-1805-513.13-00	3,954				
	001-1805-513.12-00	4,819				
1	Budget Amendments/Transfers			Division 1805 Total	$10,567	
1906 - COMMUNICATION/GRANTS						
10/18/23	001-1906-513.23-07	15	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP			5251

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/18/23	001-1906-513.23-04	372	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1906-513.21-00	410			
	001-1906-513.22-00	1,049			
	001-1906-513.12-00	5,080			
11/17/23	001-1906-513.48-00	(4,248)	MONSIDO SUBSCRIPTION ADA October Cleanup		667
	001-1906-513.56-15	4,248			
2	Budget Amendments/Transfers		Division 1906 Total	$6,926	
1990 - LEISURE SERVICES					
10/18/23	001-1990-574.23-04	(10,967)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-1990-574.23-04	(4,994)			
	001-1990-574.13-00	(4,050)			
	001-1990-574.27-00	780			
	001-1990-574.22-00	3,269			
	001-1990-574.12-00	4,042			
	001-1990-574.12-12	4,994			
11/17/23	001-1990-574.49-00	(1,000)	DESK & DESK EQUIP. October Cleanup		667
	001-1990-574.52-00	1,000			
2	Budget Amendments/Transfers		Division 1990 Total	($6,926)	
2100 - POLICE ADMIN/OPERATIONS					
10/02/23	001-2100-521.46-00	(1,996)	GASB96 COMP: IDEMIA SEPTEMBER CLEANUP		5251
	001-2100-521.56-15	1,996			
10/12/23	001-2100-521.52-37	15,572	ACCEPT JAG GRANT FUNDS RESOLUTION #: 23-115		144
	001-2100-521.14-00	5,000	RECEIVE HVE GRANT FUNDS RESOLUTION #: 23-114		143
10/18/23	001-2100-521.15-00	1,500	AFB PD RET. CORBLEY SEPTEMBER CLEANUP		5251
	001-2100-521.15-00	8,000	AFB PD RET. FREDETTE SEPTEMBER CLEANUP		5251
	001-2100-521.15-00	1,500	AFB PD RET. HALVERSON SEPTEMBER CLEANUP		5251
	001-2100-521.15-00	4,000	AFB PD RET. HARTZELL SEPTEMBER CLEANUP		5251
	001-2100-521.15-00	1,500	AFB PD RET. PEDERSEN SEPTEMBER CLEANUP		5251
	001-2100-521.15-00	1,500	AFB PD RET. PYNE SEPTEMBER CLEANUP		5251
	001-2100-521.15-00	10,000	AFB PD RET. RODRIGUEZ SEPTEMBER CLEANUP		5251
	001-2100-521.15-00	1,500	AFB PD RET. WEDLOW SEPTEMBER CLEANUP		5251
	001-2100-521.12-00	(18,539)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-2100-521.12-00	(2,146)			
	001-2100-521.12-12	1,071			
	001-2100-521.22-03	2,069			
	001-2100-521.12-06	7,447			
	001-2100-521.15-00	9,023			

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/27/23	001-2100-521.52-00	(12,940)	23 BULLET PROOF VST GRANT RESOLUTION #: 23-127		349
	001-2100-521.52-38	12,940			
	001-2100-521.52-38	12,940			
10/30/23	001-2100-521.56-15	(1,996)	GASB96 COMP: IDEMIA		5422
	001-2100-521.46-00	1,996			
11/09/23	001-2100-521.12-00	(41,059)	CCRA POLICING FND RETURN RESOLUTION #: 23-137		5450
11/17/23	001-2100-521.54-00	(3,180)	DMS SOFTWARE FOR GASB96 October Cleanup		667
	001-2100-521.56-15	3,180			
	001-2100-521.56-15	7,003			
	001-2100-521.46-00	(1,996)	IDEMIA SOFTWR FOR GASB96 OCTOBER CLEANUP		667
	001-2100-521.56-15	1,996			
	001-2100-521.15-00	1,500	WEDLOW SIGN ON BONUS OCTOBER CLEANUP		667
11/29/23	001-2100-521.15-00	(1,500)	EoY Cleanup RESOLUTION #: 23-138		5461
19	Budget Amendments/Transfers			Division 2100 Total	$27,881
2101 - POLICE COMMUNICATIONS					
10/18/23	001-2101-521.15-00	1,500	AFB PD RET. COLON SEPTEMBER CLEANUP		5251
	001-2101-521.15-00	1,500	AFB PD RET. FULTON SEPTEMBER CLEANUP		5251
	001-2101-521.15-00	1,500	AFB PD RET. LANGFORD SEPTEMBER CLEANUP		5251
	001-2101-521.12-12	610	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
11/17/23	001-2101-521.54-00	(7,003)	DMS SOFTWARE FOR GASB96 October Cleanup		667
5	Budget Amendments/Transfers			Division 2101 Total	($1,893)
2132 - CODE ENFORCEMENT					
10/18/23	001-2132-524.12-00	(2,740)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-2132-524.12-12	465			
	001-2132-524.22-00	2,740			
1	Budget Amendments/Transfers			Division 2132 Total	$465
2200 - FIRE ADMINISTRATION					
10/18/23	001-2200-522.21-00	(8,000)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-2200-522.22-01	(6,000)			
	001-2200-522.24-00	(2,206)			
	001-2200-522.22-00	(2,000)			
	001-2200-522.23-04	1,635			
	001-2200-522.11-00	1,931			
	001-2200-522.12-00	14,640			
11/29/23	001-2200-522.24-00	(70)	EoY Cleanup RESOLUTION #: 23-138		5461
	001-2200-522.22-01	70			
2	Budget Amendments/Transfers			Division 2200 Total	$0

