City of Cocoa

65 Stone Street
Cocoa, FL 32922

Meeting Agenda

Tuesday, August 13, 2024

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 24-460 Approval of the August 13, 2024 Regular City Council Meeting agenda as written or with amendments.

Attachments: 08-13-2024 Short Agenda.pdf

MINUTES:

II.2 24-459 Approval of the June 4, 2024 Special City Council Meeting minutes as written or with amendments.

Attachments: 06-04-2024 Minutes ADA.pdf

III. AWARDS AND PRESENTATIONS:

III.1 24-372 Presentation by the Economic Development Commission of Florida's Space Coast.

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 24-253 Approve Resolution 2024-073 to update the Fraud Policy to the Fraud, Waste & Abuse Policy to prevent and detect fraud, waste, or abuse as defined in Florida Statutes sec. 11.45(1).

Attachments: Fraud Waste Abuse Policy clean 7.8.24.docx
Reso 24-073 Fraud, Waste or Abuse Policy 7-23-24.docx
City of Cocoa Fraud Policy (Reso 2010-137).docx

V.2 24-406 Approve a Resolution Updating the Utility Handbook's Policies and Procedures (1000.8), for FY25.

Attachments: Resolution No. 2024-075 Utilities Handbook.doc
1000.8 - City of Cocoa Utilities Handbook ADA.pdf
1001B.FY25.5 - Schedule B - Miscellaneous Rates, Fees, & Charges.pdf

V.3 24-420 Approve a Water Service Agreement/Interlocal Agreement between the City of Cocoa and the City of Cape Canaveral to continue to provide water service to Cape Canaveral customers.

Attachments: cocc_exhibit-a_cocc-signed_20240716.pdf

V.4 24-422 Approve a Resolution Amending the FY24 Budget (BAF#: 24-113-IFT1-3) to Transfer Investment Interest ($13,380) from the ARPA Fund and to correct two Interfund Transfer Amounts.

Attachments: Budget Resolution FY 2024-076 ADA Compliant.docx
BAF 24-113-IFT1-FN- Correct Investment Interest(8-13-24) Agenda 24-422 - FY
BAF 24-113-IFT2-FN- Negative Balance (8-13-24) Agenda 24-422 - FY24.pdf
BAF 24-113-IFT3-FN- Negative Balance (8-13-24) Agenda 24-244 - FY24.pdf

V.5 24-423 Council approval to open the City's repair/rehabilitation program application funded by the State Housing Initiative Program (SHIP) and place the application on the City's website and promote it through social media and the City's newsletter.

Attachments: Gannett Rehab_2024-07-29-16-00-10.pdf
Rehab Waitlist 8-2-24 .pdf
City of Cocoa LHAP 2022-2025.pdf

MULTI-YEAR CONTRACTS:

VI. PUBLIC HEARINGS:

VI.1 24-388 Approve the second reading of Ordinance 10-2024 providing for the Cocoa Ad Valorem Tax Abatement Program Extension to appear on the referendum ballot extending the program for an additional ten (10) years.

Attachments: 10-2024 Ad Valorem Tax Exemption.pdf
Legal Ad.pdf

VI.2 24-449 Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., north of Kathi-Kim St

Attachments: Karali Subdivision Location.pdf
Karali Subdivision Future Land Use.pdf
Karali Subdivision Zoning.pdf
RangeRoad_RevisedConstructionPlans.pdf
PUD_PreliminaryApplication.pdf
22-00200011.DrainageReport.pdf
22-00200011.EnvironmentalReport.pdf
22-00200011.EnvironmentalSupportDocument.pdf
22-00200011.GeotechReport.pdf
22-00200011.HydraulicReport.pdf
RangeRoad_TrafficStudy.pdf
Affidavit.pdf

VI.3 24-450 Approve Ordinance 12-2024 amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in the Diamond Square Community Redevelopment Area zoned RU-1-7 zoning district..

Attachments: Ordinance 12-2024 - Modifying Setbacks in RU-1-7 for Diamond Square
Diamond Square CRA with RU-1-7 Zoning.pdf
Affidavit.pdf

VI.4 24-458 Request to postpone to the City Council meeting scheduled for August 27, 2024 consideration of an appeal regarding the City of Cocoa Board of Adjustment's decision on May 15, 2024, concerning the proposed Special Exception to permit the sale of beer and wine in the CBD-CVO District, as outlined in Appendix A, Zoning, Article XI, Section (13), (C)(6) and section 22 (F), of the City of Cocoa Code. .

Attachments: 10415054 Affidavit .pdf

VII. COUNCIL BUSINESS:

VII.1 24-466 Request for Special Funding for Land Preservation.

VII.2 24-467 Sponsorship of the Space Coast Black Chamber of Commerce Annual Gala.

VIII. CITY BUSINESS:

VIII.1 24-379 Approve a Resolution to accept Stantec's FY2024 Water/Sewer Utility Revenue Sufficiency Report, validating the reduction of the automatic four percent (4%) increase in FY2025, to a two percent (2%) increase to the Water, Sewer, Fire Lines, Hydrant, and Reclaimed Water fixed monthly charges and usage rates effective October 1, 2024 by amending Schedule A (1001A.FY25): Utility Rates, Fees and Charges for FY25 and further adjusting Schedule A (1001A.FY26): Utility Rates, Fees, and Charges for FY26 with the automatic four percent (4%) increase.

Attachments: Resolution 2024-074 Water Rates Temp Suspension.docx
fy24_cocoa_ws_rsa_final_report.pdf
1001A.FY25.1 - Schedule A - Utility Rates, Fees, & Charges.pdf
1001A.FY26.0 - Schedule A - Utility Rates, Fees, & Charges.pdf
2021-016 (Utiility Rates_Revising_Utility Handbook).pdf

VIII.2 24-414 Approve the Preliminary Assessment Resolution 2024-071 for Fire Protection, for Fiscal Year 2025.

Attachments: Preliminary Fire Assessment Resolution 24-XXX.docx
fy25_cocoa_fire_assessment_tech_memo_20240711.pdf
FT-39989308.pdf

VIII.3 24-415 Approve the Preliminary Assessment Resolution 2024-072 for Stormwater Utility Services, Fiscal Year 2025, and to Accept our Financial Consultant, Stantec's - Stormwater Rate Study.

Attachments: Resolution - Preliminary Stormwater Assessment 24-XXX.docx
fy24_cocoa_stmwtr_final_report.pdf
FT-39989364.pdf

VIII.4 24-457 Four Corners Visioning Update

Attachments: Meeting Presentation 8.5.24.pptx

VIII.5 24-461 Approve Resolution 2024-077 adopting a revised fee schedule for planning and zoning lot split applications and Community Development District Review for new developments within the City of Cocoa.

Attachments: Resolution No. 2024-077 - Planning and Zoning Fee Schedule

IX. INFORMATIONAL AGENDA:

IX.1 24-412 Planning & Zoning Project Updates Report.

Attachments: Current Development Projects Summary August 13,2024.pdf

IX.2 24-463 Bi-weekly Report from July 22 - August 9, 2024.

Attachments: Council bi-weekly report.pdf

IX.3 24-464 Informational Only - The City of Cocoa's Open Board Vacancies.

X. REPORTS:

XI. ADJOURNMENT

XII. NOTICE TO THE PUBLIC:

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

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:
(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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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 #:	24-460	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approval of the August 13, 2024 Regular City Council Meeting agenda as written or with amendments.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	08-13-2024 Short Agenda.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Lori Chabot, Recording Secretary
Through: Monica Arsenault, City Clerk
Requested Action:
Approval of the August 13, 2024 Regular City Council Meeting agenda as written or with amendments.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

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RECOMMENDED MOTION:

Approval of the August 13, 2024 Regular City Council Meeting agenda as written or with amendments.

powered by Legistar™

Agenda
City of Cocoa
Regular Meeting of The City Council

Date: August 13, 2024
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 August 13, 2024. (24-460).

2. Minutes: (a) Special City Council Meeting Minutes of June 4, 2024 (24-459).

III. Awards and Presentations:

1. Presentation by the Economic Development Commission of Florida's Space Coast. (24-372). (Angela Neal)

IV. Delegations:

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

Speaker cards are located in the Council Chamber lobby and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking

This Agenda may be Amended up until or at the Meeting

under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

(A) General Consent Items:

1. Approve Resolution 2024-073 to update the Fraud Policy to the Fraud, Waste & Abuse Policy to prevent and detect fraud, waste, or abuse as defined in Florida Statutes sec. 11.45(1). (24-253). (Finance Director)

2. Approve a Resolution Updating the Utility Handbook's Policies and Procedures (1000.8), for FY25. (24-406). (Finance Director)

3. Approve a Water Service Agreement/Interlocal Agreement between the City of Cocoa and the City of Cape Canaveral to continue to provide water service to Cape Canaveral customers. (24-420). (Utilities Director)

4. Approve a Resolution Amending the FY24 Budget (BAF#: 24-113-IFT1-3) to Transfer Investment Interest ($13,380) from the ARPA Fund and to correct two Interfund Transfer Amounts. (24-422). (Finance Director)

5. Council approval to open the City's repair/rehabilitation program application funded by the State Housing Initiative Program (SHIP) and place the application on the City's website and promote it through social media and the City's newsletter. (24-423). (Community Services Director)

(B) Multi-Year Contracts:

VI. Public Hearings:

1. Approve the second reading of Ordinance 10-2024 providing for the Cocoa Ad Valorem Tax Abatement Program Extension to appear on the referendum ballot extending the program for an additional ten (10) years. (24-388). (Communications & Economic Development Director)

2. Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., north of Kathi-Kim St. (24-449). (Planning Consultant)

3. Approve Ordinance 12-2024 amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in the Diamond Square Community Redevelopment Area zoned RU-1-7 zoning district. (24-450). (City Manager)

4. Request to postpone to the City Council meeting scheduled for August 27, 2024 consideration of an appeal regarding the City of Cocoa Board of Adjustment's decision on May 15, 2024, concerning the proposed Special Exception to permit the sale of beer and wine in the CBD-CVO District, as outlined in Appendix A, Zoning, Article XI, Section (13), (C)(6) and section 22 (F), of the City of Cocoa Code. (24-458). (City Manager)

VII. Council Business:

1. Request for Special Funding for Land. (24-466). (Deputy Mayor Hearn)

2. Sponsorship of the Space Coast Black Chamber of Commerce Annual Gala. (24-467). (Deputy Mayor)

VIII. City Business:

1. Approve a Resolution to accept Stantec's FY2024 Water/Sewer Utility Revenue Sufficiency Report, validating the reduction of the automatic four percent (4%) increase in FY2025, to a two percent (2%) increase to the Water, Sewer, Fire Lines, Hydrant, and Reclaimed Water fixed monthly charges and usage rates effective October 1, 2024 by amending Schedule A (1001A.FY25): Utility Rates, Fees and Charges for FY25 and further adjusting Schedule A (1001A.FY26): Utility Rates, Fees, and Charges for FY26 with the automatic four percent (4%) increase. (24-379). (Finance Director)

2. Approve the Preliminary Assessment Resolution 2024-071 for Fire Protection, for Fiscal Year 2025. (24-414). (Finance Director)

3. Approve the Preliminary Assessment Resolution 2024-072 for Stormwater Utility Services, Fiscal Year 2025, and to Accept our Financial Consultant, Stantec's - Stormwater Rate Study. (24-415). (Finance Director)

4. Four Corners Visioning Update. (24-457). (Planning Consultant)

5. Approve Resolution 2024-077 adopting a revised fee schedule for planning and zoning lot split applications and Community Development District Review for new developments within the City of Cocoa. (City Manager) (24-461). (City Manager)

IX. Informational Agenda:

1. Planning & Zoning Project Updates Report. (24-412). (City Manager)

2. Bi-weekly Report from July 22 - August 9, 2024. (24-463). (City Manager)

3. Informational Only – The City of Cocoa's Open Board Vacancies. (24-464). (City Clerk)

X. Reports:

XI. Adjournment:

XII. Notice to the Public:

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irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

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Legislation Details (With Text)

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Type:	Minutes			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approval of the June 4, 2024 Special City Council Meeting minutes as written or with amendments.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	06-04-2024 Minutes ADA.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Lori Chabot, Recording Secretary
Through: Monica Arsenault, City Clerk
Requested Action:
Approval of the June 4, 2024 Special City Council Meeting minutes as written or with amendments.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approval of the June 4, 2024 Special City Council Meeting minutes as written or with amendments.

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MINUTES
City of Cocoa
Special Meeting of The City Council

June 4, 2024

A Special City Council Meeting was held on Tuesday, June 4, 2024, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

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

Tammy Findlay provided the invocation and Chief Lamm led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

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

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Lora Howell, Deputy Finance Director; Jonathan Lamm, Fire Chief; Charlene Neuterman, Community Services Director; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Tammy Gemmati, Administrative Services Director; Samantha Senger, Communications & Economic Development Director; Robert Beach, Chief Technology Officer; and Lisa Richardson, Help Desk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Special Meeting of June 4, 2024. (24-324)

* **MOTION by Councilmember Koss; Seconded by Mayor Blake to approve the agenda for the Special meeting of June 4, 2024 with an amendment to remove item VII.1.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

None.

IV. Delegations:

V. Consent Agenda:

(A) General Consent Items:

1. Approve a Resolution Amending the FY24 Budget, BAF#24-091A and Accept the 2024-2025 round one award of the Florida Local Government Cybersecurity Grant, a State of Florida funded grant, for cybersecurity services and capabilities. The contents of this grant award are **confidential and not for public release per F.S. 119.0725**. (24-312). (Chief Technology Officer)

2. Approve the KABOOM grant application of $50,000 for the planning and installation of handicap-accessible playground equipment at Provost Park. (24-319). (Communications & Econ. Dev. Director)

3. Authorize an amendment to the Construction Agreement between the City of Cocoa and Patriot Response Group for modifications to the Scope of Work at 1058 Grove Avenue, a State Housing Initiative Program (SHIP) funded project in the amount of $12,200.00, bringing the total cost of the project to $86,831.00; and authorize a Contingency Resolution not to exceed 10% for any future change orders during the project. Authorize the City Manager to sign the contract amendment and execute any subsequent change orders on the project. (24-330). (Community Services Director)

4. To Approve a Resolution Amending the FY24 Budget (BAF#24-079-T) in the Amount of $317,448.00. (Utilities Director)

(B) Multi-Year Contracts:

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Consideration of Second and Final Reading of a Land Development Code Amendment to Chapter 18, Subdivisions, to create a new Article VII, Lot Splits and Boundary Line Adjustments, and to make certain other amendments to Chapter 18 as necessary to effectuate the new Article VII; providing amendments to the City's subdivision application requirements and processing procedures for Preliminary and Final Plats; altering the requirements for posting security to ensure completion of public improvements prior to Final Plat Approval; amending processing procedures for site plans processed concurrently with plat applications; eliminating specific procedures related to flag lots; changing staff designations; and providing for the repeal of prior inconsistent ordinances and resolutions. (24-329). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance 06-2024 and no changes have been made since First Reading. He read the title into the record as follows:

Ordinance No. 06-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 18, SUBDIVISIONS, OF THE CODE OF THE CITY OF COCOA TO CREATE A NEW ARTICLE VII, LOT SPLITS AND BOUNDARY LINE ADJUSTMENTS, AND TO MAKE CERTAIN OTHER AMENDMENTS TO CHAPTER 18, OF THE CODE AS MAY BE NECESSARY TO EFFECTUATE THE NEW ARTICLE VII; PROVIDING FOR AMENDMENTS TO THE CITY'S SUBDIVISION APPLICATION REQUIREMENTS AND PROCESSING PROCEDURES FOR BOTH PRELIMINARY AND FINAL PLATS; ALTERING THE REQUIREMENTS FOR POSTING SECURITY TO ENSURE COMPLETION OF PUBLIC IMPROVEMENTS PRIOR TO FINAL PLAT APPROVAL; AMENDING THE PROCESSING PROCEDURES FOR SITE PLANS PROCESSED CONCURRENTLY WITH PLAT APPLICATIONS AND REQUIRING APPROVAL OF THE CITY COUNCIL ON SUCH SITE PLANS; ELIMINATING SPECIFIC

PROCEDURES FOR THE CREATION OF FLAG LOTS WITHIN THE CITY OF COCOA; CHANGING REFERENCES TO THE COMMUNITY DEVELOPMENT DIRECTOR TO THE CITY MANAGER OR DESIGNEE IN THE CODE RELATED TO SUBDIVISION AND SITE PLAN APPLICATION PROCESSING; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the Hearing to the public.

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

* **MOTION by Councilmember Barringer; Seconded by Deputy Mayor Hearn to approve Ordinance 06-2024 on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

~~1. Approve the current Code Enforcement Lien for the property located at 3629 E Malory Ct., be reduced to $3,078.65 as recommended by the Code Enforcement Board. (24-307). (Police Chief)~~

VIII. City Business:

1. City Council approval of Resolution No. 2024-049 establishing a new board appointment process. (24-288). (Administrative Services Director)

City Manager Whitten clarified that this resolution does not change the residency requirement that currently exists.

City Attorney Garganese clarified the non-residency provision that already exists in the City's code.

Ms. Gemmati explained that staff has developed a defined process for board vacancies. This process includes a timeline with a ninety-day notice of a board vacancy, an application period of thirty days, with an opportunity provided to the expiring board member, an alternate member(s) and the public to apply. An item for consideration will be brought before Council at the 1st Council meeting the month before the expiration.

Councilmember Goins asked Council if they might be interested in considering an amendment to the Ordinance to allow eligibility to someone who may not own real property in Cocoa, or be a resident, but have a business tax receipt and own a business in the City of Cocoa.

In response, Councilmember Koss and Councilmember Barringer shared that they would be interested in receiving more information about this before making a decision.

* **MOTION by Councilmember Koss; Seconded by Councilmember Goins to approve Resolution No. 2024-049.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve, as recommended, the proposed Fiscal Year 2025 benefit renewal medical, dental, life, and disability insurance; and to authorize the City Manager to sign related agreements. (24-300). (Administrative Services Director)

* **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the FY25 benefit renewal and to authorize the City Manager to sign related agreements.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. Informational Agenda:

1. The City of Cocoa’s Board Vacancies. (24-331). (Administrative Services Director)

X. Reports:

City Manager Whitten talked about the fence at Provost Park. There has been some talk that the fence is too high and creates an “institutionalized” look. City Manager Whitten shared that he drove by today and the fence is only about four feet high. Additionally, he is aware that the purpose of the fence is to deter those who are not there to utilize the park appropriately. He will work to bring back options and costs associated with whatever the solution may be to Council.

Mayor Blake shared that he is in support of a taller fence.

Councilmember Goins pointed out that he is more concerned with the bathrooms than he is with the fence. In response, City Manager Whitten clarified that the issue with the bathrooms is more about cleanliness and they may need some repairs, such as new doors, however there are no talks about adding any additional bathrooms. He shared that he is planning on bringing back a list of things and some numbers back to Council.

Councilmember Koss shared that she is appreciative of the fact that staff took into consideration the height of the fence and the perception that would come with that, especially around a park. She agrees that safety is the most important and feels that the investments that were made for the new and improved activities will deter any negative activities.

Additionally, she agrees with Councilmember Goins in regard to the bathroom situation and feels that they need to be sanitary and up to par.

Councilmember Barringer asked Council if they might consider seeing if the fence works before they pull it out since it is already there. This will be an additional cost of approximately $12,000-$15,000 dollars that may be better used somewhere else.

Further discussion was held on the parks and who is ultimately responsible for maintenance. City Manager Whitten pointed out that more information will come back to Council in July.

Ms. Senger shared that the Juneteenth Festival will be held on Saturday, June 15th from 10am-5pm at Riverfront Park.

Additionally, on July 4th there will be an Independence Day Celebration at Riverfront Park.

Councilmember Koss provided a District 4 Report. She showed a map and pointed out two main areas within District 4 that are unincorporated and hopes that someday they will be.

She talked about Travis Park and the recreation center, particularly several unused computers in the computer lab. In response, Mr. Beach shared that the County owns those computers and he has reached out to the County to see when they will be setup.

Additionally, the camp at the park is underutilized. They have room for 45 children and only about 22 children are enrolled. She would like Council to consider offering some sort of support to their camp.

Councilmember Koss talked about the Dangerous by Design study. Brevard is notably rated 11th in the nation for accidents. She spoke about the ongoing

roadwork at Clearlake Road and while she understands that residents are upset with the construction right now, she feels it is a good project that will ultimately save lives.

She pointed out that she, along with Mayor Blake, recently attended the Brevard County Affordable Housing Summit and shared some of the takeaways that she learned.

Councilmember Barringer shared a photo of sidewalk improvement on Range Road and thanked staff for getting that done prior to the upcoming school year.

Additionally, he talked about several properties throughout the area that border on City and County lines. Some of these particular properties are actually located in the County but they are attracting no good. In response, Mayor Blake recommended talking to the Commissioners for Districts 1 and 2.

City Manager Whitten shared that he would be happy to pass these concerns along to the appropriate parties.

Deputy Mayor Hearn noted that there will be a family-friendly event that will be held on June 16th at Crosswinds. The event will begin at 3pm and there will be a peace walk as well as a backpack and t-shirt giveaway.

Deputy Mayor Hearn shared that he attended the FBC conference back in April, however there was an occurrence in which he need to check in a day early. He asked Council if they would authorize payment for that additional night's cost.