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
2201 - FIRE OPERATIONS					
10/18/23	001-2201-522.22-01	(72,000)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-2201-522.13-00	(19,022)			
	001-2201-522.24-00	(18,000)			
	001-2201-522.15-00	(9,000)			
	001-2201-522.22-01	(321)			
	001-2201-522.22-00	149			
	001-2201-522.12-12	321			
	001-2201-522.23-04	3,412			
	001-2201-522.20-00	3,477			
	001-2201-522.21-00	10,732			
	001-2201-522.14-00	49,892			
	001-2201-522.12-00	50,360			
11/17/23	001-2201-522.52-05	(1,584)	EMS DRUG VND MACHINE OCTOBER CLEANUP		667
	001-2201-522.56-15	1,584			
11/30/23	001-2201-522.64-00	127,875	SELL LADDER BUY PMPER TRK RESOLUTION #: 23-139		823
	001-2201-522.64-00	525,000			
3	Budget Amendments/Transfers		Division 2201 Total	$652,875	
3200 - ADMINISTRATION					
10/18/23	001-3200-515.12-00	(558)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3200-515.23-09	8			
	001-3200-515.23-00	46			
	001-3200-515.13-00	65			
	001-3200-515.27-00	131			
	001-3200-515.23-04	308			
1	Budget Amendments/Transfers		Division 3200 Total	$0	
3500 - ADMINISTRATION					
10/18/23	001-3500-519.23-08	4	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3500-519.23-07	53			
	001-3500-519.21-00	224			
	001-3500-519.27-00	240			
	001-3500-519.22-00	385			
	001-3500-519.23-04	736			
	001-3500-519.12-00	1,042			
1	Budget Amendments/Transfers		Division 3500 Total	$2,684	
3510 - STREET MANAGEMENT					
10/18/23	001-3510-541.23-04	(1,113)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3510-541.23-09	10			

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/18/23	001-3510-541.22-00	370	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3510-541.12-12	733			
10/27/23	001-3510-541.63-00	450,000	FY 24 PAVING BUDGET RESOLUTION #: 23-126		348
11/17/23	001-3510-541.46-00	(2,850)	FPL PO, BUDGETED TOO LOW OCTOBER CLEANUP		667
	001-3510-541.43-00	2,850			
	001-3510-541.46-00	(13,429)	SHORTFALL CURB & GUTTER OCTOBER CLEANUP		667
	001-3510-541.46-00	13,429			
4	Budget Amendments/Transfers			Division 3510 Total	$450,000
3520 - PARKS & BEAUTIFICATION					
10/18/23	001-3520-572.12-00	(34,851)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3520-572.13-00	(4,795)			
	001-3520-572.14-00	3,097			
1	Budget Amendments/Transfers			Division 3520 Total	($36,549)
3540 - PUBLIC WORKS- FLEET MAINT					
10/18/23	001-3540-519.27-00	1	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3540-519.22-00	2,100			
11/17/23	001-3540-519.64-00	3,951	PURCHASE FLEET SVC TRUCK WITH BUCKET TRUCK FUNDS		669
2	Budget Amendments/Transfers			Division 3540 Total	$6,052
3550 - SANITATION					
11/29/23	001-3550-534.34-03	300,467	EoY Cleanup Resolution #: 23-138		5460
1	Budget Amendments/Transfers			Division 3550 Total	$300,467
3560 - FACILITY MANAGEMENT					
10/02/23	001-3560-519.46-00	(200)	2024 POLARIS RANGER BAL SEPTEMBER CLEANUP		5251
	001-3560-519.64-00	200			
10/18/23	001-3560-519.14-00	(275)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3560-519.12-12	10			
	001-3560-519.23-00	94			
	001-3560-519.23-09	98			
	001-3560-519.23-07	104			
	001-3560-519.22-00	1,188			
	001-3560-519.21-00	1,971			
	001-3560-519.23-04	3,250			
	001-3560-519.12-00	25,049			
11/17/23	001-3560-519.64-00	(3,951)	PURCHASE FLEET SVC TRUCK WITH BUCKET TRUCK FUNDS		669
3	Budget Amendments/Transfers			Division 3560 Total	$27,538
3580 - CAPITAL PROJECTS MNGMT					
10/12/23	001-3580-519.64-00	8,000	PROVOST PARK BUDGET FY124 RESOLUTION #: 23-116		145

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/12/23	001-3580-519.63-07	49,977	PROVOST PARK BUDGET FY124 RESOLUTION #: 23-116		145
	001-3580-519.63-00	697,853			
	001-3580-519.63-07	1,213,174			
10/18/23	001-3580-519.12-00	(1,000)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	001-3580-519.23-04	(400)			
	001-3580-519.14-00	22			
	001-3580-519.23-09	28			
	001-3580-519.23-00	29			
	001-3580-519.22-00	1,596			
10/27/23	001-3580-519.63-07	321,797	PROVOST PARK LIGHTS RESOLUTION #: 23-118		345
	001-3580-519.63-00	10,748	STRADLEY PARK BUDGET RESOLUTION #: 23-121		347
	001-3580-519.63-00	60,000			
	001-3580-519.63-00	133,261			
	001-3580-519.63-07	488,376			
11/17/23	001-3580-519.63-00	10,748	STRADLEY PARK PROJECT SHORTFALL		668
	001-3580-519.63-00	60,000			
	001-3580-519.63-00	133,261			
	001-3580-519.63-07	488,376			
5 Budget Amendments/Transfers			Division 3580 Total	$3,675,846	
76 Total Budget Amendments/Transfers			**GENERAL FUND**	**$5,130,262**	
3240 - HOUSING GRANTS					
10/18/23	103-3240-554.12-00	(205)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	103-3240-554.21-00	16			
	103-3240-554.22-00	189			
1 Budget Amendments/Transfers			Division 3240 Total	$0	
1 Total Budget Amendments/Transfers			**CDBG**	**$0**	
3240 - HOUSING GRANTS					
10/18/23	104-3240-554.12-00	(13)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	104-3240-554.22-00	13			
1 Budget Amendments/Transfers			Division 3240 Total	$0	
1 Total Budget Amendments/Transfers			**BREVARD COUNTY HOME**	**$0**	
3240 - HOUSING GRANTS					
10/12/23	105-3240-554.83-00	14,691	RECEIVE SHIP FUNDS RESOLUTION #: 23-112		142
10/18/23	105-3240-554.12-00	(57)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	105-3240-554.22-00	57			
11/17/23	105-3240-554.39-00	(1,800)	SHIP TITLE AND CELL PHONE OCTOBER CLEANUP		667
	105-3240-554.41-00	800			

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
11/17/23	105-3240-554.49-00	1,000	SHIP TITLE AND CELL PHONE OCTOBER CLEANUP		667
3	Budget Amendments/Transfers		Division 3240 Total	$14,691	
	3 Total Budget Amendments/Transfers		**SHIP/COCOA HOUSING TRUST**	**$14,691**	
3200 - ADMINISTRATION					
10/18/23	107-3200-524.27-00	(1,400)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	107-3200-524.12-00	(900)			
	107-3200-524.24-00	(545)			
	107-3200-524.23-00	64			
	107-3200-524.23-09	170			
	107-3200-524.13-00	1,232			
	107-3200-524.22-00	1,379			
1	Budget Amendments/Transfers		Division 3200 Total	$0	
	1 Total Budget Amendments/Transfers		**BUILDING PERMITS**	**$0**	
3230 - CRA ADMIN/OPERATIONS					
10/02/23	110-3230-559.63-00	(18,625)	LEE WENNER PARK CORR. SEPTEMBER CLEANUP		5251
	110-3230-559.63-00	18,625			
10/12/23	110-3230-559.46-00	(2,978)	Redev. Coord. Change RESOLUTION #: 23-602		5345
	110-3230-559.55-00	(967)			
	110-3230-559.23-08	6			
	110-3230-559.23-07	14			
	110-3230-559.23-00	63			
	110-3230-559.22-00	698			
	110-3230-559.12-00	1,463			
	110-3230-559.23-04	1,701			
10/13/23	110-3230-559.44-00	(62,179)	COCOA VILLAGE POST OFFICE LEASE GASB87 COMPLIANCE		162
	110-3230-517.72-31	2,124			
	110-3230-517.71-31	60,055			
	110-3230-559.44-00	(60,516)			5348
	110-3230-517.72-31	2,700			
	110-3230-517.71-31	57,816			
10/25/23	110-3230-559.63-00	(50,000)	CORRECT LIGHTING BUDGET ACCOUNT AND PROJ #		5408
	110-3230-559.64-00	50,000			
5	Budget Amendments/Transfers		Division 3230 Total	$0	
	5 Total Budget Amendments/Transfers		**CRA COCOA RDA**	**$0**	
3230 - CRA ADMIN/OPERATIONS					
11/27/23	111-3230-559.34-00	(436)	DS 2ND PAYROLL FIX RESOLUTION# DSCRA 23-727		767
	111-3230-559.23-07	2			