* **MOTION by Councilmember Barringer; Seconded by Councilmember Koss, to authorize payment for an additional night's stay for Deputy Mayor Hearn at the Florida Black Caucus conference that took place on April 3rd.**

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Goins shared that on June 8th at the Missionary Baptist Church on 474 King Street there will be a Save our Sons event.

Mayor Blake shared several photos from recent events he attended.

XI. Adjournment:

* **MOTION by Councilmember Goins; Seconded by Councilmember Barringer, to adjourn the Special meeting of June 4, 2024.**

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:35 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, City Clerk

Legislation Details (With Text)

File #:	24-372	**Version:**	1	**Name:**	
Type:	Awards/Presentations			**Status:**	Agenda Ready
File created:	6/28/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Presentation by the Economic Development Commission of Florida's Space Coast.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: June 28, 2024
Agenda Date: July 9, 2024
Prepared By: Monica Arsenault, City Clerk
Through: Stockton Whitten, City Manager
Requested Action:
Presentation by the Economic Development Commission of Florida's Space Coast.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

N/A

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Legislation Details (With Text)

File #:	24-253	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
File created:	5/1/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve Resolution 2024-073 to update the Fraud Policy to the Fraud, Waste & Abuse Policy to prevent and detect fraud, waste, or abuse as defined in Florida Statutes sec. 11.45(1). (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Fraud Waste Abuse Policy clean 7.8.24.pdf Reso 24-073 Fraud, Waste or Abuse Policy 7-23-24.pdf City of Cocoa Fraud Policy (Reso 2010-137).pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: May 1, 2024
Agenda Date: August 13, 2024
Prepared By: Rebecca Bowman, Finance Director MBA, CGFO, CGFM
Through: Stockton Whitten, City Manager
Requested Action:
Approve Resolution 2024-073 to update the Fraud Policy to the Fraud, Waste & Abuse Policy to prevent and detect fraud, waste, or abuse as defined in Florida Statutes sec. 11.45(1).

BACKGROUND:

The City has a Financial Operations Manual (FOM) that was adopted in 2010 and is a compilation of the City's financial policies and procedures. Within the FOM is the Fraud Policy Sec. 21.3 (which followed Florida statute sec 11.45) that was adopted via Resolution 2010-137. The State of Florida updated the Florida statutes to include waste and abuse as part of section 11.45, resulting in the need to update the City's internal policy. The policy has been updated and renamed to include the definition of waste and abuse in addition to fraud. It defines the employee, City Manager, City Attorney and City Council responsibilities when there is suspected fraud, waste or abuse and defines the possible outcomes of any investigation into suspected fraud waste or abuse as substantiated, unsubstantiated, unsolved or unfounded. It outlines the procedure for reporting fraud, waste or abuse and provides the procedure for reporting suspected fraud, waste or abuse. This policy must be followed by all City employees and sets the standard for vendors and others who conduct business with the City. Additionally, all employees are required to acknowledge this policy at the time of hire and annually thereafter. The Fraud, Waste or Abuse Policy is attached to this agenda item as Attachment A. A copy of the previously adopted Fraud Policy (Reso. 2010-137) is attached as

Attachment B to this agenda item.

Staff has reviewed this policy with the City Attorney and is now presenting the policy to City Council for adoption and inclusion in the FOM to replace the prior Fraud Policy. Staff recommends adoption of the Fraud, Waste and Abuse Policy per Resolution 24-073.

STRATEGIC PLAN CONNECTION:

Public Safety and Community Standards - enhance community standard efforts while continuing to strive for voluntary compliance.
Organizational effectiveness - maintain the City's long-term fiscal sustainability by setting standards for employee conduct.

BUDGETARY IMPACT:

Budgeted N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve Resolution 2024-073 to update the Fraud Policy to the Fraud, Waste & Abuse Policy to prevent and detect fraud, waste, or abuse as defined in Florida Statutes sec. 11.45(1).

City of Cocoa
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8800

Attachment A
Agenda 24-253
July 23, 2024
FOM Sec. 21.3
FRAUD, WASTE OR ABUSE POLICY AND PROCEDURES

1. GENERAL POLICY

The City of Cocoa's Fraud, Waste or Abuse Policy (the "Policy") was established to facilitate the development of internal controls that will provide for the detection, prevention and reporting of fraud, waste and abuse directed against Cocoa government. The aim of this Policy is to safeguard the reputation, financial viability, and resources of the City of Cocoa by improved management of risk associated with fraud, waste, and abuse. It is the intent of this policy to promote awareness of the potential for fraud, waste and abuse throughout the City government; and to provide guidelines and assign responsibility for strengthening the City of Cocoa's internal controls and systems; and to create an environment in which employees and/or citizens are encouraged and comfortable in reporting fraud, waste or abuse. Through these measures, the City of Cocoa seeks to be an organization that is accountable, transparent and ethical in its management and governance, and that retains the confidence and trust of its residents, staff, businesses and other external parties.

The policy is designed to:

a. Prevent and detect fraud, waste, or abuse as defined in Florida Statutes sec. 11.45(1).

b. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

c. Support economical and efficient operations.

d. Ensure reliability of financial records and reports.

e. Safeguard assets.

The law in Florida protects employees from retaliatory or adverse personnel action for disclosing certain information, including, but not limited to, violations of laws which create and present a substantial and specific danger to the public's health, safety or welfare and suspected improper use of governmental office, acts of gross mismanagement, gross waste of public funds, or any other abuse or gross neglect of duty on the part of an agency, public officer, or employee. These protections are detailed in Sections 112.3187 - 112.31895 of the Florida Statutes.

2. PURPOSE

This directive provides instruction and guidance for implementing this Policy adopted by the Cocoa City Council.

3. SCOPE

This directive is applicable to all employees of the City of Cocoa provided that, if this 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. DEFINITIONS

4.1 "Fraud" means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity's assets, bribery, or the use of one's position for personal enrichment through the deliberate misuse or misapplication of an organization's resources.

The term "fraud" or "fraudulent activity," as used in this policy, shall include, but shall not be limited to, the following:

a. Any dishonest or fraudulent act, including forgery or alteration of any document, or soliciting or accepting a bribe or kickback, or purchasing personal goods or services with City funds.
b. Misappropriation of funds, securities, supplies, data, equipment, or any other City asset.
c. Charging the City for goods and services that have not been delivered.
d. Intentionally falsifying financial reporting information; or forging or falsifying City documents or records.
e. Rigging the procurement process to ensure that a favored party wins and to exclude competitors.
f. Receiving a pecuniary benefit in exchange for a favorable City permit.
g. Improper handling or reporting of money or financial transactions.
h. Deriving personal benefit as a result of inside knowledge.
i. Intentional and unlawful destruction or disappearance of records, furniture, fixtures orequipment.
j. Improperly accepting or seeking anything of material value from vendors or persons providing services or materials to the City for personal benefit.
k. 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 data; or

l. 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 more specifically governed by the City's Employee Handbook.

4.2 "Waste" means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

4.3 "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.

5. EMPLOYEES' RESPONSIBILITIES

a. Employees are required to sign a statement, upon commencement of employment, acknowledging and agreeing to abide by this Policy.

b. All City employees are encouraged to be alert for possible fraudulent, wasteful, or abusive activity and are responsible for the reporting of any and all suspected violations of this Policy and/or other practices which are unethical under applicable law such as the Code of Ethics for Public Officers and Employees (s.112.311-112.3261, Fla. Stat.).

c. Employees are required to promptly report any suspected fraudulent, wasteful, or abusive activity to the City Manager.

d. Although employees are encouraged to identify themselves when reporting fraudulent, wasteful, or abusive activities and otherwise cooperate in the process, employees may remain anonymous if they so desire. However, by remaining anonymous, there will be no way to contact you about your submission or what action, if any, is taken.

6. INVESTIGATIVE RESPONSIBILITIES

6.1 The City Manager has the primary responsibility for investigating all suspected fraudulent, wasteful and abusive activities as defined in this policy, and may delegate such responsibilities as deemed necessary to efficiently and effectively implement this Policy. If the investigation substantiates that a fraudulent, wasteful, or abusive act has occurred, the City Manager will address the matter as deemed appropriate and may refer the matter to the appropriate City department, the City Council, or other agency for proper handling. If the substantiated fraudulent, wasteful, or abusive act has criminal implications, the City Manager will consult with law enforcement agencies as necessary

6.2 The City Manager, is hereby authorized to make investigations into the City of Cocoa affairs and for that purpose may administer oaths and compel the production of books, papers and other evidence material to said inquiry.

6.3 Conclusions to investigations must be supported with evidence that is relevant, reliable and sufficient. During the course of an investigation, the City must be alert to the possibility of conjecture, unsubstantiated opinion and bias of witnesses and others, and shall consider both exculpatory and inculpatory evidence. Professional Ethics makes clear that an investigator's report may conclude on a person's conduct; however, conclusions may not include the investigator's opinion regarding the legal guilt or innocence of any person or party. That determination is made by a judge or jury.

6.4 There are four possible outcomes to an investigation under this Policy: (1) substantiated; (2) unsubstantiated; (3) unsolved; and (4) unfounded.

• Substantiated: there is sufficient evidence to conclude that the alleged facts occurred, that these facts could constitute wrongdoing, and that the identified subject committed them.

• Unsubstantiated: there is insufficient evidence to conclude whether the alleged facts occurred and/or the facts could constitute wrongdoing, and/or whether the identified subject committed them.

• Unsolved: there is sufficient evidence to conclude that the alleged facts occurred, that the facts could constitute wrongdoing, but the subject did not commit them (i.e. she/he was cleared) or was never identified.

• Unfounded: there is sufficient evidence to conclude that the alleged facts did not occur, or the established facts did not constitute wrongdoing.

6.5 City Attorney's Responsibilities

To the extent directed by the City Manager or City Council, the City Attorney is authorized to assist and provide guidance regarding the implementation of this Policy.

7. CONFIDENTIALITY

The City Manager will treat all information received confidentially, to the extent allowed by law. Any employee, citizen, contractor, vendor or other interested party who has observed or suspects fraudulent, wasteful, or abusive activity should notify the City Manager immediately. Persons observing or suspecting fraudulent, wasteful or abusive activity should not attempt to investigate related to such activity themselves.

All information related to a fraud, waste or abuse allegation 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 on the investigation without prior approval of the City Manager. All inquiries regarding a pending investigation shall immediately be forwarded to the City Manager.

8. PROCEDURES

8.1 A current or former City of Cocoa employee who suspects fraud, waste or abuse, and *does not desire anonymity*, should:

a. Complete the **Reporting Fraud, Waste or Abuse 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.

b. Report the suspected fraud to the City Manager. ***Call: (321) 433-8925 or E-mail: fraudhotline@cocoafl.gov.***

b. If requested, furnish a detailed written statement, under oath, outlining the suspected fraud.

c. Cooperate with the investigative process through the furnishing of written statements, interviews, etc.

8.2 A current or former City of Cocoa employee who suspects fraud, waste or abuse, and *wishes to remain anonymous*, should:

a. Contact the City Manager through the fraud hotline and provide as much detailed information as possible regarding the suspected fraudulent, wasteful, or abusive conduct.

b. The caller, though anonymous, must be willing to share specific information regarding the suspected fraudulent, wasteful, or abusive conduct.

c. Complete the **Reporting Fraud, Waste or Abuse Form** and mail it to the attention of the City Manager.

d. However, while you can remain anonymous and not provide your contact information, there will be no way to contact you about your submission or what action, if any, is taken.

8.3 A member of the public, who suspects fraud, waste, or abuse, is encouraged to contact the City Manager with specific and detailed information regarding the suspected fraudulent conduct.

8.4 A supervisor or higher authority receiving a fraud, waste or abuse allegation should:

a. Compile all information relayed by the reporting individual.

b. Contact the City Manager with all compiled information.

c. Cooperate with the investigative process.

8.5 The City Manager will:

a. Will process reports of fraud, abuse and waste in the order they are received, but reserves the right to prioritize investigating allegations based on severity and the effect on the public health, safety and welfare

b. Maintain a Fraud, Waste and Abuse hotline and email address, and attempt to secure as much information as possible from the reporting individual.

c. Contact law enforcement, and refer allegations to federal, state, or local agencies or departments, as appropriate in the circumstances, and provide fraud, waste and abuse information for consideration as to their involvement in the case.

c. Evaluate reported conduct pertaining to any and all departments of the City and such other activities/ entities engaged in the expenditure of City funds.

d. Report investigative findings to appropriate City Directors, City Attorney, or City Council as deemed appropriate and necessary.

e. 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:

1. Take control/limit employee access, and/or gain full access to, all City premises or computer systems, whether owned or rented;
2. Examine, copy, and/or remove all or any portion of the contents of any public/private document in employee's work area;
3. Suspend or terminate any employee, if appropriate, suspected of fraud, abuse, or wasteful activities during said investigation; and
4. In cases where the City Manager finds evidence of fraudulent, abusive, wasteful activities, the City Manager may secure the services of a forensic fraud auditor to review, evaluate, supplement, and substantiate any preliminary or final findings made by the City Manager. These findings may be coordinated with the City Attorney for possible future legal action if necessary.

9. INFRACTIONS/DISCIPLINARY ACTION

Infractions of the Fraud, Waste or Abuse Policy may result in disciplinary action, which may include suspension, termination and/or civil or criminal prosecution.

City employees who fail to report fraudulent, abusive, or wasteful activities as defined under this Policy, may be subject to disciplinary

action, which may include suspension and/or termination.

False claims are governed by section 11 of this 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. BAD FAITH ACCUSATIONS

It is the intent of this 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, abuse or waste.

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 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.

REPORTING FRAUD, WASTE, OR ABUSE FORM

Q. I saw something that isn't right. What can I do?

A. Per the City's Fraud, Waste or Abuse Policy and Procedures, an incident of fraud, waste or abuse/suspected fraud, waste or abuse 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 email it to fraudhotline@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 anonymous if they choose.However, by remaining anonymous, there will be no way to contact you about your submission or what action, if any, is taken. (Please note that if you provide your name, 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, waste or abuse/suspected fraud, waste or abuse. 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** _____

RESOLUTION NO. 2024-073

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ADOPTING THE FRAUD, WASTE OR ABUSE POLICY; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted a Fraud Policy via Resolution 2010-137 applicable to City of Cocoa employees; and

WHEREAS, the Florida Statutes Sec 11.45 (1) changed to include waste and abuse; and

WHEREAS, the City Council desires to change the existing Fraud Policy adopted via Resolution 2010-137 to the Fraud, Waste or Abuse Policy as part of the Financial Operations Manual Section 21.3 to comply with Florida Statutes.

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

SECTION 1. The City of Coca Fraud, Waste or Abuse 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. The intent of this Resolution is to repeal and replace the current Fraud Policy adopted via Resolution 2010-137 in its entirety.

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 13 day of August, 2024.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, CMC, City Clerk

Attachment B **CURRENT POLICY**
Agenda 24-253
July 23, 2024

Financial Operations Manual (FOM)
21.3 Fraud Policy (Resolution 2010-137)

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**

Legislation Details (With Text)

File #:	24-406	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
File created:	7/17/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve a Resolution Updating the Utility Handbook's Policies and Procedures (1000.8), for FY25. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Resolution No. 2024-075 Utilities Handbook.pdf 1000.8 - City of Cocoa Utilities Handbook ADA.pdf 1001B.FY25.5 - Schedule B - Miscellaneous Rates, Fees, & Charges.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 6, 2024
Agenda Date: August 13, 2024
Prepared By: Jessica Dovale, Utility Support Service Manager
Through: Rebecca Bowman, Finance Director
Requested Action:
Approve a Resolution Updating the Utility Handbook's Policies and Procedures (1000.8), for FY25.

BACKGROUND:

Staff has reviewed the Utility Handbook. Below are the highlighted procedural changes within the attached document:

- Document that commercial deposits are regularly audited and reassessed for the appropriate deposit amount. [Section 6. H Utility Administrative Fees & Charges]
- Document that the removal of bees by the customer from the water meter box is not a reimbursable event. Rather, the City has a no-kill process and bee keeper to remove any bees. [Section 9.K Bee Removal]
- Change the penalty calculation of the Illegal Connection Fee to change from estimated usage of minimum 100,000 gallons to three (3) times the highest tamper fee for each instance which is $1,500. Historically the fee has been calculated at 100,000 gallons of water usage which is approximately $1,4326.52 for outside customers. Having a fixed rate that doesn't change each year as the rates change is helpful to staff. [City of Cocoa Schedule B: Miscellaneous Rates, Fees, and Charges #1001B Revision 4]
- Includes various other administrative language corrections that are not policy in nature.

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

In Fiscal Year 2020 a full rate study began and concluded March of 2021. Through Resolution 2021-016 the Utility Handbook and rate schedules were updated.

In Fiscal Year 2021 through Resolution 2021-086 the Utility Handbook and rate schedules were updated.

In Fiscal Year 2022 through Resolution 2021-120 the Utility Handbook and rate schedules were updated.

In Fiscal Year 2023 through Resolution 2022-074 the Utility Handbook and rate schedules were updated.

RECOMMENDED MOTION:

Approve a Resolution Updating the Utility Handbook's Policies and Procedures (1000.8), for FY25.

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RESOLUTION NO. 2024-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING AMENDMENTS TO AND RESTATING IN ITS ENTIRETY THE CITY'S UTILITIES HANDBOOK; 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, the City of Cocoa has previously established a Utilities Handbook which generally are intended to define the relationship between the account holder of utility services including water (potable and reclaimed), wastewater, and solid waste collection and the City of Cocoa ("Handbook"); and

WHEREAS, the City Council desires to approve certain amendments to the Handbook related to various utilities customer 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 Utilities Handbook.** The City Council of the City of Cocoa hereby approves amendments to the City's Utilities Handbook, which reflect current and updated policies and procedures. The amended Utilities Handbook, in its entirety, is attached hereto and fully adopted as amended as **Exhibit "A,"** and is fully incorporated herein by this reference. (Underlined type are additions and ~~Strikeout~~ type are deletions from the current Utilities Handbook)

Section 3. **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 4. **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 5. **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 13th day of August, 2024.

_____
Michael C. Blake, Mayor

ATTEST: _____
Monica Arsenault, City Clerk

Utilities Handbook

Adopted by the City of Cocoa Council

Updated as of ~~October 2, 2023~~ August 13, 2024

Policy #1000 Rev. ~~7~~8

City of Cocoa
65 Stone St.
Cocoa, FL 32922
Phone 321-433-8400 | Fax 321-433-8408
customerservice@cocoafl.gov

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Introduction

The policies and procedures contained in this document are intended to define the relationship between the account holder of utility services including water (potable and reclaimed), wastewater, and solid waste collection and the City of Cocoa. These policies are, by notification of and availability to all customers, made part of the contract for service entered into by the account holder. By contracting for service, the account holder acknowledges the applicability of these policies and procedures listed in this document as well as those either expressly written or not written in the City of Cocoa Utility Service Policies and Procedures Handbook and the City of Cocoa Utilities Technical Provisions and Standard Details and agrees to abide by them.

The policies and procedures included in this handbook were adopted by the Cocoa City Council at their regular meeting held on August 14, 2019. They were revised and adopted again by the Cocoa City Council on the following dates:

Revision 2: August 26, 2019

Revision 3: March 9, 2021

Revision 4: September 14, 2021

Revision 5: December 14, 2021

Revision 6: July 26, 2022

Revision 7: October 2, 2023 | Administrative Changes Only

Revision 8: August 13, 2024

Section 1 – City of Cocoa Municipal Utilities

A. Establishment

The City of Cocoa (City) owns and operates water and wastewater utilities in accordance with applicable State and Federal regulatory requirements and under permits issued by the State of Florida. These policies, as amended periodically, are adopted by the Cocoa City Council to govern the relationship between the City and its utility customers. Operational authority of the Utilities Department (Department) rests with the City Manager while the City Council retains governing authority of the utilities. The terms Department and City may be used interchangeably in this document.

B. Authority

The enactment of standard utility policies requires the approval of the City Council. As fee schedules, rates and other specific policies are updated, it will be the responsibility of the City Manager or their designees to ensure this policy and procedures manual is revised in accordance with City Council action. The City Manager is authorized as the hearing or grievance officer for customers.

Prior to an item appearing before the City Council, all grievances should be heard by and submitted through the appeal process to the Deputy Finance Director/Finance Director and/or Utilities Director for review and recommendation to the City Manager for possible resolution and final authority.

C. Office and Service Hours

City Hall is located at 65 Stone St. and service hours are posted on the City website. Service work for unusual conditions may be arranged at other times upon customer request, depending on ~~availability~~availability, and may require an additional fee.

A 24-hour payment kiosk and drop box are available for customer's convenience on the south side of City Hall. Payments placed in the drop box after 7:30 a.m. are posted the next business day.

Emergency restoration work is performed 24 hours a day, seven days a week. Customer may call the City at 321-433-8400 for emergency service. Reconnection due to disconnection of service for non-payment is not considered an emergency. Dispatch for reconnection of services that were disconnected due to non-payment, or similar instances, will result in additional fees being assessed to the account holder.

D. Scope & Intent

The intent of these policies is to provide the customer, and the employees of the City a helpful guide which uniform procedures for providing utility service. This policy is not meant to be all–inclusive but offers direction and guidance. The City desires to treat its citizens and rate payers in a fair and nondiscriminatory manner, while recognizing that each customer has distinct needs and requirements.