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
11/27/23	111-3230-559.22-00	40	DS 2ND PAYROLL FIX RESOLUTION# DSCRA 23-727		767
	111-3230-559.23-04	83			
	111-3230-559.12-00	311			
	111-3230-559.34-00	(436)			5456
	111-3230-559.23-07	2			
	111-3230-559.22-00	40			
	111-3230-559.23-04	83			
	111-3230-559.12-00	311			
2 Budget Amendments/Transfers			Division 3230 Total	$0	
2 Total Budget Amendments/Transfers			**CRA DIAMOND SQUARE 626**	**$0**	
1203 - INFORMATION TECHNOLOGY					
11/29/23	130-1203-516.64-15	(13,375)	EoY Cleanup RESOLUTION #: 23-138		5461
1 Budget Amendments/Transfers			Division 1203 Total	($13,375)	
1600 - GENERAL OPERATIONS					
11/29/23	130-1600-513.56-15	13,375	EoY Cleanup RESOLUTION #: 23-138		5461
1 Budget Amendments/Transfers			Division 1600 Total	$13,375	
2201 - FIRE OPERATIONS					
11/17/23	130-2201-522.64-00	62,705	PURCHASE FLEET SVC TRUCK WITH BUCKET TRUCK FUNDS		669
1 Budget Amendments/Transfers			Division 2201 Total	$62,705	
3 Total Budget Amendments/Transfers			**AMERICAN RESCUE PLAN FUND**	**$62,705**	
1600 - GENERAL OPERATIONS					
11/29/23	201-1600-513.31-00	42	EoY Cleanup Resolution #: 23-138		5460
1 Budget Amendments/Transfers			Division 1600 Total	$42	
1 Total Budget Amendments/Transfers			**DEBT SERVICE FUND**	**$42**	
3570 - STORMWATER UTILITY					
10/27/23	303-3570-538.63-73	199,145	FISKE/ BROADMOOR GRANT AMENDMENT RES #: 23-128		350
	303-3570-538.63-08	226,878			
	303-3570-538.63-73	4,103,261			
1 Budget Amendments/Transfers			Division 3570 Total	$4,529,284	
1 Total Budget Amendments/Transfers			**FISKE BV CMPLT STRTSCAPE**	**$4,529,284**	
1506 - INVENTORY					
10/02/23	421-1506-536.12-00	(450)	CORR. NEG BAL & FORKLIFT SEPTEMBER CLEANUP		5251
	421-1506-536.52-30	50			
	421-1506-536.46-00	400			
1 Budget Amendments/Transfers			Division 1506 Total	$0	
1515 - UTILITY SUPPORT SERVICES					

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/02/23	421-1515-536.52-30	(3,700)	FIELD SERV. VEH. REPAIR SEPTEMBER CLEANUP		5251
	421-1515-536.46-03	3,700			
10/18/23	421-1515-536.12-12	5	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	421-1515-536.23-04	463			
	421-1515-536.22-00	4,583			
11/17/23	421-1515-536.64-00	114,908	PURCHASE FLEET SVC TRUCK WITH BUCKET TRUCK FUNDS		669
3	Budget Amendments/Transfers			Division 1515 Total	$119,959
4010 - WATER ADMINISTRATION					
10/02/23	421-4010-536.31-00	(6,000)	LAB VEHICLE 337 REPAIR SEPTEMBER CLEANUP		5251
	421-4010-536.31-00	(1,000)			
	421-4010-536.46-03	1,000			
	421-4010-536.46-03	6,000			
10/18/23	421-4010-536.12-00	(11,968)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	421-4010-536.12-00	(5,051)			
	421-4010-536.22-00	1,300			
11/17/23	421-4010-536.45-00	(45,000)	GEHRING RISK CONSULTING October Cleanup		667
	421-4010-536.31-00	45,000			
	421-4010-581.91-24	1,182	MANHOLE LINING		670
11/29/23	421-4010-536.12-00	(11,954)	EoY Cleanup RESOLUTION #: 23-138		5461
	421-4010-536.11-00	11,954			
	421-4010-581.91-25	914	EoY Cleanup Resolution #: 23-138		5460
6	Budget Amendments/Transfers			Division 4010 Total	($13,623)
4020 - DYAL PLANT					
10/02/23	421-4020-536.64-00	(10,412)	ACCENT BARRIER CLAMPS SEPTEMBER CLEANUP		5251
	421-4020-536.64-00	(4,726)			
	421-4020-536.64-00	4,726			
	421-4020-536.64-00	10,412			
	421-4020-536.44-00	(8,000)	CORR. NEG BAL SEPTEMBER CLEANUP		5251
	421-4020-536.46-03	8,000			
10/13/23	421-4020-536.44-21	(433,680)	DYAL GENERATOR GASB87 COMPLIANCE		161
	421-4020-536.44-21	(433,680)			5347
10/18/23	421-4020-536.12-00	(32,309)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	421-4020-536.20-00	468			
	421-4020-536.14-00	31,841			
10/30/23	421-4020-536.64-00	(10,412)	Spot Cooler Proj. Adjust		5423
	421-4020-536.64-00	10,412			
11/17/23	421-4020-536.46-00	(5,000)	DYAL ELEV. CONTRACT SVCS October Cleanup		667

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
11/17/23	421-4020-536.34-00	5,000	DYAL ELEV. CONTRACT SVCS October Cleanup		667
11/29/23	421-4020-536.64-15	1,681	EoY Cleanup Resolution #: 23-138		5460
	421-4020-536.46-00	2,412			
	421-4020-536.63-00	12,874			
8	Budget Amendments/Transfers		Division 4020 Total	($850,393)	
4025 - WATER FIELD OPERATIONS					
10/18/23	421-4025-536.12-12	1,015	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	421-4025-536.14-00	2,375			
	421-4025-536.22-00	6,797			
1	Budget Amendments/Transfers		Division 4025 Total	$10,187	
4055 - ENGINEERING					
10/02/23	421-4055-536.49-00	(356)	CORR. NEG BAL SEPTEMBER CLEANUP		5251
	421-4055-536.46-00	356			
11/29/23	421-4055-536.63-00	4,742	EoY Cleanup Resolution #: 23-138		5460
2	Budget Amendments/Transfers		Division 4055 Total	$4,742	
4120 - SELLERS PLANT					
10/02/23	421-4120-536.46-00	(3,000)	CORR. NEG BAL SEPTEMBER CLEANUP		5251
	421-4120-536.46-03	3,000			
10/12/23	421-4120-536.46-00	(26,000)	SCADA MAINT. INCREASE RESOLUTION #: 23-113		141
	421-4120-536.31-03	26,000			
10/18/23	421-4120-536.12-00	(18,950)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	421-4120-536.23-09	128			
	421-4120-536.14-00	9,265			
	421-4120-536.22-00	9,557			
11/17/23	421-4120-536.52-00	(2,604)	4 EMP. CELLS & 1 AIR CARD October Cleanup		667
	421-4120-536.41-00	2,604			
	421-4120-536.64-00	149,396	PURCHASE FLEET SVC TRUCK WITH BUCKET TRUCK FUNDS		669
5	Budget Amendments/Transfers		Division 4120 Total	$149,396	
4125 - SEWER FIELD OPERATIONS					
10/02/23	421-4125-536.44-00	(1,000)	CORR. NEG BAL & UPS SEPTEMBER CLEANUP		5251
	421-4125-536.56-15	(715)			
	421-4125-536.54-00	(38)			
	421-4125-536.47-00	38			
	421-4125-536.42-00	1,715			
10/18/23	421-4125-536.12-00	(10,061)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	421-4125-536.23-09	52			
	421-4125-536.23-00	116			

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
10/18/23	421-4125-536.12-12	481	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	421-4125-536.14-00	687			
	421-4125-536.22-00	9,206			
10/27/23	421-4125-536.46-00	(33,570)	CAROLLO ENG. TASK # 24-03 RESOLUTION #: 23-119		346
	421-4125-536.31-03	33,570			
11/17/23	421-4125-536.46-00	(1,182)	MANHOLE LINING		670
11/29/23	421-4125-536.64-00	(474,521)	EoY Cleanup RESOLUTION #: 23-138		5461
	421-4125-536.64-00	(1,479)			
	421-4125-536.64-00	476,000			
5	Budget Amendments/Transfers		Division 4125 Total	($701)	
4700 - DEBT SERVICE					
10/13/23	421-4700-517.72-32	94,170	DYAL GENERATOR GASB87 COMPLIANCE		161
	421-4700-517.71-32	339,510			
	421-4700-517.72-32	103,951			5347
	421-4700-517.71-32	329,729			
2	Budget Amendments/Transfers		Division 4700 Total	$867,360	
33	Total Budget Amendments/Transfers		**WATER/SEWER FUND**	**$286,927**	
3570 - STORMWATER UTILITY					
10/02/23	423-3570-538.64-00	(5,586)	TRLR MOUNT THOMPSON PUMP SEPTEMBER CLEANUP		5251
	423-3570-538.64-00	5,586			
10/18/23	423-3570-538.12-00	(379)	CORRECT PAYROLL NEGATIVE SEPTEMBER CLEANUP		5251
	423-3570-538.12-00	(82)			
	423-3570-538.12-12	82			
	423-3570-538.14-00	379			
10/27/23	423-3570-538.63-73	347,957	FISKE/ BROADMOOR GRANT AMENDMENT RES #: 23-128		350
	423-3570-538.63-73	369,334			
11/30/23	423-3570-538.39-00	(27,826)	ADD. EOR SERVICES F&B & BOND FOR WETLND R #23-136		822
	423-3570-538.39-00	(24,907)			
	423-3570-538.63-00	24,907			
	423-3570-538.63-00	27,826			
4	Budget Amendments/Transfers		Division 3570 Total	$717,291	
4	Total Budget Amendments/Transfers		**STORMWATER UTILITY**	**$717,291**	
4010 - WATER ADMINISTRATION					
10/27/23	424-4010-581.91-21	199,904	FISKE/ BROADMOOR GRANT IFT RESOLUTION #: 23-128		351
1	Budget Amendments/Transfers		Division 4010 Total	$199,904	
4020 - DYAL PLANT					
11/14/23	424-4020-536.63-00	5,736	JACOBS PROJ. MGMT ALLOC.		5451