These policies and procedures have been established as guidelines for the day-to-day operations of the City of Cocoa Public Utilities. These are intended to be used and referred to by the City Council and any employees or agents of the City for determining actions and procedures to be followed with respect to city utilities.

These policies and procedures may be periodically revised through recommendation by the City Manager and with approval of the City Council. City of Cocoa utility services are regulated by the City of Cocoa Code of Ordinances, general utility law, and Florida State Statutes. Policies adopted and amended by the City Council are available on file with the City Clerk.

Employees of the City have been empowered and trained to use these policies to deliver high quality service to customers. Employees are expected to deal with each situation with empathy and understanding, listening carefully to the needs and requirements of individual ~~customer~~customers. Ultimately, the City Manager is the final authority on these policies. However, every customer has the right to appeal any decision before the City Council. See section *Customer Rights* for details.

These policies are not meant as a substitute for personal initiative on the part of the employees but are meant to serve as a guide for reasonable response to customer needs while meeting the requirements of good business practices on the part of the City.

E. Application of Policies

These policies apply to every customer and/or applicant for utility service and may be revised, amended, supplemented, or otherwise changed periodically by action of the City Council.

F. Customer Request for Policies

Customers may obtain a full copy of the City of Cocoa Utility Service Policies and Procedures Handbook from City Hall, City Clerk's Office, in accordance with public records dissemination Florida Statute Chapter 119, or on the City's website. ~~Customer~~Customers may also request a verbal explanation of policies and are encouraged to seek answers to any questions by contacting City Hall, Utility Customer Service.

G. Utility Bill Messages and Inserts

Utility bill messages and inserts shall be reserved for utility rate or water quality related information. On occasion the City Manager or his/her designee may approve unrelated messages or inserts on a case by case basis. Messages will be scheduled in order of priority and request. Any water or sewer utility increase of rates, charges, or fees shall provide notice of the proposed increase to each customer of the utility through the utility billing process, per Florida Statute Chapter 180.136.

Section 2 – Extension of Utility Systems

A. Utility Service

Requirements - A customer desiring service that requires a main extension shall follow the Utility Extension Procedure contained in this Article. The water meter must be set in the ROW along the frontage of the property being served. This includes flag lots and ingress/egress easements that allow for utilities. Existence of a private utility easement across adjacent properties does not eliminate the requirement for a water main extension across the frontage of the property. The water meter must remain with the property for which it is originally set. It must not be relocated or transferred to another property.

Water main extensions must be completed in accordance with the Utility Extension Policy and accepted by the Utilities Department and cleared by the Florida Department of Environmental Protection (FDEP) prior to furnishing utility service. Main extensions may be required to eliminate service line crossings at major roads or to eliminate services connected to water transmission mains. Water mains and reclaimed water mains must extend across the entire frontage of all properties to be serviced and across all vehicle entrance ways of new subdivisions. Off-site interconnections or tie-ins may be required, as deemed necessary by the Engineering Division, to ensure system integrity, fire protection, and eliminate dead-end systems and are the sole expense of the requesting party.

Sewer mains must be extended, at the greatest depth possible, up to the nearest lot line or across all entrance drives or streets. In areas where no gravity sewer exists, the customer may be required to install a sewage pump station that meets the City's specifications. Construction costs due to pumping capacity and manhole/wet well depths greater than customer requirements may be offset by the City. Location, depth, and capacity of the pump station must be approved by the Utilities Department. If a pump station is to be publicly owned, the pump station sites are to be deeded to the City and ~~should~~ shall be a minimum of 50 feet by 50 feet in size unless otherwise approved by the Engineering Division. Privately operated sewage pump stations may be permitted if operation and maintenance are provided by the owner or an HOA.

Costs - Main extensions are at the expense of those desiring service. The customer shall engage private engineering and construction contractor services at his/her own expense. All plans and specifications are subject to the City's approval. The City reserves the right to over-size or to require minimum sizes for any main extension or utility installation.

Policy Exceptions - Special cases that do not conform to normal conditions to which these policies apply may be appealed to the City Manager. The City Manager, or a designee, may grant exceptions to the policies to provide relief in cases where extenuating circumstances justify such action. Exceptions are granted only on a case-by-case basis and are not to be considered a change of policy or as setting a precedent.

Conformance with Technical Provisions - All utility system installations and extensions must be constructed in conformance with the latest revision of the *Technical Provisions* and Standard Detail Drawings in effect at the time plans were approved by the City. If over six months has elapsed since the plans were approved by the City, all installations must conform to the revision of the *Technical Provisions* and Standard Detail Drawings in effect as of the date of the pre-construction conference. The materials and installation as described in the *Technical Provisions* and Standard Detail Drawings take precedence over the engineer's plans unless approved in writing by the Engineering Division. The *Technical Provisions*, Standard Detail Drawings, and a schedule of rates, fees, and charges are available on the City website~~at the Engineering Division located at 351 Shearer Boulevard, Cocoa, Florida.~~

The constructed facilities are subject to inspections by City representatives for compliance with the City's *Technical Provisions*, Standard Detail Drawings, plans, and specifications. Ample notice and opportunity for inspection of new facilities, pipe, fittings, connections, and thrust blocks must be provided by the contractor. All required testing must be performed by the contractor in the presence of a City representative.

B. Utility Extension Policy & Procedure

Utility Extension Policy - The City will accept for operation and maintenance utility extensions constructed for the purpose of providing service to areas within the franchise boundaries of the City's utilities systems. Utility extensions include water distribution systems, ~~firelines~~fire lines, ~~waste water~~wastewater collection systems, and reclaimed water distribution systems. The City is not obligated to accept any extension or render service until the requirements contained in this section have been met.

The City does not allow City owned and maintained utilities to be installed on private commercial properties with the exception of water meters, fire line detector check valves, and sewer force main check valves. The City does not allow City owned and maintained utilities to be installed on private residential properties.

Due to the technical nature of utility extensions, the City requires the use of a Professional Engineer (the Engineer of Record) as the point of contact during the plan review process and through the permitting and construction completion. All correspondence and communication will be between the City staff and that designee.

A Utility contractor is required for all main extensions and the main extension up to the point of service for the fire line system. A fire line contractor is required for the installation from the point of service for the fire line system and the Double Check Detector Assembly (DCDA).

Utility Extension Procedure - Prior to any utility extension in the City's service area, the City must review the plans. A Plan Review Charge is collected in accordance with the Schedule of Rates, Fees, and Charges (Schedules A & B). A check made payable to the City of Cocoa must be submitted with the plans for review.

~~Due to the technical nature of the plan submittal, the City designates the Engineer of Record or the Professional Surveyor as the point of contact during the plan review process. All correspondence and communication will be between the City staff and that designee.~~

The Engineer of Record is responsible for preparation of the technical plan drawings and calculations for water, sewer or reclaimed water extensions,

Initial Submittal **-** The City will perform a preliminary review of plans. Send one set of plans and one set of calculations that have been prepared, signed, and sealed by an E~~e~~ngineer registered in accordance with Florida Statutes to the Engineering Division~~Supervisor~~. The scaled drawings/set must include water and or waste~~-~~water and or reclaimed plans showing the location of the mains, distance off proposed pavement, size and type of mains, size and type of services, fire hydrant with hydrant tees, gate valve locations, restrained pipe lengths, proposed length of pipe, locations of other utilities; manholes, laterals, slope, water and sewer calculations, fire flow calculations, per the Florida Fire Prevention Code, Hydraulic Analysis Report, *Technical Provisions;* and Standard Detail Drawings.

The City will send a letter to the engineer of record requesting revisions to the plans, if necessary, or advising that the plans are acceptable and instructing the engineer of record to submit the (revised) plans for final review.

Final Submittal – Send ~~three~~ two sets of scaled drawings/plans~~-~~ plus the number of sets needed by the applicant and two sets of calculations and the FDEP permit applications that have been prepared, signed (all with original signature), and sealed by an E~~e~~ngineer registered in accordance with Florida Statutes to the Engineering Supervisor.

If the mains will be installed within Florida Department of Transportation (FDOT) right-of-way, a FDOT permit application must also be submitted~~. FDOT permit application requirement can be obtained from the Engineering Division.~~ through the FDOT online permitting portal.

The City will review the final set of plans and, once acceptable, the Engineering Division will approve the plans. The final set of plans and the permit applications will be sent to the Utilities Director or their designee for approval. Upon approval ~~the Engineering Secretary~~staff will advise the E~~e~~ngineer of R~~r~~ecord to pick up the approved plans~~ and submit them to FDEP~~. The approval is valid for one year. Plans need to be submitted for review if construction does not commence within one year from the date of approval.

All plans submitted to the Engineering Division will require a phasing plan that specifically identifies the number of phases, infrastructure contained in the phase (such as hydrants) and the number of homes or units, clubhouse, and

the number and size of meters. A Requirement Letter will be created identifying the costs to the Developer/Customer for each phase and the letter is required to be submitted along with a Request for Service application and the appropriate payment amount to the Customer Service Division. If an approved plan's phasing changes, then the Developer/Customer will be required to resubmit plans for review and re-approval with the updated phasing and a new requirement letter will be issued. The Developer/Customer can use the Requirement Letter to only pay for the phase that needs to be developed. The Requirement Letter is valid for 45 calendar days. After 45 days, a new Requirement Letter will be required. If required documents and payment are not submitted as a complete package, it will not be accepted or, may be returned to its originator.

FDEP Permit – FDEP requires that the City's Technical Provisions and Standard Detail Drawings are included with the plans. The Eengineer of Rrecord is responsible for submitting the approved set of plans and permit application to FDEP.

FDOT Permit - FDOT requires a permit for work within FDOT right-of-way ~~that requires open cutting or crossing of pavement or sidewalks~~. The permit application is prepared by the engineer of record ~~and submitted to the Engineering Division~~through the FDOT online permit portal. ~~The owner/developer shall sign the City's Construction Agreement and the owner/developer shall have the City's Hold Harmless and Indemnification Agreement signed by all contractors and subcontractors that will provide preparation, installation, and clean-up of the utility work within the FDOT right-of-way. The agreements must be approved by the City Manager. Then the permit application will be signed by the Utilities Director or designee and forwarded to FDOT~~.

Requirement Letter – The City will send a requirement letter to the Eengineer of Rrecord once the plans are approved and the City has received the FDEP permit or written confirmation that an FDEP permit is not required. The requirement letter outlines all the items necessary for acceptance of the utility extension and lists the fees and charges due including impact fees, meter charges, and backflow prevention assembly charge for each phase (if applicable).

Payment of Charges – Prior to the preconstruction meeting for the new utility system, payment of the following charges is required: Jumper Meter Installation Charge, and the Fire Hydrant Maintenance Fee. All other fees are due before meter(s) installation. ~~all Painting Charges, and Fire Protection Service Charge.~~

Connection Charges must be paid with the meter installation charge.

The Meter Installation Charge can be paid before or after utility system acceptance. However, the meter will not be installed until the utility system has been accepted for service by the Utilities Department. The customer should allow two weeks after the utility system is accepted for meter installation.

Preconstruction Meeting – A preconstruction meeting is required prior to installation of a utility extension. The utility contractor and his/her field Superintendent is required to attend this meeting and provide proof of registration as a State-certified underground utility contractor. ~~The meeting is held in the Utilities Administration Building at 351 Shearer Blvd., Cocoa.~~ The utility contractor is responsible for arranging the meeting time with the ~~Inspection Supervisor~~Inspector assigned to the project. It is recommended that the Eengineer of Rrecord and the project owner attend this meeting. The preconstruction meeting will cover the schedule for payment of fees and charges, materials and installation, the contractor's installation schedule, inspection, testing, and all the requirements to achieve acceptance of the new utility systems.

Material Inspection – An inspection of all material is required before it is installed. The utility contractor is responsible for scheduling this inspection with an Engineering Inspector.

Wet Taps – All wet taps will be performed by a private tapping contractor that must be on the City's list of approved tapping contractors.

Open Ditch Inspection – After the utility extension has been installed, an open ditch inspection is required prior to backfilling the trench. The utility contractor is responsible for scheduling this inspection with an Engineering Inspector. The Inspector will check pipe installation and conformance with plans and specifications.

Pressure Test and Chlorination – After the utility extension has been installed and backfilled, all mains shall be swabbed. Foam swabs shall be flushed through the new mains. The swabbing shall be done by the contractor under the direct supervision of the Engineering Inspector. After swabbing, a pressure test is required. The water system is tested at 150 psi for two hours to test for leakage and structural soundness. The first hour is to be witnessed by the utility contractor; the last hour is to be witnessed by the City's Engineering Inspector and the utility contractor. The utility contractor is responsible for scheduling this test with an Engineering Inspector.

After the pressure test is successfully completed, the water line and appurtenances must be chlorinated. Disinfection will conform to the applicable provisions of American Water Works Association Specification C-651. The chlorine solution must remain in the pipe for at least 24 hours before flushing. No flushing is allowed between bacteriological sampling. All Chlorinated water is required to be de-chlorinated prior to discharge.

Disinfection and Bacteriological Testing – Disinfection and ~~A~~ bacteriological testing will be performed ~~by a private laboratory~~ in accordance with ~~the City's Bacteriological Testing Procedures by Private Laboratories~~Section 2.8 of the City of Cocoa Technical Provisions and Standard Details. Bacteriological Testing will be performed by a private laboratory approved by the City.

FDEP Clearance – Clearance from FDEP is required before the temporary jumper can be removed. The engineer of record shall submit to the City a completed FDEP form "Certification of Construction Completion and Request for a Letter of Clearance to Place a Public Drinking Water Facility into Service" (Clearance Form) and, if a general permit was obtained from FDEP, as-built drawings that have been signed (original signature) and sealed by the engineer of record.

The City will attach a copy of the FDEP permit, pressure test sketch showing the sample points, bacteriological test results, and a copy of the as-built drawings, if required, to the Clearance Form. The Clearance Form is then approved by the Utilities Director or their designee and submitted to the~~mailed to~~ FDEP. Submittal of the Clearance Form by the E~~e~~ngineer of R~~r~~ecord to the City is time sensitive since the bacteriological test results cannot be older than 60 days by the time they are received by FDEP.

Final Inspection – After all tests of the utility extension have been successfully completed, a final inspection must be scheduled. The final inspection consists of checking for items such as; concrete valve pads, blue reflectors at the fire hydrants, meter boxes installed to grade, curb stops properly installed in the meter boxes, service line locations marked on the curb, all valves are open, and proper paint used on items that require painting. The utility contractor is responsible for scheduling this inspection with an Engineering Inspector. It is recommended but not required that the utility contractor be present for the final inspection. The City will ~~send a letter to~~notify the utility contractor in writing if any discrepancies are found.

Acceptance of Utility Extension – After the utility extension has been properly installed and successfully tested in accordance with the Utility Extension Policy, and after all required documents described below have been received by the City, the City will send a letter of acceptance to the owner.

As-Built Drawings – The City requires three sets of as-built drawings (noted as "as-builts") signed (all with original signature) and sealed. The as-builts can be certified by a Florida-registered surveyor or the E~~e~~ngineer of R~~r~~ecord as to the accuracy of the information supplied. The E~~e~~ngineer of R~~r~~ecord must certify that the utility extension has been installed in accordance with the approved plans and specifications. The information provided on the as-built drawings must conform to the City's latest *Technical Provisions* and Standard Detail Drawings. If a project is completed in phases, the city requires a separate as-built drawing for the phase constructed in order to process the final acceptance.

Bill of Sale; Maintenance Bond/Security – The Bill of Sale conveys ownership of the utility extension to the City so the City can operate and maintain the system. The City's Bill of Sale form must be completed by the owner of the project and submitted to the City. In addition, the City reserves the right to require a maintenance bond or some other security covering the utility extension for a period of up to two (2) years depending on the specifications of a particular extension. The bond or other form of security must be in a form deemed acceptable to the City. The City's template Bill of Sale is available on the City website. A draft electronic copy of the Bill of Sale must be submitted to Engineering Division and approved by the City Clerk prior to submitting the final Bill of Sale.

Easement – If the utility extension is installed on private property, a Water Line and Ingress/Egress Easement is required. The Water Line Easement is to be a 15-feet-wide surveyed easement centered over the utility extension. The Ingress/Egress Easement is usually for the entire property and allows the City to enter the property to operate and maintain the water line. The City's Easement form must be completed by the owner of the project and submitted to the City. The City's template Easements documents are available on the City website. A draft electronic copy of the Easement must be submitted to the Engineering Division and approved by the City Clerk prior to submitting the final Easement. The City sends the Easement to the Brevard County Clerk of Court for recording. It may be necessary for the City to mark the location of utilities using wooden stakes, flags, aerosol paint, etc. The paint will eventually wear off and there are no requirements for the City to remove the utility markings.

Non-Accepted Systems – The City is not obligated to repair or to provide field locations on any system that has not been accepted for operation and maintenance. No connections will be made to and no meters will be installed on any system until after the system is accepted and all applicable charges have been paid to the City.

Private Utility Systems – All utilities located on private commercial properties will be owned, operated, and maintained by the property owner. The City does not allow City owned and maintained utilities to be installed on private commercial properties with the exception of water meters, fire line detector check valves, and sewer force main check valves.

City inspectors have the right to inspect any portion of the private system for excessive leakage or non-approved connections. Any deficiencies noted must be corrected within ten days of written notice by the City.

C. Fire Protection System Requirements

The City provides water service for fire protection. On public, commercial, and multifamily residential fire protection systems, the City requires a double check detector assembly (DCDA), the size of which has been determined by a private fire protection system Engineer. The City is responsible for operating and maintaining its water system up to and including the DCDA piping leg and in-ground 90-degree or 45-degree fitting on the customer's side of the DCDA. The City has determined the point of service for the fire line system to be the gate valve installed at the fitting upstream of the DCDA. A fire line contractor is required for the installation of the DCDA.

The fire protection system design must include a safety factor of five psi. Materials for and installation of the DCDA shall be in accordance with Section 2.2 Utility Extension Policy & Procedure and the City's current *Technical Provisions* and Standard Detail Drawings.

The City charges a Fire Protection Service Charge in accordance with the Schedule of Fees, Rates, and Charges. The customer must pay the first year's Fire Protection Service Charge prior to the preconstruction meeting for the utility extension.

For new systems, the Contractor will test the DCDA and provide the backflow certification to the City's Engineering Division. If the test fails, the customer's contractor must have the DCDA repaired by a licensed backflow technician and re-test the DCDA.

The City charges a Fire Line Painting Charge in accordance with Schedule of Fees, Rates, and Charges. The customer must pay the Fire Line Painting Charge prior to the preconstruction meeting for the utility extension. After acceptance, the City will paint the fire line.

For existing fire protection systems, the Water Field Operations is responsible for operating, maintaining, repairs, and testing of the existing DCDA. Customers requiring repair, maintenance, operation, or testing of the existing DCDA shall contact Water Field Operations located at 351 Shearer Boulevard, Cocoa, Florida.

Private fire line contractors are prohibited from operating, maintaining, repairing, and testing DCDA owned, operated, and maintained by the City of Cocoa except as authorized by Water Field Operations. The City will not be responsible for any cost incurred by the customer for unauthorized work on the DCDA.

Section 3 – Rights and Responsibilities

A. Right of Way and Access

As a condition of service, the account holder grants to the Utilities Department all rights and privileges necessary for the rendering of service. Utilities Department employees and contracted representatives must have access at all times to the City's facilities located on the customer's premises. Access is limited to the installation, operation, maintenance, inspection, and/or removal of utility appurtenances. Failure to provide access to Utilities Department personnel is grounds for involuntary discontinuance of service. Any advance notice to the customer or occupant of work performed on the customer's premise will be at the discretion of the City. The Utilities Department is not liable for trespass during performance of these activities. Vehicles or large movable objects that block access to the utilities right-of way may be towed at the customer's expense.

B. Relocation or Adjustment of Utilities

Standard residential 3/4" and 1" meter relocations or adjustments with no concrete or asphalt open cuts, no site restoration work, no service line replacement, and less than ten feet in length will be performed by the City at a cost as provided in the Schedule of Fees, Rates & Charges.

Residential 3/4" and 1" meter relocation or adjustments that require a permit, concrete or asphalt open cuts, site restoration work, a new service line, or are longer than ten feet will require a cost summary estimate from the Engineering Division and the account holder will be required to pay that cost prior to the work being performed by the City.

The City will not relocate or adjust a 3/4" and 1" residential meters within subdivisions currently being developed or within one year of acceptance by the City. The owner must contact the developer who shall have its utility contractor relocate the meter under the direct supervision of the Utilities Department.

When relocation or adjustment of the City's facilities is necessary for a multifamily or commercial building due to a change in the customer's operation or construction or due to a request, such relocation or adjustment will be designed by an engineer and constructed by a utility contractor provided by and paid for by the customer.

In the event that relocation of a customer's point of service is required by the City, a new on-site service line may be installed by a licensed plumber at no cost to the customer. The customer will provide the necessary access to the property for such and installation and will assume responsibility for same upon relocation.

The relocation work or connection of the customer's facilities will be warrantied for any defects in the construction for a period of one year. The City; however, will not be responsible for cost associated with damage caused by natural disasters, breaks, acts of God, misuse of the facilities, or any other cause beyond the control of the Utilities Department.