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
11/14/23	424-4020-536.63-00	24,955	JACOBS PROJ. MGMT ALLOC.		5451
1 Budget Amendments/Transfers			Division 4020 Total	$30,691	
4055 - ENGINEERING					
10/13/23	424-4055-536.63-00	(2,851,642)	PROJECT TRANSFER IRP		5346
	424-4055-536.63-00	(224,140)			
	424-4055-536.63-00	4,343,759			
10/27/23	424-4055-536.63-08	46,469	FISKE/ BROADMOOR GRANT AMENDMENT RES #: 23-128		350
	424-4055-536.63-73	998,420			
11/14/23	424-4055-536.63-00	(570,002)	JACOBS PROJ. MGMT ALLOC.		5451
	424-4055-536.63-00	723			
	424-4055-536.63-00	1,650			
	424-4055-536.63-00	3,409			
	424-4055-536.63-00	4,267			
	424-4055-536.63-00	5,823			
	424-4055-536.63-00	35,150			
	424-4055-536.63-06	56,715			
	424-4055-536.63-00	242,990			
11/29/23	424-4055-536.63-00	(21,769)	EoY Cleanup RESOLUTION #: 23-138		5461
	424-4055-536.63-00	21,769			
4 Budget Amendments/Transfers			Division 4055 Total	$2,093,591	
4120 - SELLERS PLANT					
10/13/23	424-4120-536.64-15	(1,267,977)	PROJECT TRANSFER IRP		5346
11/14/23	424-4120-536.63-00	122,184	JACOBS PROJ. MGMT ALLOC.		5451
2 Budget Amendments/Transfers			Division 4120 Total	($1,145,793)	
4125 - SEWER FIELD OPERATIONS					
11/14/23	424-4125-536.63-00	24,780	JACOBS PROJ. MGMT ALLOC.		5451
	424-4125-536.63-00	41,620			
11/17/23	424-4125-536.63-00	(12,068)	MANHOLE LINING		670
	424-4125-536.63-00	1,182			
	424-4125-536.63-00	12,068			
2 Budget Amendments/Transfers			Division 4125 Total	$67,582	
10 Total Budget Amendments/Transfers			**RENEWAL & REPLACE FUND**	**$1,245,975**	
4700 - DEBT SERVICE					
11/29/23	425-4700-591.72-11	(1)	EoY Cleanup RESOLUTION #: 23-138		5461
	425-4700-591.72-12	1			
1 Budget Amendments/Transfers			Division 4700 Total	$0	
9000 - DEBT SERVICE COSTS					

Date	Accounts	Transaction	Resolution # / Description of Transfer or Amendment		Group #
11/29/23	425-9000-536.31-00	914	EoY Cleanup	Resolution #: 23-138	5460
1 Budget Amendments/Transfers				Division 9000 Total $914	
2 Total Budget Amendments/Transfers			**W/S RESTRICTED ASSETS**	**$914**	

143 Transfers & Amendments between 10/1/2023 and 11/30/2023

FY 2023 TOTAL TRANSFERS & AMENDMENTS **11,988,091**

NOTE: Group #s represent a complete transaction that will net to zero. Add all expenses for each group number, then subtract the revenues related to the same group number and your total will equal zero.

Legislation Details (With Text)

File #:	23-780	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/7/2023			**In control:**	City Council
On agenda:	12/12/2023			**Final action:**	
Title:	Council Bi-Weekly Report Covering November 10 – December 7.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Council bi-weekly report template (1).pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 7, 2023
Agenda Date: December 12, 2023
Prepared By: Tammy Gemmati, Administrative Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Bi-Weekly Report Covering November 10 - December 7.

BACKGROUND:

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Bi-Weekly Report Covering November 10 - December 7.

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Office of the City Manager
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8660

To: Mayor and City Council Members

From: Stockton Whitten, City Manager

Date: November 10 – December 7, 2023

Subject: Council Update Report

This report is intended to serve as a departmental update to City Council. While not all inclusive, it should provide you with an idea of key activities departmental staff are involved in. If you have any questions on any of the items, please feel free to contact me.