C. Limits of Liability & Continuity of Service

The Utilities Department will use reasonable diligence to provide dependable service but **DOES NOT GUARANTEE** continuous and uninterrupted service.

The City is not liable for want of supply or for any occurrence, act, omission caused directly or indirectly by mechanical failure of equipment and/or facilities; repairs; or adjustments to its system; riots, strikes, civil unrest, insurrections; accident; litigation; interference by Federal, State, or municipal governments; act of God; acts of the public enemy; or any other cause beyond the control of the Utilities Department. The City reserves to itself full discretion in reducing the amount of water available, in servicing some customers to the exclusion of others, or, if necessary, in discontinuing water, reclaimed water, or waste-water services.

All reasonable efforts are made to assure continuity of services to customers. Although the City uses its good faith effort to see that utilities are delivered safely, the City is not responsible for any damage caused by interruption of utility services. The customer understands that instances may occur where service is interrupted beyond the control of the City and that no compensation will be rendered for such loss of service.

D. Account Holder Responsibility for Piping and Leakage

The account holder shall be defined as the person contracting service until or unless the contracted service is voluntarily or involuntarily discontinued. In the absence of any active contract for service, the property owner shall be the account holder. See section *Revert to Property Owner* for details.

The City is only responsible for correcting leaks on the main water system and up to and including the water meter.

The City is not responsible or liable for the account holder's utility system beyond the following points of service:

- Water: the meter and/or backflow prevention assembly
- Reclaimed Water: the meter and/or curb stop
- Waste-water: the City's sewer cleanout or the property line
- Fire Protection/Suppression Systems: the meter, backflow prevention assembly, and the bottom fitting in the ground downstream of the double detector check valve.

The City does not assume any responsibility for, or liability arising because of, the condition of water and/or sewer piping, plumbing or any apparatus on the premises of the account holder and/or property owner. Water pulled across any of the points of service listed above immediately becomes metered water. Metered water that is knowingly or unknowingly either used, lost, leaked, or stolen is considered consumption and is the property and responsibility of the account holder.

The City does not assume any responsibility for, or liability arising because of, any loss or damage to any person or property whatsoever resulting directly or indirectly from the use or misuse or presence of metered water on the account holder's premises.

The account holder is responsible for leakage in the piping on his/her property on his/her side of the water meter at the point of connection to the meter and/or backflow prevention assembly, if applicable, and will be charged for water and/or sewer based on water use as indicated on the meter.

The account holder is responsible for monitoring and safeguarding any intentional or unintentional consumption of water, regardless of any conditions or circumstances known or unknown to the account holder and/or property owner to include if the meter is on or off, that may contribute to water loss, leak, or theft of water.

The City is not responsible for investigating, informing, or prosecuting due to water leaks, loss, or thefts on the customer's side of the water meter. As a courtesy the City makes a reasonable effort to inform the customer of excessive or active water usage, if noticed, during routine meter reads or maintenance. It is the customers responsibility to regularly monitor their water meter usage/flow rate indicator for symptoms of water loss.

When a customer requests the water meter to be turned on it is the responsibility of the customer to make sure all valves, faucets, hoses, and any other appliances that demand water are turned off prior to the City representative turning the meter on. If the City representative notices the meter flow rate indicates active water use when turning on the water meter, the meter will be immediately turned back off and a reasonable attempt to leave a notice that the meter was turned off will be made. In the event the City does not detect any active water flow, the City is not responsible for any water loss or damage.

For details regarding system operations for the City of Cocoa, please refer to the City of Cocoa Utility Service Policies and Procedures Handbook, the City of Cocoa Utilities Technical Provisions and Standard Details and/or City of Cocoa Code of Ordinances.

Section 4 – Requirements and Regulations

A. Potable Water Service Policy

Properties within the City's franchise area are eligible for connection to the potable water system on a first-come first-served capacity-available basis. As deemed necessary by the Utilities Director, some projects may require off-site improvements or hydraulic studies to assess the impact of the proposed service on existing customers. All costs for studies or off-site improvements will be paid by the customer.

B. Resale of Water

Water service obtained from the City is to be used by the customer only, for the purpose specified in the application for service, and cannot be resold. Water service is furnished directly to the customer through the City's individual meter. It is for the customer's sole use and is not to be re-metered by the customer for the purpose of selling water service at a profit to lessees, tenants or others. Re-metering for the purpose of equitable distribution of water and sewer service costs is allowed so long as the charges reflect the amount charged by the City.

C. Sub-serving by Customer

The customer will not build or extend water lines across or under a street, alley, lane, court, avenue, across property lines or in any other way in order to furnish service through one meter to more than one property. Serving more than one property is not allowed even though such adjacent property may be owned by the customer. An exception to this policy may be requested in writing from the Utilities Director. Written consent for the exception will be given only when such adjacent properties are operated as one integral unit under the same name for carrying on parts of the same business. When and if such consent is given, the customer must obtain any necessary State, county, or municipal permits. All construction must be in accordance with applicable codes, installed by duly licensed professionals, and subject to applicable inspection procedures. Service is furnished only to the property immediately adjacent to the meter. If the customer subdivides a property that has a single water service (meter), the existing water service will be used to serve the property immediately adjacent to the meter. The remaining subdivided properties must be provided with individual service lines and meters at the owner's expense. A water main extension may be required in order to provide service to the customer's subdivided property. If a main extension is required in order to provide service to a property, refer to section *Utility Extension Policy & Procedure*.

D. Customer Facility Requirements

All on-site service lines and plumbing are to be installed in accordance with these requirements and regulations and in compliance with the latest guidelines of local codes and inspection authorities. All installations must be inspected and approved by an authorized inspector as required by law. The Utilities Department may deny service to any new or altered installation or it may disconnect service to any existing installation that, in the opinion of the Utilities Department, constitutes a hazard to the public, to other customers, or to its employees.

E. Backflow Prevention and Cross-Connection Control

Backflow prevention assemblies are to be installed to provide protection to the water system and to comply with local and State regulatory authorities and the City's Cross-Connection Control and Backflow Prevention Program.

The potable water supply must be protected from the possibility of contamination. Non-potable sources of water or harmful substances must be prevented from entering the potable water system. The Utilities Department promotes the avoidance, prevention, and elimination of cross-connections. It provides for a continuing program of cross-connection education, prevention, detection, and control. This program is intended to prevent water that has passed from the public distribution system into the private plumbing and fire protection systems from re-entering the public system. The City charges an annual Cross Connection Control Program Administration Charge, in accordance with the Schedule of Rates, Fees, and Charges, to administer this ongoing program required by federal and state regulations.

The most current edition of the following codes, rules, and standards are adopted as a part of Cocoa's Cross-Connection Control Program:

- Florida Administrative Code (FAC) 62-550.200(22) defining cross-connections; FAC 62-555.360 prohibiting cross-connections and providing a routine Utilities Department program for the detection and prevention of cross-connections; FAC 62-610 establishing rules for reclaimed water systems serving potable water customers.
- Florida Building Code Plumbing Volume, Section 608.8, requiring identification of potable and non-potable water distribution systems either by color marking or metal tags.
- American Water Works Association (AWWA) manual M14 providing recommendations for organizational background for a cross-connection control program.
- The Foundation for Cross-Connection Control and Hydraulic Research (University of Southern California) manual *Cross Connection Control* for the approval of backflow prevention assemblies.
- The Code of Ordinances of the City of Cocoa, Chapter 22, setting forth rules for alternative water service and providing for discontinuance of water service to properties not in compliance with the rules.

The Water Field Operations Division is responsible for the education and training of personnel for the testing, installation, and maintenance of all backflow prevention assemblies (including ~~fireline~~fire line backflow devices). This division records material and equipment installation and inspection data. Surveys are performed at the premises of existing and new customers to detect actual or potential cross-connections.

The customer is liable for the initial installation cost of a backflow prevention assembly, which cost must be paid in advance of installation.

The City maintains backflow prevention assemblies that meet the City's requirements and charges an annual Backflow Assembly Testing & Maintenance Charge in accordance with Exhibit A Rates, Fees, and Charges.

F. Curb Stops

The City is responsible for the use and maintenance of the water service lines up to and including the backflow prevention assembly. The curb stop is a mechanism used by the City to regulate the flow of water to the meter and is City property. It is the City's option to grant permission to the customer to turn the curb stop on or off for emergency repairs or after-hour turn-on when water is running. The curb stop is not designed to be used as a faucet and frequent use may damage the device. A damaged curb stop will be repaired or replaced at the discretion of the City. The customer may be charged the actual cost of repair or replacement at the discretion of the City.

It is recommended that a customer have a shut off valve installed downstream of the meter and backflow preventer, at the customer's expense. A house valve is also recommended. A house valve is an in-line connection and handle on the water service line from the meter to the house. It is usually located on the exterior of the house near an outside faucet or hose bib but can be located internally near a water heater or clothes washer hookup. By turning the handle, the customer can shut off the water supply to the house in an emergency or to make repairs.

G. Individual Meters

Individual meters are required for all new residential service connections with the following exceptions:

- High-rise (three stories or greater) condominiums
- Short-term rental units and travel trailer parks
- Special cases as approved in writing by the Utilities Director

H. Sizing of Meters

Water meters will be sized according to the guidelines stated in the American Water Works Association manual M22, Sizing Water Lines and Meters. The engineer of record shall complete the calculation for sizing the meter. The engineer shall provide the calculations to the Utilities Department for approval. If deemed necessary by the Utilities Department, the owner shall provide to the Utilities Department access to the property to evaluate the water usage requirements. The minimum size meter, as calculated, will be installed. No over-sizing of meters will be permitted.

I. Upsizing of Water Meters

If requested by a commercial or multifamily residential customer and justified according to section *Sizing of Meters*, the customer may replace an existing meter with a larger meter. All calculations must be completed by a licensed engineer or architect. The calculations for upsizing must be submitted to the Engineering Division for review and approval. Installation of upsized service piping shall be in accordance with Section *Relocation or Adjustment of Utilities*. The customer shall be required to bring the service up to current standard requirements at the customer's expense. Current standard requirements may include, but are not limited to, installation of a backflow prevention assembly and conversion of below-ground to above-ground installation in accordance with the *Technical Provisions*. Meters will not be upsized for billing purposes. Additional fees and charges may apply.

J. Separation of Meters

A commercial or multifamily residential customer who desires to install individual 3/4" meters in lieu of an existing master meter 1" or larger may be allowed to do so in accordance with section *Relocation or Adjustment of Utilities*.

A commercial or multifamily customer who desires to install meters for the purpose of establishing a separate billing of non-irrigation flows may do so as long as the flows do not enter the waste-water collection system. Installation of the service shall be in accordance with section *Relocation or Adjustment of Utilities*. In either case, the customer is responsible for reconnection of individual plumbing to the new meters.

Payment of impact fees will not be required unless the use of the property has changed and will result in increased water demands. Other charges may apply.

K. Irrigation Meters

Temporary or Permanent irrigation meters are not permitted. Existing irrigation meters are grandfathered to remain on the distribution system.

L. Temporary Construction Meters

Temporary construction meters are subject to the following requirements:

- Temporary construction meters will have a specified time period of 90 days. Extensions of time maybe granted if requested in writing with proper justification.
- Temporary construction meters will be located, at the discretion of the Utilities Department, on the nearest acceptable fire hydrant or 2" blow-off and secured by a chain and lock.
- Temporary construction meters will be installed for construction purposes only. Meters permanently mounted on spray trucks for tank filling purposes are exempt from these restrictions. Meters mounted on water trucks are subject to these restrictions.
- Temporary construction meters will not be utilized for irrigation purposes or for domestic supply purposes.
- Temporary construction meters will be removed or relocated only by Utilities Department personnel.
- Repairs necessitated by abuse of a temporary construction meter will be charged against the customer's deposit.

M. Temporary Jumper Meters

A temporary jumper meter shall be installed at a tie-in valve of all new water main extensions. All swabbing, flushing, and testing operations will be accomplished through the jumper meter. The jumper meter is to be used only for the swabbing, flushing, and testing of the new water main extension. It shall not be used as a construction meter for the project. If any utility contractor or subcontractor connects to the new system, whether it has a jumper meter or not, the connection will be disconnected and the utility contractor will be billed for an illegal connection. This may lead to a delay in the acceptance of the water system for service, thereby delaying the permanent meter installation.

The jumper meter installation shall be in accordance with the City's Standard Detail Drawings. It shall consist of 2" galvanized pipe and fittings, a 3" meter supplied by the City (paid for by the developer or contractor), and a 2" double check valve supplied by the contractor. The contractor shall install the jumper meter assembly. All tie-in valves shall be locked by the contractor with the chains and locks supplied by the City. After installation of the jumper meter assembly, the contractor shall have the 2" backflow prevention assembly tested by a State-licensed backflow testing company to assure that it is functioning properly. A copy of the testing report must be supplied to the City.

Section 5 – Establishing Service

A. New Connection to the Water/Sewer Distribution Systems

Properties within the City's franchise area are eligible for connection to the potable water system on a first-come first-served capacity-availability basis. The City of Cocoa Engineering Department plans, designs, and obtains permits for the drinking water transmission and distribution, waste-water collection, and reclaimed water distribution systems. As deemed necessary by the Utilities Director, some projects may require off-site improvements or hydraulic studies to assess the impact of the proposed service on existing customers. All costs for studies or off-site improvements will be paid by the customer. The general requirements are described in the City's Technical Provisions and Standards Details.

A new customer connecting to water and/or sewer system (new construction) may apply for the desired service obtaining a cost summary from the Engineering Department. Once the cost quote is available, the customer shall pay for the new connection by contacting the Customer Service Division. Once payment is processed and all required permits have been acquired~~Upon payment~~, work orders are entered ~~for Engineering~~ to install the new connection.

B. New Connection to the Reclaimed Water Distribution System

Any utility account holder within the City of Cocoa limits and in good standing may request the City to install and operate a City approved irrigation/reclaimed water meter at any property owned by such account holder, provided that the City has reclaimed water mains available to serve the account.

Prior to the installation of a new in-ground irrigation system to be connected to the City's reclaimed water system, or connection of an existing system to the City's system, the account holder shall request the City to install and operate a city-approved reclaimed water meter. The account holder is responsible for connecting their system to the account holder side of the meter and for allowing inspection of all connections by City staff prior to the turn on of the meter. All irrigation/reclaimed water meters, meter boxes, pipes and other equipment furnished or used by the City in installing any such irrigation meter shall be and remain the property of the City. Prior to installation of any such reclaimed water meter, the account holder shall pay to the City all charges as specified in the Schedule of Rates, Fees, and Charges (A&B) established and modified periodically by the City Council.

A new customer connecting to the reclaimed water system may apply for the desired service, if available, as outlined in the Reclaimed Water Application and through contacting the Water Reclamation Facility at 321-433-8749.

C. Contracting Utility Service to Existing Connections

Anyone may apply for water and/or sewer service to a property within the appropriate service area provided they are the owner, owner's agent, or a prospective tenant of the property to be served.

The Customer Service Division (hereafter referred to as City) must treat all applicants in an equal and non-discriminatory manner, without regard to race, sex, age, ethnicity, national origin, disability, mental illness or ability, sexual orientation, gender, gender identity/expression, sex characteristics, religious, creed, political opinions, or marital status.

A new Request for Service Application form (referred to as Application) must be submitted for every water/sewer connection, including transferring service to a new location, regardless of prior connections to an existing address or account holder history PRIOR to receiving utility service. A Service Initiation Fee, in accordance with the current schedule of rates, fees, and charges, will be due for the processing of any new application. See section *Connection & Installation Fees & Charges* for details.

D. Utility Application Processing

Persons wishing to establish water/sewer service will be required to complete a Request for Service Application form. If not applying in person, the Request for Service Application form must be notarized. **All** persons requesting utility services must provide the following information:

- Full name
- Mailing Address
- Service Address

- Home, Cell & Work Phone Numbers
- Email Address (if available)
- One valid form of government issued identification with photo – Valid driver's license, passport, alien registration card, or state issued photo ID
- A second form of identification such as anything that has the applicant's name embossed and/or printed on it, excluding debit/credit cards, such as social security card, insurance card, voter's registration, passport, vehicle registration, etc.
- Names of adult persons living in household (if applicable)

Property Owner as Account Holder:

- Proof of Property Ownership if different than Brevard County Property Appraiser's website.
- If property owner is unavailable, provide a copy of the Power of Attorney.

Non-Property Owner as Account Holder:

- Notarized, Valid Rental Agreement between the prospective tenant and property owner. The property owner's signature must be notarized; however, if prospective tenant and property owner both appear in person and provide government photo identification, neither signature needs to be notarized.
- If an agreement is not available or has expired, a notarized Letter of Authorization must be completed by the property owner or authorized agent.
    - If authorized agent is submitting the application, provide Power of Attorney, Property Management Agreement, etc.
- If property owner is deceased, an authorized agent must provide death certificate and documentation verifying survivorship (i.e. Last Will and Testament, Trust, Probate, etc.).

Property owners shall provide a closing statement or deed to verify ownership. Property owners may have utilities connected at more than one location as long as all account balances remain current. Any property owner's prior debt for utility services at any location and/or a property owner's outstanding account balance at the service location applied for, may prevent a property owner, their agent, and/or a tenant from establishing new service until account(s) are paid in full. See section *Prior Utility Debts* for details.

Non-Property Owners shall provide the City with a notarized copy of a valid lease/rental, or a copy of a valid lease/rental agreement that contains an electronic signature with certificate of authenticity, or a notarized Letter of Authorization and may be limited to one service location at any given time. The non-property owner's utility account will be set up in the name or names specified in the lease/rental/occupancy agreement. A property management agreement shall be required for agents acting on behalf of the property owner. In the event that any person named in the lease has an outstanding utility debt with the City, that debt shall be paid in full prior to service connection. See section *Prior Utility Debt* for details. If any notarized lease/rental/Letter of Authorization for occupancy agreement and/or property management agreement cannot be provided, the Request for Service Application may be denied.

Master Metered Multi-Unit Residential and Commercial Properties collectively serviced by a single master meter shall have the account held in the name of the property owner.

Private fire protection "~~fireline~~fire line" systems shall have the account held in the name of the property owner and shall remain active at all times. Any unauthorized connection or use of a private fire protection system will be considered theft of service and a penalty shall be billed to the customer of record. All water consumption on a ~~fireline~~fire line, not intended for fire suppression or normal testing/maintenance, will be billed at the first-tier water rate. It is the customer's responsibility to ensure no connection or use of the ~~fireline~~fire line occurs for anything other than it's intended purpose of fire prevention to include leak, loss, intentional use, or theft. See section *Utility Tampering and Theft of Service Fees & Charges* for details.

E. Time and Place of Application

Persons requesting utility services at existing connections must~~can~~ complete a Request for Service Application form and submit all required documentation to City Hall in person between 8:00 a.m. and 4:30 p.m. Monday through

Friday,(excluding City closures), by mail (65 Stone St. Cocoa, FL 32922), e-mail (customerservice@cocoafl.gov), online–https://www.cocoafl.gov/DocumentCenter/View/12345/Request-for-Service-Application-ADA-Fillable, or via facsimile (321-433-8408). However, in the event service is requested electronically and, in order to verify identity, the Application must be notarized, and legible copies of a valid government issued identification document (driver's license, passport, state identification card, military identification card, etc.) must be submitted. If the copies are illegible or the application is not notarized, they may not be accepted, ~~the paperwork shall be returned to the applicant,~~ delaying the connection process. If applications and subsequent documentation are sent electronically by e-mail or fax or by mail, it is the responsibility of the customer to follow-up and ensure Customer Service has received the documents.

The City offers next business day ~~service.~~service, however electronic requests may take up to two (2) business days for service connection. No service will be connected until all application procedures have been completed and any fees/balances, if applicable, are paid in full. Completed applications received in person before 12 pm on the day of requested service may be processed for connection, if same day turn on service is available and, the applicant pays the Same Day Initiation Fee. See *Service Initiation Fee* for details. The City will strive to meet each customer's needs for connection of service. Normal ~~connection~~connections will be made in a timely manner during regular business hours. The City reserves the right to inspect the meter prior to connection to determine if utility service can be received at the premise in a safe manner.

F. Application of Deposit and Exemption Criteria

The City requires water and sewer deposits for any applicant wishing to establish service at any location, except as specified below, and shall be billed on the account holder's first bill. Any applicant with prior debt, has been involuntarily discontinued from service, has filed bankruptcy in the past 12 months, applies for a temporary connection, has self-restored service, or has had their meter locked off, plugged or removed shall pay the deposit prior to the connection or re-connection of service.

Residential accounts contracted by the property owner shall be exempt from deposit if the contracting owner meets the following criteria:

- Has been or is in the Military and can provide a copy of their Military ID card or a DD 214 form; or,
- Has been an account holder of any utility in the United States within 120 days of application for service and can provide a letter of reference from the utility showing that he/she has no outstanding debt and had 12 consecutive months of good credit; or,
- Is transferring service from an existing account with good credit to a new property owned by the applicant within the City's distribution network; or,
- Completes an Automatic Debit (ACH) Agreement and maintains successful, automatic bank draft for 12 consecutive months.