Administrative Services

- Records request stats: 16 received/ 16 closed out - $0 collected in fees
- Employment opportunities link: https://www.governmentjobs.com/careers/cocoafl
- New employees
  - Michael Bernard – Utility Field Service Representative, Finance/Field Services, November 27, 2023
  - Michael Mack – Code Enforcement Officer, Police/Code Enforcement, November 27, 2023
  - Jasmine Jordan – Customer Service Representative, Finance/Customer Service, November 27, 2023
- Recent promotions
  - Aaron Flanagan – Sludge Equipment Operator, Utilities/Dyal, November 27, 2023
- Key retirements
  - Shane Proctor – Firefighter/EMT, January 31, 2024, 33 years

Communication and Economic Development

- Media Stories:

    - Cocoa's Harry T. Moore Center celebrates 100th anniversary
    - Harry T. Moore Center in Cocoa set to celebrate 100-year anniversary
    - Cocoa City Council to Host 'Centennial Celebration' to Honor Harry T. Moore Center's 100 Years
    - City of Cocoa, local nonprofit lay foundation for new workforce housing
- New News Releases:
    - Exciting Opportunities to Serve Your Community: Board Vacancies Available
    - Cocoa Mayor Blake Appointed to the National League of Cities Board of Directors
    - Councilman Hearn re-appointed as Deputy Mayor
    - Councilwoman Koss Graduates from Elected Officials Course
- Upcoming Events:
    - January 31, 2024: Annual Economic Development Update Business Networking Event
- Social media/e-newsletter statistics
    - Facebook
        - Post reach: 17,984
        - Post engagement: 3,547
        - Followers: 15,234
    - Twitter
        - Impressions: 2,726
        - Followers: 3,219
    - LinkedIn
        - Post impressions: 1,962
        - Followers: 1,131
    - NextDoor
        - Impressions: 2,875
        - Members: 4,534
    - December E-newsletter (Sent 12/1/23)
        - Sent to 681 contacts
        - 50% open rate (average open rate for e-mail marketing in 2022 is 17%)
    - Next printed FYI Newsletter mails January 1, 2024.
- Upcoming special events at Leisure Services facilities:
    - **HCVMS 5th Annual Holiday Bicycle Parade**
        - December 15, 2023, 5-8pm
        - Cocoa Village and Riverfront Park
    - **Survive First Foundation Game On! Run for Responders 5k**
        - January 6, 2024, 6-10p
        - Cocoa Village and Riverfront Park

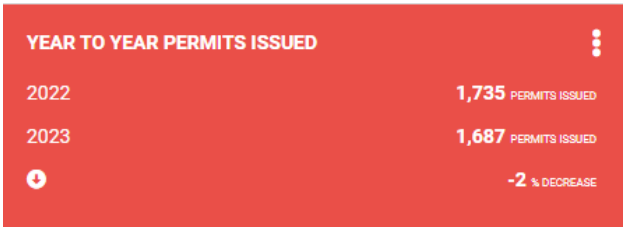
Community Services - update 12/4/23 (November 1-30)

- **New businesses – November 2023**

Commercial Business Name / DBA	Physical Address	# FT Employees	# Pt Employees	Council District
Skinthetics Beauty Studio, LLC	717 S Cocoa Blvd Ste 205, 32922	1	0	1
E & J Cocoa Used Engines Corp	705 N Cocoa Blvd, 32922	2	3	2
Integra -Trails Apartment Community	3705 Highway 524, 32926	6	0	3
3DI Entertainment, LLC Stumpy's Hatchet House Cocoa	210 King Street, 32926	2	4	1
Made Men Barbershop /DNGC Properties LLC	513 S Cocoa Blvd Unit D, 32922	0	0	1
Brevard Shoe Closet Store, LLC	513 S Cocoa Blvd Unit A, 32922	0	0	1
Guarded By Sharks, LLC	513 S Cocoa Blvd Unit B, 32922	0	0	1
Edward D Jones (New Location)	96 Willard Street # 201, 32922	3	0	1
Can-AmRoofing & Solar of Central FL	340 King Street, 32922	5	0	1
SAG COCOA LLC, DBA Cocoa Ford	1360 W King Street, 32922	50	2	1

Strickland Brothers 10 min oil change	337 King Street, 32922	5	4	1
Fabuliz's Jewelry Boutique & Nail Supply	1645 N Cocoa Blvd , 32922	0	0	2
Atlantic Group Real Estate, Inc	1541 N Cocoa Blvd Unit#109, 32922	0	0	2
US Solar Quotes, LLC US Solar Connect	465 Forrest Avenue Unit # 126	3	0	1
Home Business BTR	**Physical Address**	**# FT Employees**	**# PT Employees**	**Council District**
Precision - Fit Bath Company	115 N Indian River Drive # 214	0	0	1
All Care Friend - Handyman & Lawn Care	1209 Westview Drive, 32922	0	0	4
A/C Friend INC - A/C Contractor	1209 Westview Drive, 32922	2	0	4

- **Permit/Inspection stats**





Finance

- The accounting team continues to work on year-end reconciliations and journal entries to prepare the City's financial statements.
- The City's auditors will be working on the City's audit doing filed work the weeks of 2/12/24 & 2/19/24.
- Final budget adjustments for FY23 were approved by City Council on 11/28/23.
- Budget staff is working on the budget rollover from FY23 to FY24 that will be on the 12/12 City Council meeting.
- The bid for the property at 603 Brevard will close on 12/15.

Fire Department

- FireBlast training trailer remains at PRIDE getting body work completed.
- November calls for service 532 (61% EMS, 39% Fire Related)
- Recruit Firefighters continue to improve in EMS skills and are fitting in with the crews.
- Multiple Public Relations events attended by crews.
- 4 New Hire Firefighters Started on 11/6/23 (Lucas Diaz, Preston Ault, Trevor Harris, and Kristian Williams)
- New Hires to be sworn in on 11/17/23 at 2pm at Fire Station 1.
- Large Scale EMS drill with Rockledge Hospital, BCFR, TRauma Surgeons from all the hosptials, and Cocoa Fire Rescue scheduled for 11/13/23.

Information Technology

- Project updates/highlights
  - PD Server hardware successfully upgraded
  - ITB for replacement Storage Area Network (SAN) closed and bids were opened
  - EFSC intern has begun in IT
- Helpdesk stats as of 9/8/2022
  - 86 open helpdesk tickets
  - 479 new tickets opened in last 30 days

- 462 tickets closed/resolved in last 30 days
- 4844 tickets opened in last 365 days

Police Department Updated 12/06/23

- Activity/Event highlights
  - 12/2 St. Paul Baptist Church speaking engagement

- New project/training updates
  - Bell attending Instructor Techniques

- Chief's walk highlights
  - 11/27 District 4 Catawba Dr
  - 11/29 District 2 800 Fiske
  - 10/26/23-District 2 Sara Lou Acres (Prospect Ave and Lynell Lane)

- Community engagement highlights/events
  - Reverse Toy Drive 11/28

- Call stats-Crime Stats: January 1, 2023- December 7, 2023 (For comparison purposes January 1, 2022-December 7, 2022, data is also included)

  - Property Crimes Offenses have decreased by 5%.
  - Violent Crime Offenses increased by 14% compared to YTD 2022.
  - Overall, crime offenses have decreased by 3%.
  - Calls for Service decreased 1% (68,905 in 2022 compared to 68,619 in 2023)

- Code Enforcement stats/highlights/Activity:

Active Cases	41
Complied Cases	84
Code Board Cases scheduled for	0
Snipe Signs Pulled	22

Highlights:

- Removed and cut (Abatement) Junk, Trash, & Debris Homeless Camp at 220 Rosa L Jones (Blanket Trespass), 602 Stone (Blanket Trespass), and notified Public Works for the Retention Pond (Barbara Jenkins) and City property off Michigan,

- Collected **$233,645.09** in liens from January 1, 2023 to December 6, 2023
- Inspected all properties on our outstanding fines list for compliance. Sent Demand Letters for properties still in violation with outstanding liens

Other Mentions:

- There is no Code Board Meeting in December

Public Works

- Major project updates
  - Fiske and Broadmoor Acres – Project Kick-off Meeting held on Tuesday, October 24th.
  - Parks Projects
    - Provost – Groundbreaking scheduled for November 14th.
    - Don Stradley Memorial Park- City Council request to approve a Task Order/Purchase Order to W&J Construction Corporation for the Guaranteed Maximum Price (GMP) of $621,637 for improvements to the Football Field at Don "Mo" Stradley Memorial Park on November 14th Meeting Agenda.
- Work order stats (received/closed)
  - 110 received
  - 103 closed
  - Residential Bulk Green Waste Requests: 58
- Projects of interest managed by other agencies (FDOT, County, Brightline, etc.)
  - FDOT
    - SR 524 PD&E Study (437983-1) – In Progress
    - SR 501 Safety Project (447085-1) – Construction Fall 2023
    - SR 528 Widening and Reconstruction (407402-3) – In Design
    - SR 520 Safety Project Cox to Aurora (445689-1) - In Design
    - SR 520 Safety Project Aurora to Causeway (442885-1) - Under Construction
  - Brightline/FEC
    - Brightline formally launched a Request for Proposals (RFP) for a new station planned for the Treasure Coast of Florida.

Utilities

- Capital Project Updates: https://www.cocoafl.org/1660/Utilities-Capital-Improvement-Projects
- Operations - October
    - WFO Issued Work Orders – 1,131
    - WFO Completed Work Orders – 1,834
    - Hydrants Flushed – 369
    - Valves Exercised – 379
    - Utility Locate Requests – 2,262
    - SFO Issued Work Orders – 165
    - SFO Completed Work Orders – 151