Residential accounts contracted by the non-property owner shall be exempt from deposit if the contracting account holder meets the following criteria:

- ~~Has been an account holder of any utility in the United States within 120 days of application for service and can provide a letter of reference from the utility showing that he/she has no outstanding debt and had 12 consecutive months of good credit; and,~~
- Completes an Automatic Debit (ACH) Agreement and maintains successful and continuous, automatic bank draft for the life of the account

Residential accounts shall have their deposits refunded to the account after twelve (12) consecutive months of good credit. Good credit is defined as not having been disconnected for non-payment, or not having had two or more returned payments within 12 consecutive months, or not having two or more delinquency notices within 12 consecutive months, or not having any account be sent thorough debt collection (i.e. collections, lien, etc.). A customer having multiple active accounts will be subject to deposits billed on all of the accounts if good credit is not maintained on any one of the accounts or combination of accounts (as in the case of two returned payments).

Commercial account and master metered multi-unit residential dwelling account deposits will remain on the account until services are requested for disconnection and/or involuntarily terminated by the City.

Governmental accounts shall be exempt from deposit.

See section *Deposits* for details.

G. Service to Commercial Accounts

Non-residential accounts established for service will require a signature by a duly authorized representative of a business entity. For a business not operated by a recognized legal entity, the account will be listed in the name of a responsible person (owner, manager, etc.). That person accepts the personal responsibility for payment of the account and must notify the City of any changes in ownership. For a business operated by a recognized legal entity, the account will be listed in the name of a responsible person "DBA" (doing business as) the name of the company. Commercial property applicants require the same information as residential property applicants and are subject to all utility policies and procedures as described in this document.

A multi-unit dwelling is a structure that contains two or more residential units. Those multi-unit residential dwellings that are serviced by a master meter, including duplexes, are considered commercial accounts for utility billing purposes and the utility account will remain in the property owner name.

H. At-Risk Deposits

Any applicant with prior debt, or, any of the following circumstances shall pay the at-risk deposit amount prior to the connection or re-connection of service:

- where the account was involuntarily discontinued from utility service
- has filed bankruptcy in the past 12 months
- has a payment returned for service restoration after non-payment processing
- is applying for a temporary connection
- has had a meter removed/plugged/locked, or, has tampered with a connection
- has their commercial solid waste container removed/locked due to non-payment
- is attempting to activate service after an account has been sent to collections

A collection/write-off on a utility account is when a utility account holder is indebted to the City after all deposits and payments are applied during the finalization process.

Service initiation fee and at-risk deposits shall be paid in advance of connection. The applicant may be exempt from the at-risk deposit only if they complete an Automatic Debit (ACH) Agreement and maintain successful and continuous, automatic bank draft for the life of the account. See *Application of Deposit and Exemption Criteria* and *Billed Deposits* for details.

I. Service for Temporary Connections and Disconnections

Prospective buyers can request a temporary connection for inspection of the property during the closing process. Inspection connections are temporary and shall not extend beyond 10 business days. If the prospective buyer closes on the property and wishes to keep the connection permanent, the buyer must contact Customer Service to transition the account to permanent status. Inspection connections may not be authorized if any prior debt exists. Water deposits and any administrative fees shall be paid in advance prior to the connection.

J. Prior Utility Debts

Any prior debt and outstanding account balances must be paid in full before service can be connected or re-connected. If the prior debt status is due to involuntary disconnection, tampering, a collection, or, write-off account, the ~~account~~balance must be paid in~~balances holder must be paid~~day the ~~required amount in~~ cash or money order before service can be connected. The account holder will be required to pre-pay utility deposits before service is established and the account remains in a cash only status for 24 months unless the account holder completes an Automatic Debit (ACH) Agreement with the city and maintains successful automatic bank draft for 24 consecutive months.

The City shall refuse to furnish new service to:

- any applicant or any member of the household who is indebted to the City of Cocoa for service previously furnished at any location connected to City infrastructure where they were the contracting party; or
- an applicant the City reasonably believes directly benefited from utility service provided to a former contracting occupant who is indebted to the City of Cocoa at the same service location applied for; or
- an applicant where the current property owner has an outstanding account balance at the same service location applied for; or,
- an applicant where the current property owner has a prior debt at any location connected to the City infrastructure that is owned by the same property owner; or
- an applicant where the service location applied for has an outstanding owner balance ~~lien~~ or lien on the property even if the lien has not been perfected per FL Statute 159.17.

In the instance that debt to the City is not discovered prior to approval of application, the previous balance will be transferred to the account holder's current account where it will become part of the balance due for services. Account holders will be expected to pay the previous balance in full along with their subsequent monthly bill in order to avoid having services interrupted for non-payment. If the previous balance is of significant amount, and the account holder qualifies, they may be eligible to apply for an extension or payment plan in accordance with this policy. Failure of staff to discover a previously owed debt does not relinquish the debt owed to the City by the delinquent account holder.

K. Reasons for Denial of Service

Applications for utility service may be denied for any one of the following reasons:

- An incomplete Request for Service Application form is submitted.
- Valid, legible support documentation such as a notarized lease/rental/letter of authorization, property deed, etc. is in question or cannot be provided.
- Questionable Identification – inability to provide legible, verifiable or valid identification
- A prior debt for an applicant or service location exists see section *Prior Utility Debts* for details.
- An applicant with prior debt has not paid the required deposit see section *Deposits* for details.
- An applicant or occupant who benefitted from the utility service at any location who is indebted to the City. Refer to Florida Statute section 180.1351a

L. Privacy

Our application/agreement requests that the potential account holder voluntarily provide their social security number. We request this number to verify identity, protect sensitive account information, and collect delinquent balances. There is no statutory or other authority requiring any account holder to provide a social security number. However, if available, when account holder billing data is requested, the last four digits of the social security number or Tax ID Number may be used to verify identity prior to any information being given out by staff. In the absence of a social security number, staff members may request other verifying information or, request the account holder to appear in person to protect account holders against fraud.

Account holder billing data is considered public information. Florida law allows certain persons to request that eligible personal information contained in the City's utility customer information system be exempt from public records disclosure. Please refer to Florida Statute section 119.071 or other applicable statute for scope of protection. Requests can be made by the account holder completing a Utility Customer Public Records Exemption Request and returning it to the Customer Service Division. The City will ensure that account holder information, including billing data, is adequately safeguarded against unauthorized use.

In accordance with the Telephone Consumer Protection Act (TCPA), the account holder agrees by contracting service, that the City of Cocoa may contact him/her as described in section *Utility Debt Collection*.

All incoming and outgoing calls to Customer Service may be recorded and/or monitored for quality assurance.

Delinquency Notices can be requested, by the property owner, to be sent to the property owner of any rental property.

Section 6 – Application of Rates, Fees, and Charges

A. Establishment of Rates, Fees, and Charges

Rates and fees for all utility services are established and adopted by the Cocoa City Council. The City Council reviews rates and fees each year during the budget process. The Council examines current and future needs (including adequate reserves) of the systems in order to establish rates that are adequate to meet these needs. Rates, fees, and charges are generally set in a fee schedule adopted with the annual budget; however, any fees, charges, or rates are subject to change throughout the fiscal year and upon City Council approval.

The City of Cocoa is also a contracted regional utility billing agent for services on behalf of several surrounding municipalities and sewer entities such as Brevard County, City of Cocoa Beach, City of Cape Canaveral, City of Rockledge, Colony Park, and Sun Lake. The rates and fees for these services are established and adopted by their respective municipality and/or the Public Service Commission and are subsequently provided to the City of Cocoa for billing on the regional utility bill. For more information on these services and their rates or fees please contact the respective service provider. See section *Regional Utility Billing* for more details.

B. Determination of Utility Rates

Utility rates for specific locations are based on a number of factors including residency, connection/meter size, number of establishments connected to a single service connection, etc. Water charges are billed according to the number of gallons metered, rounded to the nearest thousand, within a billing cycle. Sewer charges are based on the total number of gallons recorded on the water meter within a billing cycle and may include a cap. Both water and sewer charges include a monthly base fee for service availability and administration and commodity charges for actual consumption. See section *Calculating Consumption* for details.

Solid waste charges are based on the number and/or size of containers delivered to a location. All inside the City properties receiving utility services are required to have solid waste services and will be charged the solid waste fee, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule A & B) except where solid waste services are provided independently.

C. Discounts and Exemptions

Senior citizens (over 62), disabled citizens, and Military active duty or certain veterans may be eligible for a discount on residential City of Cocoa garbage service and/or exemption from City of Cocoa late fee penalties on residential accounts. Eligibility criteria can be found on the Residential Discount & Exemption Application. Discounts on residential garbage cannot be stacked ~~if the applicant meets more than one of the eligibility criteria~~. A completed application and any supporting documentation must be provided to the Customer Service Division for consideration of discount.

An account processed for delinquency two (2) or more times in twelve (12) consecutive months will forfeit any discount or exemption and will have to re-apply after twelve (12) consecutive months of good credit.

Discounts and exemptions will not transfer, follow, or be applied to any service established at a new location upon termination of service at existing location. The account holder must re-apply for the discount and/or exemption with each initiation of new service at any location.

Any customer with a metered cooling tower that is also served by the Cocoa Sewer system is eligible for a discount on sewer consumption for the amount of water metered by the cooling tower each month.

The City of Cocoa occasionally goes out for debt and the bond holders provide covenants that City must abide by as a condition of receiving the bond money. No free water will be provided for any reason as written in the master bond covenants. See also Florida Statute Chapter 153.83 for additional information.

D. Existing Franchise Agreements

To the extent that any water rate, fee, or charge adopted by resolution or ordinance of the Cocoa City Council is in conflict with a rate, fee, or charge set forth in an existing water franchise agreement between the City of Cocoa and

any other government entity, the rate, fee, or charge set forth in the conflicting franchise agreement shall apply to customers which are subject to said agreement.

E. Utility Connection & Installation Fees & Charges

Water Service Impact Fee **–** The water impact fee is charged per equivalent residential connection (ERC). If a single-family residence (SFR or 1.0 ERU) has a physical connection to a live reclaimed water distribution system that serves the entire property at the time the impact fee is due for the property requiring service, the water impact fee is reduced per ERC.

The Engineering Division or designee may utilize the following methods to formulate an estimate:

1. Flow submitted on Brevard County's Concurrency Evaluation form or FDEP construction permit application as calculated and certified by a registered engineer or architect.
2. Flow calculated from data contained in Florida Administrative Code 64E-6.008, Table I "For System Design".
3. Metered flow data documented by the most recent 12-month flow history of four similar establishments.

South Mainland Connection Charge – Additional fee in conjunction to the water service impact fee for any connection located in 129A or 129B in the south mainland.

Sewer Service Impact Fee **–** The sewer impact fee is charged per equivalent residential connection (ERC).

Reclaimed Water Service Connection Fee **–** The reclaimed water impact fee is charged to connect to the reclaimed water distribution network.

Water Service Line Installation Charge – The charge for the installation of a service line.

Backflow Prevention Assembly Installation Charge – Reduced pressure and double-check valves are two common backflow prevention devices. Larger meters and other installations are estimated on a case-by-case basis. Impact fees and special connection charges for this category are in addition to all other applicable costs listed.

Spray Truck Meter Installation Charge – Any customer requiring the installation of a meter on a spray truck shall pay a non-refundable charge and a refundable deposit for installation of the meter. The account holder is responsible for providing the current reading to the Customer Service Division monthly for billing. The truck and meter must be made available at least once every six months, from the date of installation, for an actual reading by the Field Service Division.

Temporary Jumper Meter Installation Charge – All new water main extensions require a 3" temporary jumper meter for swabbing, flushing, and testing of the new water main. The developer or contractor shall pay a refundable deposit and a non-refundable installation/relocation fee each time to install or relocate the temporary jumper meter.

Temporary Construction Meter Installation Charge – Any customer requiring the installation of a 2" temporary meter for construction purposes on a fire hydrant or water truck shall pay a refundable deposit and a non-refundable installation/relocation charge each time to install or relocate the temporary construction meter.

Fire Hydrant Maintenance Charge **–** The City recovers the cost of flowing, turning, and painting (finish coat) each newly installed or relocated fire hydrant. The City will flow the hydrant to obtain the initial flow data, turn it to face the direction specified by the fire department of the jurisdiction in which it is installed, and apply the final coat of paint as described in the City's Technical Provisions document. This charge covers the City's labor, materials, and equipment.

Materials/Labor Charge – When evidence of tampering, illegal connection, or during any new or reconstruction project, any lost, stolen, or damaged meter, register, ~~fireline~~fire line, meter box, meter antenna, pipe, fittings, backflow preventer, or any other utility materials, shall be replaced at the current quoted cost of the materials plus any applicable labor necessary.

F. Utility Field Service Fees & Charges

Plan Review and Construction Inspection Charge – Charges to review plans and inspect construction. Individual property owners building a single-family residence are exempt from this charge.

Hydrant Residual Flow Test Charge – The City charges a hydrant residual flow test charge for any customer requiring such a test. The City will flow the designated hydrant and will provide the customer with the flow and residual pressure information. This charge covers the City's labor, materials, and equipment.

Fire Line Painting Charge – The City charges a fire line painting charge to apply the finish coat for all newly installed and relocated fire lines. The City and/or its contractor will apply the final coat of paint as described in the Technical Provisions. This charge covers the City's labor, materials, and equipment.

Meter Station Painting Charge – The City charges a meter station painting charge to apply the finish coat for all newly installed and relocated meter stations. The City and/or its contractor will apply the final coat of paint as described in the Technical Provisions. This charge covers the City's labor, materials, and equipment.

Meter Installation/Replacement Charge – The charge for the installation of a new or replacement meter, upon customer request, on an existing service line.

Meter Relocation/Adjustment Charge – The charge for the standard relocation or adjustment of an existing meter. The meter must remain in the frontage of the property it was originally set with.

Meter Calibration Testing Charge – Any customer of the City's water service shall be charged to conduct an accuracy test on the account holder's meter. This fee must be paid in advance of the testing; however, if the meter is found to be functioning outside the established, weighted accuracy limits of 98.5% to 101.5%, either over registering or under registering consumption, the fee will be refunded to the account.

Service Call Fee **-** A service call fee shall be applied to the next bill for services that are not deemed necessary by the City. Such services include, but are not limited to, re-reading of utility meters, locating a meter, checking a meter for a possible leak at the meter connection point, checking a meter for active flow-rate, low pressure, temporary meter turn-off, replacing damaged or missing materials at construction/reconstruction/new build accounts, etc. In the event a customer requests a re-read of the meter and City staff determines the meter was initially misread, the account holder will be issued a corrected bill with the corrected reading and this service call fee will be waived. Under no circumstances shall the City reimburse account holders for reading their own meter, turning on or off their meter, etc.

After Hours Reconnection Fee - After normal business hours reconnections are prohibited for any customer and they must be scheduled through the Utility Customer Service office during normal business hours. If a customer requests for services to be reconnected at any location outside of normal business hours through the emergency after hours call center, an after hours reconnection fee will be billed, in addition to any other fees that may apply.

Meter Access Fee **-** The account holder is responsible for keeping the meter box serving the property in a manner that is unobstructed by shrubs, grass, weeds, mulch, dirt, or other similar materials. Similarly, vehicles may not be parked over the meter box or fences may not be installed around the meter box preventing access. The meter box and meter must be accessible by the City of Cocoa at all times. If a failure to retrieve a reading or access the meter is due to the account holder (or their agent) a meter access fee may apply.

Meter Access Vehicle Tow Charge **-** The account holder is responsible for keeping the meter box serving the property in a manner that is unobstructed from any vehicles that prevent the City from access. If the City needs to tow a vehicle from the top of the meter box to gain access, the account holder will be assessed this charge.

Data Log Report - The account holder may request a special read report, called a data log, from those digital meters that support this technology. The log will report the daily and hourly consumption for the past 96 days from the date the data is captured. The account holder is provided one free report per calendar year per location when the account experiences excessive consumption. If the consumption does not meet the excessive consumption criteria or when two or more additional report requests are made in the same calendar year, this fee is applicable. See section *Utility Billing Adjustments* for details.

G. Utility Service Rates & Charges

Water Service and Consumption Charges **–** The monthly base fee for water service is assessed by meter size and is also known as readiness to serve charge, designed to collect revenues to cover some operating and maintenance expenses. This fee is billed to all active accounts and does not include the monthly consumption commodity charges. The water commodity charges are based upon metered water consumption. Water used via temporary meter or jumper meter during construction will be billed at the lowest tier rate structure. Inside Rate refers to consumption rates for meters located inside the city limits of Cocoa; whereas, the Outside Rate refers to consumption rates for meters located outside the city limits of Cocoa. See section *Calculating Consumption* for details. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 22 – Water and Sewers.

Sewer Service and Consumption Charges **–** The monthly base fee for sewer service is assessed by meter size and is also known as readiness to serve charge designed to collect revenues to cover some operating and maintenance expenses. This fee is billed to all active accounts and does not include the monthly consumption commodity charges. The sewer commodity charges are based upon metered water consumption. Inside Rate refers to Inside the city limits of Cocoa; whereas, the Outside Rate refers to outside the city limits of Cocoa. See section *Calculating Consumption* for details. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 22 – Water and Sewers.

Public Fire Protection Fee **–** The City charges monthly for public fire protection often called a "hydrant charge" to cover the installation and maintenance of fire hydrants.

Incorporated areas – an "inside city' charge per hydrant, per month, is billed to the respective municipality where the hydrant is located.

Unincorporated areas – an "outside city" charge is assessed to every active water meter/account.

Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 22 – Water and Sewers.

Private Fire Protection Fee – The City charges monthly for metered and unmetered fire sprinkler connections (fire line) to the potable water system and are based upon the connection size and takes into account the amount of water system capacity required for fire suppression. The charge includes annual testing of fire line backflow prevention assembly. All private ~~fireline~~fire line accounts shall be billed to and remain active in the name of the property owner. It is the responsibility of the property owner to contact the City of Cocoa upon any changes in property ownership so that the billing may be reflective of the same. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 22 – Water and Sewers.

Reclaimed Water Service – Reclaimed water is wastewater that has been treated and transformed into a product that is clean, clear, and odorless. It is not suitable for drinking; however, it is for irrigation and is a major component of the city's water conservation program where available. The monthly base fee for reclaimed water service is assessed by meter size and is also known as the readiness to serve charge designated to collect revenues to cover some operating and maintenance expenses. The reclaimed water commodity charges are based upon metered reclaimed water consumption. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 22 – Water and Sewers.

Solid Waste Collection Service – The City charges monthly for residential and commercial collection and disposal of bulk trash, refuse, vegetative waste, recyclable materials, white goods, and construction and demolition debris from residents, business, and other entities within the municipal boundaries of the City of Cocoa. All active, residential water accounts must have solid waste, recycling, and green waste collection billed on the account. All active, multi-family master metered accounts are considered commercial service. All commercial water accounts must have solid waste services billed; however, recycling and green waste services are elective by the customer. Senior citizens (over 62) and disabled citizens may be eligible for discounted garbage service. Eligibility criteria can be found on the Residential Garbage Discount Application. A completed application and any supporting documentation must be provided to the Customer Service Division for consideration of discount. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 9 – Health and Sanitation.

Solid Waste Collection Franchise Fee – The City has granted a Contractor the exclusive right, privilege, or franchise to collect and transport for disposal solid waste within the service area. This franchise fee is considered a payment to the City, for an amount permitted by law, in exchange for the rights and privileges granted under the agreement and is passed along to the customer and remitted directly to the City. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 9 – Health and Sanitation.

Backflow Prevention Assembly Testing & Maintenance Charge – Billed monthly on all commercial or master metered multi-family dwelling accounts for the testing and maintenance of backflows.

Grease Trap – The City charges monthly for a device that separates and retains waterborne greases and grease complexes prior to the wastewater exiting the trap and entering the sanitary sewer collection and treatment system. These devices also serve to collect solids, generated by and from food preparation activities, prior to the water exiting the trap and entering the sanitary sewer collection and treatment system. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 22 – Water and Sewers.

Public Service Tax – This tax is levied on City of Cocoa water service accounts on the total water charge for service including fixed and consumption-based charges. Additional information can be found in the City of Cocoa's Code of Ordinances Chapter 19 – Taxation. In addition, other municipalities may enact a public service tax on Cocoa water service.

H. Utility Administrative Fees & Charges

Service Initiation Fee **-** A service initiation fee, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B), will be charged for establishing, re-activating or, transferring of an account, the processing of every Request for Service Application to include, turning on the meter, turning off the meter during termination, etc. This fee maydoes not apply in certain instances where transfer of ownership of an account takes place (i.e. estate accounts, deceased account holder, name change).

The standard service initiation fee will be the default fee for every application processed as this fee offers next available business day service. The same-day service initiation fee will be available upon request and only if the City is capable of offering same-day service for an additional fee. Each application processed shall include only one service initiation fee.

Deposits **–** The City requires water and sewer deposits for any applicant wishing to establish service at any location, except as specified. See section *Application of Deposit and Exemption Criteria*. In some cases, the City may require an increased at-risk deposit after certain conditions occur that increase the potential for risk of loss. See section *Deposits* for details. Utility accounts will be audited periodically and will be assessed adequate deposits when required.

Convenience Fee **-** Due to processing charges by the City's third-party payment processor a convenience fee will apply when paying utility bills online, over the phone, at the kiosk, and in person when paying by credit/debit card or e-check.

Late Fee **-** A late fee, as set forth in the current schedule of rates, fees, and charges, will be applied to any utility account whose current bill is not paid in full by the due date. This includes accounts where only a partial payment has been received during the month. This fee may also be applied to any account whose payment arrangement has defaulted or is delinquent. The late fee will be applied to applicable accounts at the close of business on the due date. Payments received after this time, whether in person, by mail, or in the drop-box will still be deemed past due.

Late Fee Exemption **–** An exemption of imposed late fees for eligible customers, as set forth in the current schedule of rates, fees, and charges, will be applied to any qualifying residential account upon application. See section *Discounts and Exemptions* for details.

City of Cocoa Garbage Discount **-** A discount on garbage service for eligible customers inside the City of Cocoa, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B), will be applied to any qualifying residential account upon application. See section *Discounts and Exemptions* for details.

Returned Payment Fee **-** A returned payment fee shall be applied to the utility account for the processing of any returned payment. See section *Payment Options and Application of Payments* for details.

Collections Processing Fee **-** This fee is billed to the account holder to recover the actual amount paid by the City to a third-party vendor for account debt collection efforts. See section *Utility Debt Collection* for details.

Utility Lien Recording Fee **-** This fee is billed to the property owner for the preparation of filing a utility lien or the release of a utility lien, and to recover the amount paid by the City to Brevard County to record legal documents. See section *Utility Debt Collection* for details.

Utility Lien Search Fee **-** This fee is billed to the requestor for the search of a utility lien and payable to the City of Cocoa's lien search vendor, Orange Lien Data. See section *Utility Debt Collection* for details.

Utility Billing Service Charge – This fee is billed and collected for certain utility services on behalf of other entities in accordance with interlocal agreements. The fee is determined by the cost of billing other municipality and agency service(s) on the regional utility bill and adjusted annually by the consumer price index – all urban consumers. This fee is collected by the City and remitted back to the entity that billed it to offset their contractual billing fees paid to the City.

High Consumption Credit Application Processing Fee – This fee is billed and collected for processing a High Consumption Water Credit Application if an adjustment is granted. If an adjustment does not meet the eligibility requirements, the fee is not charged. See section *Utility Billing Adjustments* for details.

Delinquency Processing and Application of Fee -

A delinquency processing fee for non-payment, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B), shall be applied to all accounts processed with delinquent balances as of 4:30 p.m. on the delinquency processing date, **regardless if the service is physically disconnected,** and the account shall be subject to interruption of services per Florida Statute 159.18. This includes accounts where only a partial payment has been received during the month or a payment was returned. See section *Payment Options and Application of Payments* for details. This fee may also be applied, immediately, to any account whose approved payment arrangement has defaulted. See section *Customer's Rights* for details. The delinquency processing fee covers both administrative and field service costs to prepare, process and collect the delinquent account and shall be billed on the next utility bill.

Delinquency Processing: Reasonable efforts shall be made by the City to inform the occupants of delinquency processing and subsequent service interruption as a courtesy. Such efforts may include delinquency notices, phone call, e-mail, text message, door hanger, or, as notated on the monthly utility bill. These efforts are considered a courtesy to the customer. Failure to receive any notification will not avoid the necessity of payment and will not delay or avoid interruption of service.

Delinquency Notices are automatically generated for each delinquent bill as a courtesy reminder to all account holders with outstanding balances not paid within forty-five (45) days of the date of the original bill, including weekends, holidays, and City closures. Delinquency Notices are mailed to account holders and can be viewed or downloaded online by registering the utility account through the online bill pay portal at https://cocoafl.firstbilling.com Delinquency Notices can also be sent to property owners of rental properties if a request is made to Customer Service. Delinquency Notices carry a delinquency processing date that is seven (7) days from the date the notice was issued including weekends, holidays, and City closures. **Full payment of the delinquent balance must be received by the City and be applied to the utility account by 4:30 p.m. on the delinquency processing date provided on the Delinquency Notice to avoid interruption of service and any penalty or processing fees.** It is not recommended to utilize the drop box or kiosk for delivery of your payment on the delinquency processing date, as all payments made after 7:30 a.m. shall be received and post to the account the following business day. See section *Payment Options and Application of Payments* for details.

Absent a payment of the full delinquent balance or absent an approved payment arrangement, at 4:30 p.m. on the delinquency processing date the account shall proceed with automated delinquency processing through the following, regardless if service is physically disconnected:

- The account holder shall forfeit any rights prior to the discontinuance of service. See section *Customer's Rights* for details.
- The delinquency processing fee and any applicable deposits shall be billed to the account and appear on the next utility bill. See section *Future Deposits* for details.
- A work order to interrupt service shall automatically generate on any date/time after the delinquency processing date at the City's sole discretion and dispatched to the field for completion.
- The outstanding account balance (current charges plus previous charges and penalties) must be paid in full before service shall be restored per Florida Statute Chapter 159.18 and City of Cocoa Ordinance Code.

Payment for only the delinquent balance received or processed after 4:30 p.m. on the delinquency processing date will not avoid an interruption of service, nor will it constitute the necessity of reconnection of service. The outstanding account balance (current charges plus previous charges and penalties) must be paid in full before service shall be restored per Florida Statute Chapter 159.18 and City of Cocoa Ordinance Code. Service reconnection may not be guaranteed the same day. The account holder must request service reconnection by contacting Utility Customer Service during normal business hours once full payment of outstanding account balance is made. Service reconnection outside normal business hours is prohibited. See section *After Hours Reconnection Fee* for details.

Regular billing will follow a Delinquency Notice but will not cancel or extend this delinquency processing date. Failure to make immediate payment on the account may result in subsequent Delinquency Notices generated as additional bills become delinquent. Any subsequent late notice provided with new delinquency processing dates will not supersede or replace the date on the oldest unpaid Delinquency Notice and additional delinquency processing fees may continue to accrue until or unless the full delinquency amount on the account is paid, regardless if the service is physically disconnected.

The City reserves the right to immediately disconnect, lock off, remove, and/or terminate the utility service without notification to the account holder upon any returned payment originally presented to the City to prevent or restore services from delinquency processing, waiving the 10-day grace period. See sections *Payment Options and Application of Payments and Involuntary Discontinuance of Service* for details.

All accounts in a delinquent status and remaining disconnected from service for two (2) consecutive billing cycles may be processed for involuntary discontinuance of service and terminated. See section *Involuntary Discontinuance of Service* for details.

For non-property owner accounts in a delinquent status where service has been self-restored and is unauthorized, a tampering fee and a lock fee, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B), will be applied and the account will immediately be processed for involuntary discontinuance of service. See sections *Tampering and Theft of Service* and *Involuntary Discontinuance of Service* for details.

For property owner accounts in a delinquent status where service has been self-restored and there is unauthorized consumption, a tampering fee and a lock fee, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B), will be applied to the account. See section *Tampering and Theft of Service* for details.

Any account holder who does not already have a deposit on account and whose service is processed for non-payment or involuntarily terminated will be required to pay a deposit and maintain good credit, regardless if they were previously exempted. See section *Deposits* for details.

I. Utility Tampering and Theft of Service Fees & Charges

In accordance with the City of Cocoa Code of Ordinances and Florida Statute Chapter 812.14, it shall be unlawful to willfully alter or tamper with a utility meter, pipe, hydrant, meter seal, meter assembly, fire line, bypass meter, or knowingly allow damage to a meter or other property belonging to the City of Cocoa in such a manner as to cause loss or damage or to prevent any meter installed from registering the quantity of water which would otherwise pass through. Any person may not, knowingly or unknowingly, use water passing through any meter connected with or belonging to the City of Cocoa, after the meter has been altered or tampered with, or cause the City of Cocoa, without its consent, to supply any unauthorized water service to any person, firm, or corporation without reporting the service

for payment. The City of Cocoa reserves the right to prosecute all cases of tampering, utility theft and fraud to the fullest extent of the law.

If tampering or an illegal connection occurs when an account is active, services may be involuntarily discontinued immediately until such fee, including any outstanding balance on the account, is paid in full. See section *Involuntary Discontinuance of Service* for details.

If tampering or an illegal connection occurs when an account is not active, including immediately following involuntary discontinuance of service, the owner of the property shall be fined a penalty and held liable for such tampering and/or illegal connection. In addition to penalty, the property owner will be charged for the amount of any losses or damages sustained for each incident. Absent an active account, one will be established to bill such charges. See sections *Revert to Property Owner* and *Unauthorized Consumption on Inactive Location* for details.

If tampering or an illegal connection occurs to an unmetered hydrant, ~~fireline~~fire line, bypass meter, or City side service connection, the person and/or the representing company, at the City's discretion, will be charged an illegal connection.

If during new construction if any developer and/or contractor removes, relocates, or reinstalls a meter at another location, the account holder will be assessed an illegal connection fee for each occurrence of meter removal from the original location and reinstallation at a new location. Meters are serialized and billed to the address on record where installed by City staff; the action of moving meters by developers and their contractors to prevent delays in construction causes the subsequent new home owner to be billed the wrong consumption amount unfairly. The developer/contractor may also be assessed other penalties and charges for materials and the labor to identify and correct the relocation of the meters. The City of Cocoa reserves the right to prosecute all cases of tampering, utility theft and fraud to the fullest extent of the law.

Lock Fee **–** The City, at its discretion, may choose to immediately place a lock on any meter where service is disconnected to protect its water asset from unauthorized use or to prevent continued excessive water loss. The lock's intended use is to reduce the City's risk of water theft and subsequent loss of revenue from unauthorized use of service by any person. The lock is not intended to remove the property owner's responsibility to protect their water and sewer piping/utility system and any subsequent theft of metered water. See section *Account Holder Responsibility for Piping* for details.

Tampering Fee - When there is evidence of meter, ~~fireline~~fire line, line, lock, apparatus, meter assembly, etc. tampering, unauthorized self-restored services, or any unauthorized use of water or sewer service, a penalty, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B), will be applied to the person responsible for service at that particular location. If the account holder is a non-property owner, the account will immediately be processed for involuntary discontinuance of service and any subsequent tampering and theft of service due to unauthorized use of service will be billed to the property owner. Tamper fees shall be billed at increased increments as noted in the fee structure for each occurrence or incident; however, when the account is paid and service is authorized the tamper fee penalty will reset to the first tier rate. See section *Involuntary Discontinuance of Service* for details.

Meter Removal Charge **–** When there is evidence of two (2) or more successive tampering or, theft of service incidents causing unauthorized water usage, a meter removal fee will be billed to the property owner's account where the meter was removed as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B).

Illegal Connection Fee – When it is discovered the meter has been by-passed, relocated, or absent from the intended location, or there is evidence of a non-metered connection, a penalty, as set forth in the current Schedule of Rates, Fees, and Charges (Schedule B), will be applied to the applicable account where the illegal connection was removed.

Section 7 – Utility Billing for Service

A. Monthly Utility Bill

Account holders will receive a monthly utility bill for services rendered. The bill can be presented on paper and mailed through the United States Post Office, or it can be presented electronic through e-billing, but not both. To subscribe for e-billing the account holder can visit https://cocoafl.firstbilling.com

Copies of current and historical bills and delinquency notices can be obtained by registering the account at https://cocoafl.firstbilling.com.

B. Failure to Receive Utility Bill

Once a paper utility bill has been placed in the mail or dropped off at the US Post Office or, an e-bill is sent to the various internet service providers, the City is no longer responsible for that utility bill. It is the responsibility of the account holder to ensure that all information on the account, including telephone numbers, mailing address and e-mail address is accurate and current Payment for that utility bill is due to the City even if the account holder does not receive it in the mail or through e-billing e-mail. All account holders who receive utility service with the City, regardless of receiving a bill, are required to remit payment for services received. Failure to receive a utility bill does not exclude any account from penalty or disconnection.

C. Billing Cycle

Account holders are billed on a cyclical basis twelve times per year at approximately monthly intervals. The length of a billing cycle shall often vary month to month depending on variables that influence the ability to read the meter on the same day each month. The service period dates are determined by the date the meter was read the previous month to the date the meter is read the current month.

The initial and final utility bill for a new account holder will be prorated based on the number of days the account is active in the billing cycle and will include charges for all consumption billed at the applicable rate.

Bills are due 20 (twenty) days from the date of issuance. Failure to receive a bill will not avoid the necessity of payment. The bill is past due if payment is not received and posted to the account by the close of business on the due date. Due dates are not adjustable. Should the bill not be paid in time a late fee shall be assessed and billed on the next billing cycle.

The bill is considered past-due if payment is not received and applied to the account on the forty-fifth (45th) day from the billing date of issuance. A courtesy delinquency notice may be mailed, providing the account holder seven (7) additional days to remit immediate payment, for a total of fifty-two (52) days including weekends, holidays, and City closures. Delinquent accounts shall be scheduled for interruption of service as early as the fifty-second (52nd) day and subject to penalties if full payment is not received and posted to the account by the close of business. on the 52nd day from the billing date of the oldest, delinquent bill.

The account balance must be paid in full before service is reconnected. No second notice will be mailed for disconnection due to non-payment.

The City may attempt a call using an automated notification system to a phone number provided by the account holder alerting the customer as to the planned date of disconnection. It is the responsibility of the account holder to ensure that all information on the account, including telephone numbers and e-mail address, is accurate and current.

D. Meter Reading

Every meter is read once a month unless conditions prevent an actual reading from being obtained and require the bill to be estimated. The bill shall reflect if it has been estimated. Some meters are read by visually inspecting them while others are read through radio frequency. All locations containing a meter will be read on a monthly basis regardless of the status of an account. Staff conducting meter readings will note any meter where readings are questionable or meters that appear to have stopped working. The account holder should maintain the area of the meter box serving the property in a manner that keeps it unobstructed by shrubs, grass, weeds, mulch, dirt, or other similar materials. Similarly, vehicles may not be parked over the water meter. The City of Cocoa will take all measures

necessary to ensure reading of the meter including towing of vehicles. If a failure to retrieve a reading is due to account holder (or their agent) obstruction or due to damage caused by an account holder (or agent), notice will be given to the account holder. If the account holder or agent fails to comply with the notice, a meter access fee will be applied to the account and any costs incurred shall be invoiced and applied to the account holder's account. Meters may not be read the same day each month. The actual date the meter was read for a particular account are shown at the top of each monthly utility bill under the service period.

E. Estimated Billing

The City continually strives to read every meter in the utility system every month. Occasionally, conditions exist that make it difficult to read a meter such as inclement weather, meter maintenance, condensation, flooded meter box, meter accessibility, etc. The City will make a reasonable attempt to secure an exact reading; however, it may be necessary for the City to estimate the water and sewer consumption for the month, using the account holder's monthly average. Any account that has been estimated will reflect such on the utility bill under the current reading column with the designation "**EST**" and the estimated read. Account holders with estimated bills are encouraged to obtain and send a correct reading to Customer Service at 321-433-8400 or customerservice@cocoafl.gov. Once an exact reading is obtained, either by the account holder or City staff, on the next monthly utility bill the consumption will be corrected to reflect actual consumption from the previous reading and include any billing adjustments, if necessary.

F. Calculating Consumption

The monthly base fees for water, sewer, and reclaimed water are assessed by meter size and are also known as readiness to serve charges, designed to collect revenues to cover some operating and maintenance expenses. These fees are billed to all active accounts and do not include the monthly consumption commodity charges.

The water commodity charges are based upon metered water consumption. The previous meter reading is subtracted from the current meter reading to determine the actual water consumption within the billing cycle. These charges are billed to the account holder rounding down to the thousands position within the meter reading and are billed on a per thousand-gallon basis. Sewer charges are billed equal to the amount of metered water use and may include a cap. The City has a tiered conservation rate structure designed to compel the water customer to implement cost effective water conservation measures and practices. A large portion of the charges, using tiers 2, 3, and 4, are based on the quantity of water the customer consumes, while balance is achieved in the City recovering its fixed costs when billed at the lowest, first tier.

If a meter is removed and a new meter is installed between billing cycles, the combined consumption recorded on both the old and new meters will be billed on the next regular billing cycle.

G. Deposits

Billed Deposits – The City requires water and sewer deposits for any applicant wishing to establish service at any location, including new meter install requests, transfer of service, bankruptcy account update, and accounts billed for unauthorized consumption, except as specified in section *Application of Deposit and Exemption Criteria.* Deposits may be collected at the time of service request or, ~~may be~~ billed on the account holder's first bill, with the exception of requestors who have prior utility debt or for accounts that require At-Risk Deposits; the applicant shall pay the deposit in cash prior to the connection or re-connection of service.

C~~alculated c~~ommercial deposits will be reviewed and updated as utility accounts are audited~~regularly~~. The calculation of a deposit may include 6-month historical consumption at same location, or account holder's previous location. If historical data is not available, the minimum deposit amount for the meter size will be billed and the deposit may be re-calculated and billed after data becomes available. During deposit review if the calculation results in a credit adjustment, the amount will remain on the account to apply to future bills. A refund check will not be issued for the difference.

Cancellation of automatic debit for utility bill payment, for any reason, may result in deposits being billed to the account.

Interest on any deposit held on an active billed account is credited to customer accounts annually. The interest rate is annually calculated by the bank's earned interest percentage and updated, if applicable, at the beginning of each fiscal year.

At-Risk Deposits - Any applicant with prior debt, or, any of the following circumstances shall pay the at-risk deposit amount prior to the connection or re-connection of service:

- where the account was involuntarily discontinued from utility service
- has filed bankruptcy in the past 12 months
- has a payment returned for service restoration after non-payment processing
- is applying for a temporary connection
- has had a meter removed/plugged/locked, or, has tampered with a connection
- has their commercial solid waste container removed/locked due to non-payment
- is attempting to activate service after an account has been sent to collections

Refunds of Deposits - Residential accounts shall have their deposits refunded to the account after twelve (12) consecutive months of good credit, or until services are requested for disconnection, or involuntarily terminated by the City, or until the account holder completes an Automatic Debit (ACH) Agreement and maintains twelve (12) successful and continuous, automatic bank draft. Good credit is defined as not having been disconnected for non-payment, or not having had two or more returned payments within 12 consecutive months, or not having had two or more delinquency notices within 12 consecutive months, or not having any account be sent thorough debt collection (i.e. collections, lien, etc.). Active accounts where a credit balance results from a deposit(s) refund, the credit will remain on the account to apply to future bills.

Commercial accounts, multi-unit residential dwelling accounts and at-risk solid waste only accounts, utility deposits will remain on the account until services are requested for disconnection and/or involuntarily terminated by the City.

When services are requested for disconnection or are terminated by the City, any deposit on account will be applied to any balance due, including the final bill, and/or transferred to any active account for the same account holder prior to deposits being refunded. Account refund checks will be issued for refunds $1.00 or more to the same name as the account holder and mailed to the last known address unless another address is provided. Any refunds less than $1.00 will not be issued.

Transfer of Deposits - Residential deposits held in the same name of the account's contracting party are transferrable from one service location to another service location as long as there is no outstanding debt. Fourteen (14) days shall be provided to the contacting party where service will be connected at both locations upon which the deposit will be transferred to the new service location and the previous service location will be terminated.

Commercial deposits included in the sale of the property are transferrable from the current account holder to the new account holder upon receipt of a notarized letter, or notarized Relinquishing Deposits Authorization from the original depositor, or a copy of the recorded property bill of sale showing inclusion of the deposit in the terms and conditions.

Future Deposits - Any account holder who does not already have a deposit on the account, ~~and~~ whose service is processed for non-payment, has two or more returned payments within 12 consecutive months, has two or more delinquency notices issued within 12 consecutive months, or whose automatic debit is prematurely cancelled will be required to pay a deposit and maintain good credit as defined in the above paragraphs, regardless if they were previously exempt. A customer having multiple active accounts will be subject to deposits billed on all of the accounts if good credit is not maintained on any one of the accounts or combination of accounts (as in the case of two returned payments). Alternatively, the account holder can avoid paying these deposits by completing an Automatic Debit (ACH) Agreement and maintain successful and continuous, automatic bank draft for twelve (12) consecutive months.

H. Payment Options and Application of Payments

The City of Cocoa accepts cash, checks (personal, certified, and e-check), money orders, electronic bank payments, and VISA, Mastercard, Discover, or AMEX credit card payments. Unpaid accounts are subject to delinquency processing and late fees until payment is received by the City and posted to the utility account. Any person can voluntarily make a payment on any account for which they are not the account holder of. Any payment presented to the City by any person for any outstanding receivable, service or fee on an account shall not be voluntarily returned by the City. No cash change will be given for checks written for an amount greater than the account balance; any overpayment will be credited to the account holder's account. Payments will be processed and deposited when received. The account holder may request a refund on any credit balance if credit balance is due to scrivener error; however, if the account holder routinely and continuously overpays on the account the credit balance will not be refunded until the account is terminated or the credit balance is exhausted. Accounts with engineering pre-paid services or deposits, resulting in idle credit balances due to customer requirements not being fulfilled, will be refunded after three (3) years of inactivity and/or as deemed by the Utility Director and/or designee. A refund could take up to 4 weeks to process once any payments have cleared our bank. Due to processing charges, individual credit card transactions cannot exceed $15,000 per transaction; however, a customer can make multiple transaction payments in a day. A Convenience Fee will apply when paying a utility bill online, over the phone, and in person in the lobby or at the kiosk when paying by credit/debit card or e-check. Payments processed after 1:00 PM will post to the account next business day See section *Utility Administrative Fees & Charges* for more details.

Payment by Mail: Check and money order payments can be mailed to City of Cocoa | P.O. Box 1270 | Cocoa, FL 32923-1270. A lockbox provider processes the City's payments each business day as they are received. Please remit payment with the payment stub in the envelope provided in the monthly utility bill. Please do not mail payments to Cocoa City Hall directly as mailed payments will be forwarded to the lockbox provider for processing, resulting in an additional delay in payment being applied to the account. The only payments processed at City Hall are those made through the drop-box, at the kiosk, or in person.

Payment by Phone*:* An automated, Interactive Voice Response (IVR) system is available 24 hours a day, 7 days a week to accept utility payments by calling 321-433-8400. If a customer prefers to speak to a live agent, they can call the online bill pay provider ~~, First Billing,~~ at 1-855-270-3592 during business hours and a payment agent will take the payment over the phone. A convenience fee will apply when paying by credit/debit card or e-check.

Payment in Person*:* Utility Customers may come into Cocoa City Hall located at 65 Stone Street in Cocoa Monday through Friday during regular business hours (excluding City closures). A convenience fee will apply if paying by credit/debit card.

Payment Online through City of Cocoa's Bill-Pay Portal*:* An online utility billing portal is available for convenient and quick access to utility billing information and payments through the online bill pay service provider, First Billing Services (Paya), by credit/debit or e-check. Comprehensive, current account information, billing history, and payment history is also available online, to include downloading copies of utility bills, making a credit/debit card or e-check payment, and setting up auto-pay or e-billing. Customers can access the online payment portal at https://cocoafl.firstbilling.com. A convenience fee will apply when paying by credit/debit card or e-check.

Payment Online through Your Bank's Bill-Pay*:* Most financial institutions offer online bill-pay to send payments for you; however, several financial institutions do not send the payment electronically. Rather, some financial institutions print a paper check and remit the payment through the mail *after* the funds are deducted from the bank account, resulting in a delay of payment processing. To avoid adding further delay or a late penalty, please ensure the bank's bill-pay profile includes the correct utility account number and the mailing address for the City's lockbox payment processing center at City of Cocoa | P.O. Box 1270 | Cocoa, FL 32923-1270. If utility service is transferred to a new location, please update the bill-pay profile with the new account number. Schedule bill-pay to allow enough time for the bank to prepare and send the payment as well as the City's lockbox provider to process it before the due date. Payments are applied to utility accounts when they are received, not when they are withdrawn from your bank account.

Payment Drop-Box*:* A drop-box, available 24 hours a day, is located on the south side entrance of Cocoa City Hall for check and money order payments only. No cash payments shall be placed in the drop-box. Any payments placed in the drop-box after 7:30 a.m. will be posted the next business day, thus, penalties may be applied in accordance with this policy.

Payment Kiosk: A kiosk, available 24 hours a day, is located on the south side entrance of Cocoa City Hall for check, cash, or credit card payments. A convenience fee will apply if paying by credit card. For cash payments, the kiosk does not provide coin change or paper bill change in denominations higher than $1 or $5 bills. If for any reason funds are not available to provide change, the payment overage will be applied to the account. The kiosk will round a payment up to the next whole dollar and apply the full amount to the customer's account, in some cases applying a minimal credit balance to the account until the next bill is released. The kiosk payment will generally post to the account immediately unless there is planned or unplanned system outage, where the payments will post next business day, thus, penalties may be applied in accordance with this policy.

Automated Clearing House (ACH) Debit from Bank*:* Account holders can have their bill drafted directly from their bank account each billing cycle. Bank drafts for utility billing are processed on the 14th day after the billing date. A completed Automatic Debit (ACH) Agreement form along with a voided check is required to sign up for this service. If an account holder wishes to be removed from the bank draft process, the account holder must complete the Automatic Debit (ACH) Agreement form. If the current bank draft has already processed, the cancellation will not be effective until the next billing cycle. An account holder having multiple accounts activated at different service locations under the same customer identification number and also enroll in automatic bank draft will have the automatic bank draft applied to all accounts under the same customer identification. **It is the account holder's responsibility to inform staff that they do not wish to have it applied to all accounts under a single customer identification.**

Auto-Pay from Credit/Debit Card or E-Check*:* Account holders can have their bill drafted directly from their debit/credit card each billing cycle. To enroll please visit the online bill pay portal at https://cocoafl.firstbilling.com. A convenience fee will apply when paying by credit/debit card or e-check. Returned debits will be handled in the same manner as returned checks. When new or replaced debit/credit cards are issued by the card issuer, often the card's expiration date, account numbers, and security code may change resulting in declined payments by the card issuer if not updated in our bill pay portal. The tokenization process for saved payment methods used by the payment processor may expire and require deletion and re-entry of payment information. Please remember to update auto-pay with a new card or checking account information. **It is the account holder's responsibility to review and update any automated payment information.**

Partial Payments*:* In the event an account holder does not pay the total amount due on an account, City staff will post the partial payment made to the appropriate account. The account balance due must be paid in full to avoid disconnection of service. **At no point will staff return or refuse a payment to an account, unless the refusal of payment method is otherwise described in this policy.** Partial payment of balances due on an account holder's account shall be applied to the oldest account receivable first.

Returned Payments*:* If a customer's payment is returned to the City as unpaid due to insufficient funds, closed account, incorrect account number, bank error, chargeback, or for any other reason, the City will send a letter advising the account holder of the returned payment. The customer has ten (10) days from the date of the letter to substitute the payment with cash or a money order. All penalty fees and delinquency processing procedures will apply including bank errors. Returned credit card transactions, e-checks, checks, and bank drafts will all be handled in the same manner. A returned payment fee will be applied to the account and it is the customer's responsibility to recover the returned payment fee from his/her banking institution. If a returned payment paid the balances of multiple utility accounts of the same customer of record, a single returned payment fee will be assessed to the customer at the value of the returned payment. However, each utility account will be subject to any penalty fees should a return payment put the account in default, late, and/or delinquent. See section *Returned Payment Fee* for details.

For any payment that is presented to the City to prevent or restore services from delinquency processing, to pay large past due balances in order to transfer service, or to prevent or restore a meter removal and are subsequently returned for any reason, the City reserves the right to immediately disconnect, lock, remove, and/or terminate the utility service without notification to the account holder, waiving the 10-day grace period. At-risk deposits will be

applied to the account and the required payment must be in the form of ~~the account holder the required payment must bewill be required to pay in the form of~~ cash or money order to restore service. The account may also be placed in a cash only~~or money order~~ payment status for up to a 12-month period. See section *Involuntary Discontinuance of Service* for details.

Refusal to accept methods of payment*:* All checks must be made payable to the City of Cocoa. Third-party checks are not an acceptable form of payment to the City. A check that is incorrectly filled out does not reflect payment and may be returned to the customer. The City of Cocoa reserves the right to verify funds on any check presented for payment on account before or after accepting such payment. If a customer's banking institution denies the City the ability to verify funds, checks presented for payment may be denied.

The City reserves the right to refuse personal checks and/or credit cards from customers who have had two (2) or more returned payments applied to an account within a twelve (12) month period, thus requiringed payments to be in the form of ~~the account~~ cash or money order ~~only payments for~~for a one (1) year from the date of the last payment return.

Any currency payment suspected of being counterfeit and initially accepted by the City will be noted on the payee's account as a possible counterfeit bill. If that bill is returned by the depositing bank as counterfeit (FL Statutes 831.09), a returned payment in the amount of the counterfeit currency will post to the noted account. Counterfeit bills presented to the City for payment will not be returned to the payee.

Payments made with a third-party payment processor not directly affiliated with t~~T~~he City of Cocoa may delay receipt of payment. Any balance due will not be considered paid until funds are received and post to the account.

It is the account holder's responsibility to make arrangements to ensure that a satisfactory payment will reach the City before the due date. All penalty fees and delinquency processing procedures will apply if a satisfactory payment is not received by the City.

I. Cash Only Accounts

Accounts will convert to a cash or money order only status upon two returned payments within twelve (12) consecutive months, any tampering/self-restoration of service absent payment after delinquency processing, upon one returned payment for service restoration for/or to prevent delinquency processing, and when any meter is ~~removed~~removed, or service line is plugged. This status shall remain in effect until the account remains in a good credit status for 12 consecutive months. If the account holder completes an Automatic Debit Agreement with the City, and, maintains successful, automatic bank draft for the life of the account, the cash only status shall be removed.

J. Account Holder Contact Information

It is the responsibility of the property owner, account holder, or authorized designee to advise the City to whom and to what address bills are to be sent (e.g. new owner or renter). **Failure to receive a bill sent by mail or e-mail will not excuse late payment or non-payment of bills.** Periodically, the City of Cocoa may request Account Holders to provide updated contact information including a valid photo ID for verification purposes. Only an account holder or authorized representative can request changes to billing information and statuses. If the account holder's identity can be verified (i.e. last 4 digits of social security or driver's license information, etc.), the account holder or authorized representative may request changes by phone. Otherwise, the account holder will be required to complete the Account Holder Contact Update form, provide a valid photo ID and submit their information electronically or in person. There is no charge for such changes. **The City reserves the right to require notarization when an account holder cannot appear in person.**

K. Transfer of Existing Account Holder to New Contracted Location

If an existing City of Cocoa account holder moves from one location serviced by the City to another location serviced by the City, consumption charges will be billed based upon actual final meter readings at the old location and initial meter readings at the new location. Account holders may transfer service from one location to another as long as there are no account balances that are past due. The remaining amount owed and any fees from a previous service may be transferred to the new account.

If the account holder has an account that is past due, the account holder will have to pay that amount before the account can be transferred. The deposit from the previous account may be transferred and an additional deposit may be required in conjunction with the regulations of this policy.

Utility account holders requesting to transfer their service from one City of Cocoa location to another must follow the application for utility services process, including payment of a service initiation fee. The account holder may also be required to update the deposit at this time. The account holder is still responsible for any outstanding balances at the previous address. Failure to pay such balances will result in involuntary disconnection at the new address.

L. Unauthorized Consumption on Inactive Location

When utility services are provided to a location or property that does not have approved service contracted or established, whether inactive service or voluntarily/involuntary terminated service (i.e. vacant, abandoned property, construction lots, involuntarily terminated for delinquency, rental, squatters, etc.), a utility account shall be activated in the name of the property owner as reflected in the records of the Brevard County Property Appraiser for any unauthorized consumption and utility services. ~~A.~~ The City of Cocoa shall be responsible to look no further than the property appraiser's office for property owner information. The account shall be billed the higher same day service initiation fee and applicable deposits to recover the administrative expense of processing the account and any work orders or communication sent to the property owner. See section *Revert to Property Owner* for details.

Rental Property: Property owners with rental property shall be responsible for paying any rates, fees, and charges accrued for any unauthorized service supplied, metered or unmetered, to the property effective the date tenant utility services are discontinued, either voluntarily or involuntarily, in the tenant's name and/or until a prospective tenant contracts service. Any prior owner debt and outstanding account balances at any location must be paid in full before service can be connected. See section *Prior Utility Debts* for details.

M. Regional Utility Billing

The City of Cocoa is the contracted billing agent for many other services of several surrounding municipalities. Utility services for Brevard County; the Cities of Rockledge, Cape Canaveral, Titusville and Cocoa Beach; the residential entities Sun Lake and Colony Park are also billed on the Cocoa regional utility bill. The service description on the utility bill clarifies which municipality or entity the service is being provided by and billed for. Payments for these services are collected by the City of Cocoa through the payment of the utility bill. The revenue collected for the services that are contracted for billing, is then reconciled and remitted to the respective municipality or entity each month. For more information on these services and their rates or fees please contact the respective service provider.

Section 8 – Discontinuing Utility Service

A. Termination of Service

Requesting Discontinuance of Service***:*** Any account holder requesting discontinuance of service will inform City staff of the location of disconnection, date service is to be disconnected, and the forwarding mailing address for the final bill. Due to privacy issues, the account holder or authorized party must be the one to request the termination of ~~service..~~service. Failure to request termination of service or an account at a property, regardless if an account has been established at another property, does not release the responsibility of the account holder of any balance due. Property Owners requesting to terminate utility service at any rental dwelling shall be required to complete a Property Owner Request to Terminate Utility Service form and provide photo ID prior to the termination of service.

In the event that the account holder has become incapacitated or deceased, legal documentation must be provided that the person requesting termination of service is an authorized representative of the account holder. See section *Estate Account and Deceased Account Holder* for details.

Disconnection Scheduling***:*** Under normal conditions, disconnection from the City's utility system will be fulfilled the next available business day. During periods of a high volume of requests work will be scheduled at the next availability.

Closing of a Utility Account*:* Within 15 days after termination of utility service, the account will be closed. All charges, fees and credits (including deposits, refunds, and adjustments) are then applied against the amounts owed the City.

Final Bill*:* An account holder's final bill will be mailed in a timely manner to encourage collection and customer understanding. The final bill will include all consumption used up to the time of service disconnection and any other charges or amounts due. Any balance owed to the City will remain due until paid. All legal means of collection for a delinquent account in arrears will be taken.

Credit Balance*:* A credit refund will be applied to a closed account with a credit balance after final billing. Any credit refund shall first be transferred to another account the account holder is financially responsible for, or a new account where service was recently transferred to. After application of either of the aforementioned, a check for the remaining credit will be issued to the account holder and sent to the last known address on record if the credit balance is greater than $1.00. If the credit balance is less than or equal to a $1.00 the amount will be written off and no refund will be provided. Any overpayment, made from the kiosk or otherwise, that provided for a credit balance less than the average monthly bill will not be refunded, rather, it will be applied to the next monthly bill. Refund checks will only be issued in the name of the account holder.

B. Revert to Property Owner

Upon any discontinuance of service, voluntarily or involuntarily, by any tenant or occupant other than the property owner, the utility billing reverts back to the property owner as the account holder. The account will remain inactive until or unless the property owner or prospective tenant contracts for service, or until there is unauthorized consumption at the location. See *sections Unauthorized Consumption on Inactive Location* and *Tampering and Theft of Service Fees and Charges* for details.

C. Customer's Rights

Appeals Process for Disputed Bills*:* If an account holder believes the City has made an error in calculating a utility bill, or otherwise disputes the obligation to pay the bill, the account holder or the account holder's authorized representative may discuss the matter with a Customer Service Representative. When disputing a bill, the customer shall:

- First contact the Customer Service office for clarification.
- If the customer, after contacting a Customer Service Representative, still disputes the bill, the customer has the right to appeal to the Senior Customer Service Representative.
- If the customer, after contacting the Senior Customer Service Representative, still disputes the bill, the customer has the right to appeal to the Customer Service Supervisor.
- If the customer, after contacting the Customer Service Supervisor, still disputes the bill, the customer has the right to file a written appeal to the Utility Customer Service Manager. This appeal should include the reason for the dispute and any evidence proving the inaccuracy of the bill.
- If the customer, after contacting the Utility Customer Service Manager, still disputes the bill, the customer has the right to file a written appeal to the Deputy Finance Director. This appeal should include the reason for the dispute and any evidence proving the inaccuracy of the bill.
- If the customer, after contacting the Deputy Finance Director, still disputes the bill, the customer has the right to file a written appeal to the Finance Director. The Finance Director may defer to the Utilities Director for guidance involving technical specifications regarding the utility system, if necessary. This appeal should include the reason for the dispute and any evidence proving the inaccuracy of the bill.
- If the customer, after contacting the Finance Director, still disputes the bill, the customer has the right to file a written appeal to the City Manager. This appeal should include the reason for the dispute and any evidence proving the inaccuracy of the bill. The City Manager and/or the Assistant City Manager will review the appeal and send a written reply within a reasonable amount of time to the address shown in the utility billing system, noting the decision regarding the appeal and any substantiation for the decision and direction on any further course of action that the customer may take.
- The account of any disapproved appeal shall be assessed penalty, if due, at the time the appeal process is closed.

Extensions & Payment Plan Agreements*:* After an account holder has established six months' worth of history with the City (including billing and payment of such), the account holder may be eligible for one extension and one payment plan per 12-month period. A payment plan or extension may also be granted on a new account for deposit amounts without ~~established~~an established history at the discretion of management. Past due bills, prior debt that was sent to collections, accounts with a property lien, or any amount in a write-off status are not eligible for a payment plan agreement.

In order to receive an extension, the account holder must appear in person to the Customer Service Division, provide identification, and sign a Utility Bill Extension Agreement form. A payment extension may be granted for up to a two-week period; however, due to unforeseen and unusual circumstances, management may grant more than one payment extension per year and/or for a longer term.

In order to receive a payment plan, the account holder must appear in person to the Customer Service Division, provide identification, and sign a Utility Bill Payment Plan Agreement. A payment plan may be granted for up to a six-month period; however, due to unforeseen and unusual circumstances, management may grant more than one payment plan per year and/or for a longer term. The extended amount shall be paid along with the current amount billed and is due each month. If the payment plan ~~and schedule~~ agreement is not adhered to, the account holder may~~will~~ be ~~charged a delinquency fee and~~ placed on a list for immediate service disconnection. ~~to have services disconnected immediately and without notice to the account holder. T~~The account holder will receive auto-generated delinquency notices for the full account balance for the duration of the agreement. ~~'s account shall be documented with any payment plan which may be granted.~~

Extensions or payment plan agreements are not automatic; they are a privilege and will be granted only with proof of extreme hardship and after review of account and payment history. No extensions or payment plans will be approved on or after the date of service disconnection for non-payment; exceptions may be considered by management but are not guaranteed. Failing to honor a payment plan agreement or extension, or, if tampering, an illegal connection, or self-restoration without payment has occurred will prohibit the account holder from receiving further payment arrangements.

Misapplied payments: On rare occasion, financial institutions may process a check or electronic payment incorrectly leaving a discrepancy between the customer's utility account and bank statement. If a customer believes the payment amount applied to the account balance is incorrect, the customer must provide the City with a copy of the front and back of the cancelled check, credit card statement, or a cash receipt showing the amount the customer believes to be correct. A payment extension may be granted if time is needed to produce the document and a billing adjustment will be made upon verification.

Exceptions*:* Under special circumstances, the City may choose not to interrupt service or reconnect service as part of the delinquency processing, if the City has prior written notice from a medical facility, when the services are provided to a critically ill person or a person on life support equipment and the services are needed to preserve life. Consideration will be provided on a case-by-case basis and only if the verified current account holder or property owner provides written notice from a medical facility, executes and fulfills a written payment plan (if required), and is not processed for delinquency again.

D. Involuntary Discontinuance of Service

The City may discontinue utility service for any one of the following reasons:

- Failure of the account holder to pay balances due for utility or commercial solid waste service as required in these policies.
- Any account in a delinquent status and remains disconnected from service for two (2) consecutive billing cycles.
- Upon discovery of tampering including un~~non-~~authorized meter connection, by-passing the meter, or altering its function. The account holder is held responsible for any meter tampering. In the absence of an account holder, the owner of the property for which services are provided shall be assessed all charges and penalties.
- Failure of the account holder to permit municipal employees and its contractors' access to their meters at all reasonable hours. Locked gates, loose dogs, parking vehicles~~cars~~ over meters, etc., are considered to be a denial of access and is grounds for discontinuance of service.

- Use of service for unlawful reasons.
- Discovery of a condition which is determined to be hazardous or unsafe.
- Violation of any of the City's other utility service policies and procedures, ordinances, or state or federal law.

The City may notify the Health Department, Code Enforcement, and other municipal offices of the termination of service.

E. Reconnections

When it becomes necessary for the City to discontinue services for any of the reasons listed in this policy, service will be restored after required documents are provided and payment of (1) all pending charges, past due and current bills due to the City, (2) any deposit as required, (3) any material and labor cost incurred by the City, according to the Schedule of Rates, Fees, and Charges (Schedule B), (4) all fees and charges required by this policy, and (5) any discovery of prior debt, is received.

Section 9 – Utility Operational Policies

A. Meter Calibration Testing

Account holders may request that the City test their water meter for accuracy at the rate set forth in the Schedule of Rates, Fees, and Charges (Schedule B). This request must come from the account holder in a written form by submitting a completed Consent to Verify Meter Calibration form and submitting payment of the applicable meter testing fee. As soon as reasonably practical after receiving the request for meter testing, the Water Field Operations shall test the water meter for accuracy. The accuracy limits for testing are 98.5% to 101.5% as recommended by the American Water Works Association.

Should testing reveal that the meter is over-registering consumption (indicating more flow than is actually passing through it) greater than one hundred one and one-half percent (101.5%), then the account holder shall not be responsible for that portion of the bill equivalent to the percentage of error of the meter and the amount shall be adjusted from the account holder's bill for the preceding 12 months of billing, if applicable. The percentage of error is calculated by subtracting the 101.5% accuracy limit from the weighted meter test results. The meter shall be removed from service and replaced at no additional cost to the account holder and the meter testing fee refunded to the account.

Should testing reveal that the meter is under-registering (indicating less flow than is actually passing through it) less than ninety-eight and one-half percent (98.5%), then the account holder shall not be responsible for any unrecorded flow indicated by the percentage of error of the meter. The percentage of error is calculated by subtracting the weighted meter test results from the lower 98.5% accuracy limit. The meter may be removed from service and replaced at no additional cost to the account holder and the meter testing fee shall be refunded to the account. Note: the removal of the meter from service is at the discretion of the City of Cocoa as unregistered water consumption is a loss of revenue to the City of Cocoa and subsequently affects all rate payers.

If a meter test reveals accuracy equal to or within the defined accuracy limits of 98.5% to 101.5%, then the meter shall be placed back in service on the same account and the meter testing fee shall not be refunded to the account holder.

B. Water Quality Complaints

Concerns of the quality of water can be submitted either by phone or in writing by completing the Utility Water Customer Contact Complaint form and submitting it to the Customer Service Division by e-mail or fax. The complaint will be forwarded to the Water Quality Lab for review and response.

C. Damage to Plants and Shrubs

The City is not responsible for damage to plants and shrubs which may be dug up or cut/trimmed in the course of accessing the meter, work on the underground piping system or other apparatus located beyond an account holder's property line or within a utility easement. A reasonable effort will be made to minimize or repair any resulting damage. The account holder is responsible for ensuring that the water meter is not obstructed by plantings, mulch, grass, or any other means. If the City must, in the opinion of the Utilities Director, relocate a meter due to obstruction, the owner of the property will be charged for labor and materials to complete any necessary work.

D. Damage to City Equipment

Any damage caused by the account holder, property owner, or their agent(s) to the City's equipment or property serving an account holder shall be the responsibility of the account holder and must be reported to the City. The City shall make necessary repairs and charge the account holder for materials and labor for said repairs. Such damage includes, but is not limited to, damage from mowing, vehicles, landscaping, remodeling, during any phase of construction, or excavation.

E. Account Holder Name Change

A name can be changed on an existing account in the event of divorce, marriage, or legal name change. The account holder must complete the Account Holder Contact Update form, present supporting documentation and a valid form

of government issued identification with photo. Ex. Valid driver's license, passport, alien registration card, or state issued photo ID (identification will be scanned into the City's records system for attachment to the applicant's account for identification purposes). In the unfortunate case of death see section *Deceased Account Holder and Estate Account* for details.

Existing accounts shall not be transferred into the name of another person that has not contracted service on the exception that the current account holder is deceased. See section *Deceased Account Holder and Estate Account* for details.

F. Deceased Account Holder and Estate Account

The City of Cocoa does not permit a utility account to remain active in a deceased person's name. Legal documents and government issued photo ID will be required for an authorized person to establish or, continue service in an estate name, deposits may apply.

Property titled with joint ownership: Upon death of an account holder who is the property owner, a surviving co-owner of the property, as filed with the Brevard County Property Appraiser's Office, must request to transfer the service into their name.

Property titled with one owner: Upon death of an account holder, the sole property owner, a surviving family member may request to transfer the account into the ownership of an estate for the decedent. The City may request legal documentation from the executor or the person responsible for administering an estate. The account will then be established in the estate's name. It is the responsibility of the executor or other person administering the estate to notify the City of any changes in account status. As a courtesy, the City of Cocoa may allow an account to remain in the name of the estate for a period up to six (6) months from the date of transfer. It is the responsibility of the executor or administer of the estate to either disconnect the account or service must be contracted by an authorized person prior to this date.

If the City of Cocoa receives notice or determines that an account holder (property owner) is deceased, notification of account closure will be mailed to the address on record. The letter will set forth a date, a minimum of two (2) weeks from the date of notification or a maximum of six (6) months from the date of death, whichever is greater in time, in which an Application must be completed and received in accordance with this policy in order to continue services at the location of the deceased account holder.

The estate account shall terminate after six (6) months, or the surviving family member may elect to pre-pay a deposit in the amount equivalent of four (4) months of average bills to maintain an active account in the name of the estate as well as contract service as a responsible person for the account. In either case of an estate account being established, if an Application has not been processed to transfer ownership of the account by the advertised time, services may be disconnected without further notice.

Rental property with tenant: If the City of Cocoa receives notice or determines that an account holder (tenant) of a rental property is deceased, notification of account termination will be sent to the service address. The letter will set forth a date, a minimum of two (2) weeks from the date of notification in which an Application must be ~~completed and~~completed and received in accordance with this policy in order to continue service at the location of the deceased tenant An updated lease from the property owner will be required. Failure to provide necessary documents may result in account termination and any unauthorized consumption will be billed to the property owner. See section *Unauthorized Consumption on Inactive Location*.

G. Utility Billing Adjustments

At any time a billing adjustment is requested, the balance of the account must be paid in accordance with this policy in order to avoid penalty. If an adjustment request is approved, the adjustment will be made to the account and may show as a credit on the next regular monthly bill.

Overcharge or Undercharge Error***:*** If the City has overcharged or undercharged an active account holder for service, the City will correct this error subject to the following procedures:

1. If the City has overcharged an active account holder for a service, the City will credit the account holder's account, without interest, the excess amount on the next monthly bill. When the overcharge is more than $1,000 a reasonable attempt to notify the account holder will be made in addition to the monthly bill. Account holders may request a refund if the account balance was previously paid in full. Credit to an account holder's account is subject to the following limitations:
    a. If the account holder should not have been billed the service and the time period over which the overcharge occurred can be determined, the City will credit or refund the excess amount charged the account for that entire interval, provided that such time period shall not exceed the statute of limitations as set forth in the Florida State Statutes.
    b. If the account holder should have been billed the service and the inaccurate rate was applied, the City shall refund the excess amount charged not to exceed the preceding 12 billing cycles.
    c. If the exact amount of excess charge cannot be determined, the City should take into consideration all information and account history in order to determine the amount due as accurately as possible, not to exceed the preceding 12 billing cycles.
    d. If an overcharged account holder owes a past due balance to the City, the City may deduct that past due amount from any refund or credit due the account holder.
2. If the City has overcharged an account holder for services and it is discovered after the account has been terminated and/or made inactive, the account holder forfeits any right to a refund upon the termination and/or inactivation of the account.
3. If the City has undercharged an account holder for service during any of the previous 12 billing cycles, the City will collect the additional amount due to the City by placing the charges on the next monthly bill. When the undercharge is more than $1,000 a reasonable attempt to notify the account holder will be made in addition to the monthly bill. A payment plan or other payment options may be extended to an account holder. If an account holder does not contact the City in order to make payment arrangement for such amount by the bill due date, the account may be disconnected for non-payment in accordance with this policy.
4. If the City has final billed a terminated or inactive account in error, the City has the right to correct the error and issue an additional bill to the terminated or inactive account.
5. If an undercharge has occurred because of tampering or bypassing a meter or because of other fraudulent or willfully misleading action of the customer, the City shall collect the entire undercharged amount in a lump sum and seek such other rights and remedies as are permitted by law.

Swimming Pools*:* Swimming pools may be filled once a year without the account holder having to pay a sewer usage charge on the water used to fill the pool. In order for an adjustment to be granted, the account holder (or the account holder's representative) must submit a High Consumption Credit Application request for the adjustment within 60 days of the date of the bill for which an adjustment is requested. Sewer consumption will then be calculated to the account holder's previous 6-month average and an adjustment will be made to the bill which includes the dates of usage. All water used to fill a pool will be metered and billed to the account holder.

Excessive Use**:** Excessive use is defined as metered water and/or sewer flow at least 50% greater than the account holder's average monthly consumption amount. Average monthly consumption is based on the six (6) month average prior to the month showing excessive use.

There are a variety of circumstances which may cause an account holder to have a water bill more than their average range for monthly water consumption. These can include, but are not limited to, plumbing leak, faulty toilet, faulty hot water tank, hose bib left on, excessive irrigation, water theft, etc. Often circumstances are intermittent or isolated occurrences where symptoms of water loss may start and stop within the billing cycle, making it very difficult for the account holder to identify the source or cause. The City of Cocoa briefly visits and reads each meter only once a month, often after this unexplained water loss has occurred. At the customer's request, City staff can identify if water is actively flowing through a meter and/or if a leak at the meter connection is actively occurring; however, City staff cannot identify where or how water is/was being used or lost. An Excessive Water Consumption Checklist ~~is~~ is available to aid an account holder in identifying the cause of excessive use. It is the account holder's responsibility to regularly monitor their consumption, identify the source/cause of water loss, and correct the problem causing the excessive consumption as soon as it is discovered. Any billing adjustment is a courtesy to assist the account holder

with an extraordinarily high bill. The City is not responsible for the account holder's piping or plumbing beyond the meter/meter connection. See section *Account Holder Responsibility for Piping* for details.

Utility account holders may apply for an adjustment when verified excessive use has occurred. A High Consumption Water-Sewer Credit Application form should be completed by the account holder and submitted to Customer Service for review within 12 months of the excessive use event. The customer must provide information describing the situation or circumstances that resulted in the loss of water. This should include the cause of the water loss if known, when the problem was discovered, and what action was taken to stop the loss of water. Any documentation verifying the cause of the excessive use should be attached to the form (e.g. plumber's invoice, receipts for purchase of repair equipment, photos of repairs). Water used during construction or remodeling of a property is excluded from an adjustment if water loss is unknown or unexplained. If an adjustment is granted, a High Consumption Application Processing fee will be applied to the account. If the request does not meet the eligibility requirements and the adjustment request is denied, no fee will be applied. See section *Utility Administrative Fees & Charges* for details.

At any time a billing adjustment is requested, the balance of the account must be paid or be on an approved and current payment plan in accordance with this policy in order to avoid ~~penalty~~penalties and/or disruption of service. If an adjustment request is approved, the adjustment will be applied to the account and may show as a credit on the next regular monthly bill.

City staff shall first verify the meter reading to ensure accuracy of the bill. Upon verification of the meter reading and verification that the consumption amount is 50% greater than the account holder's average monthly consumption, the adjustment request may be considered and is subject to the following eligibility criteria:

1. In the event excessive use occurs within the first six (6) billing cycles of a new account, the account holder's average monthly consumption shall be calculated using one of the following methods:
    a. based off of the active number of billing cycles, excluding the first, if available.
    b. based on a daily average usage, if available, multiplied by 30 days with the daily average being determined after repairs have been made
    c. based on the previous account holder's monthly average usage, if available.
    d. If none of the above are available, it shall be determined after the account holder establishes a monthly average, after repairs have been made.
2. The calculated water credit must be equal to or exceed $50.00 for the billing period in question and shall be calculated as follows:
    a. *Potable water*:
        i. Charges for consumption used at/below the monthly average shall be calculated according to the current rate structure for the period.
        ii. Charges for consumption used over the monthly average shall be re-calculated at the Wholesale Tier 1 rate equal to the expense that the City incurs for treatment and delivery of water service for the period.
        iii. Bill **minus** base rate **minus** calculated monthly average consumption **minus** re-calculated consumption over monthly average = credit.
    b. *Reclaimed water*:
        i. (Billed gallons minus base rate gallons)/base rate gallons = consumption factor.
        ii. Consumption factor multiplied by base rate = adjusted billing
        iii. Bill minus adjusted billing minus base rate = credit
        iv. Bill minus credit = new adjusted bill amount.
        Note: Account holders served by a reclaimed water utility other than the City of Cocoa must contact the governing reclaimed water utility body to determine their policy on adjustment.
3. The following items do not qualify for a water credit:
    a. Pool fills, including those necessitated by pool repairs/resurfacing.
    b. Landscape/beautification.
    c. Any meter that has been tampered with including an un~~non-~~authorized meter connection, by-passing the meter, or altering its function, does not qualify.
    d. Unexplained water loss during the construction phase or remodeling.

   e. Recreational use such as a water slide, etc.
4. Sewer consumption may be adjusted to the account holder's previous 6-month average if the excess water did not go through the sewer system. Note: Account holders served by a sewer utility other than the City of Cocoa must contact the governing sewer utility body to determine their policy on adjustments.
5. A billing adjustment shall be allowed for no more than two consecutive months of excessive usage that has occurred in the previous 12 months, on an account. All commercial accounts will be limited to a maximum of two (2) excessive use billing adjustments within five (5) consecutive years since the first adjustment. All residential and government accounts will not be limited to a maximum; however, each instance shall be reviewed by City staff to determine the validity of the request. Excessive, repetitive leaks or plumbing that isn't corrected will not be eligible for excessive use adjustments.
6. In the event the City of Cocoa, surrounding municipalities, to include areas of Brevard County serviced by the City of Cocoa water utility declares a state of emergency due to a natural disaster event, such as a hurricane, the eligibility criteria for a high consumption water credit shall be amended for the billing cycle that includes the date(s) of the event and one additional billing cycle post event for a maximum of two billing cycles. All other conditions and eligibility criteria shall remain in effect with the exceptions as follows:
   a. The calculated credit does not have to exceed $50.00.
   b. An approved high consumption adjustment will not count towards the lifetime maximum for any account holder, regardless of account type.
   c. The High Consumption Credit Processing Fee shall be waived.
7. In the event excessive use is the result of theft, where an official police report has been filed, the eligibility criteria for a high consumption water credit shall be amended for the billing cycle that includes the date of the incident and one additional billing cycle, pre or post incident, for a maximum of two billing cycles. All other conditions and eligibility criteria shall remain in effect with the exceptions as follows:
   a. A copy of the official police report must be provided.
   b. The High Consumption Credit Processing Fee shall be waived.
   c. The calculated credit does not have to exceed $50.00
   d. An approved high consumption adjustment will not count towards the lifetime maximum for any account holder, however, loss due to reported theft will be limited to two (2) adjustments per (5) consecutive years, regardless of account type.

Any deviation from current City policies and/or procedures by City staff that causes an unnecessary, prolonged, or excessive water leak, resulting in high metered consumption, may be considered for an additional adjustment authorized by City management reviewed on a case by case basis. The adjustment will only be applicable to the amount of water lost within the timeframe the City deviated from policy/procedure.

Stuck Meter*:* Often the symptom of a stuck meter is a few months of no water consumption recorded on an active account. In the event the City believes a meter may be malfunctioning or stuck and under registering water consumption a maintenance crew may be sent to test and/or evaluate the meter and the customer contacted for a status on occupancy. If the meter is determined by City staff to be stuck it will be replaced and the account holder will be billed their average monthly consumption charges for any or all the 12 preceding months they were previously billed zero or no consumption. The City makes every reasonable attempt to detect a stuck meter as soon as possible; however, it can be difficult for the City to determine if the zero or no consumption is due to vacancy or meter malfunction. A commercial property may have a compound meter installed. A compound meter is comprised of two separate meters, the larger meter (TGAL) measures the high flow while the smaller meter (CGAL) registers the low flow. Each meter registers or records only the water that passed through each of them individually; however, for purposes of bill calculation the consumption recorded from each meter is added together and amounts to the total consumption each month. At times one of the meter registers on a compound meter may stop recording consumption while the other is still working and measuring the portion of the consumption that passed through the functioning register. For example, if the low flow meter register stops registering consumption any low flow water passing through the meter will be unregistered while any high flow water passing through the high flow meter is recorded. This scenario will cause the consumption to be billed from only one of the registers, and at time may appear to be a reduction in the customer's average consumption. Alternatively, when the stuck meter is repaired the register will

begin again recording consumption that may appear to be high consumption when it's really normal consumption within the customer's average prior to one of the compound meters becoming stuck. Therefore, the City depends on the customer to inform the Customer Service Division if he/she is billed zero or a reduced amount of consumption on an active account when they believe they should be billed otherwise for water use.

Mismatched meter body and register sizes: When the wrong size register and/or meter body are paired together the consumption reported by the register will be incorrect and could cause an underbilling or an overbilling of consumption. The City will correct any overbilling within the past 12 months; however, the City will not correct any underbilling to the customer's benefit.

H. Utility Debt Collection

The City is authorized to collect delinquent utility fees as promulgated in the City of Cocoa Code of Ordinances Section 22-18. Any balance owed to the City will remain due until paid. All legal means of collection for a delinquent account in arrears will be taken.

Utility Collections*:* In the event an account holder has an outstanding balance on another account, the outstanding balance will be transferred to the current account. All delinquency procedures and service charges will apply. Per City of Cocoa Ordinance Section 22-18, the City shall be entitled to recover all costs, including but not limited to, reasonable attorney's fees and/or collection service charges, incurred in collecting delinquent utility fees and charges.

Any fee or charge due to the City which is not paid may be recovered by referring the account to a third-party collection agency and/or bringing an action at law. In addition to any other remedies or penalties provided in this section, failure of any user of the City's utility system to pay said charges promptly when due shall subject such user to discontinuance of such service. The City Manager or the City Manager's designee is hereby empowered and directed to enforce this provision as to any and all delinquent users.

In accordance with the Telephone Consumer Protection Act (TCPA), the account holder agrees, in order for the City to service a utility account or to collect any amounts you may owe, the City may contact the customer by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges. We may also contact the customer by sending text messages or emails, using any email address provided to the City. Methods of contact may include using pre-recorded or artificial voice messages and/or the use of an automatic dialing device, as applicable. By contracting service, the account holder agrees that the City of Cocoa may contact him/her as described above.

Utility Liens*:* All past due and outstanding utilities rates, fees, and charges assessed shall be a lien upon the property with which such rates, fees, and charges are associated, in accordance with Florida Statute Chapter 153.67 and 159.17. The owner of every building, premise, lot, or house shall be obligated to pay the fee for all services provided to his/her premises, which obligation may be enforced by the City by action of law or suit to enforce the lien in the same manner as the foreclosure of mortgages. In the event of such action, the City shall be entitled to recover all court costs and reasonable attorney fees for such collection. In the case that a tenant in possession of any premises or building shall pay said charges, it shall relieve the ~~land owner~~landowner from such obligation and lien; but the City shall not be required to seek payment from any person whatsoever other than the owner for the payment of such charges.

Utility lien search requests may be submitted online through the City's municipal lien search vendor, Orange Lien Data, at https://order.orangelien.com/. ~~https://order.orangelien.com/index/login.html.~~ Lien search fees shall be payable, at the time of request, to Orange Lien for each request. Utility lien search reports may include tenant and property owner current and past due amounts owed to the City. It is the responsibility of the recipient of the report to verify property owner debt owed to the City.

I. Internal Audits and Evaluations

Processes, policies, and procedures shall be reviewed internally and this document updated to address any additional changes in current practices that may be found.

J. Solid Waste Only Accounts

In some cases, the City has established a solid waste/garbage only account for the purpose of billing commercial garbage to a tenant or property owner that does not have an active water account. This practice of establishing 'garbage only' accounts has been discontinued; however, existing accounts will be grandfathered in. Any future requests for commercial solid waste service shall be applied to an active water account or billed to the property owner of record. For existing garbage only accounts that are grandfathered in prior to this change, should the account be involuntarily discontinued for service the commercial container shall be removed from the property and the account will be terminated. In order to re-establish commercial solid waste service at the property, all outstanding charges must be paid to include an at-risk deposit and the solid waste service will be added to an existing water account. The account shall also be subject to a delinquency processing fee. See section *Involuntary Discontinuance of Service, Deposits, and Reconnections* for details

K. Bee Removal

The City makes every effort to remove live bees from the water meter boxes when reported; however, this action could take several months and several trips to the meter box. Should the customer take it upon themselves to have the bees removed, the City will not reimburse the customer.

Section 7 – Appendix

Schedule A – Utility Rates, Fees, and Charges

Schedule B – Miscellaneous Rates, Fees, and Charges

Schedule C – Solid Waste Rates, Fees, and Charges

Utility Impact & Connection Fees

Water Service Impact Fee

Meter Size	ERC	Reclaimed Water Not Available	Reclaimed Water Available
5/8 x 3/4 inch (SFR only)	1.00	$1,750	$1,300
5/8 x 3/4 inch (not SFR)	1.00	$1,750	$1,750
1 inch (SFR only)	2.50	$4,375	$3,250
1 inch (not SFR)	2.50	$4,375	$4,375
1.5 inch	6.00	$10,500	$10,500
2 inch	9.50	$16,625	$16,625
3 inch	21.75	$38,062.50	$38,062.50
4 inch	37.50	$65,625	$65,625
6 inch	80.00	$140,000	$140,000
8 inch	140.00	$245,000	$245,000
10 inch	210.00	$367,500	$367,500
Unit Description	ERC/unit	Reclaimed Water Not Available	Reclaimed Water Available
Single Family Residence	1.00	$1,750	$1,300
Apartment or Condo: 1 Bath	0.80	$1,400	$1,400
Apartment or Condo: 2 or more Bath	1.00	$1,750	$1,750
Hotel/Motel	0.60	$1,050	$1,050

Note: Impact fees will be based on either the calculated ERC's per the Utilities Handbook or the base impact fee listed above, whichever is higher.

South Mainland Water Connection Fee

129A	$887.98 per ERC
129B	$1,125per ERC

Sewer Service Impact Fee

Sewer Impact Fee	$1,875 per ERC
Sewer Force Main Fee	$1,450 per ERC

Reclaimed Water Service Connection Fee

Meter Size	Connection Charge
5/8 x 3/4 inch	$301
1 inch	$425
1.5 inch	$700
2 inch	$1,000

Utility Field Service & Installation Fees & Charges

Water Service Line Installation Charge

Short Service	
3/4" short service line only	$840
1" short service line only	$915
Long Service	
3/4" long service line only	$1,300
1" long service line only	$1,440
Open Cut	estimated by Engineering Division

Meter Installation Charges

Meter Size	
5/8 x 3/4 inch	$450
1 inch	$530
1.5 inch	$710
> 1.5 inch	Requires estimate from Engineering Division

Meter Relocation/Adjustment Charges

Meter Size	
5/8 x 3/4 inch	$400
1 inch	$400
> 1 inch	Requires estimate from Engineering Division

Other Installation/Replacement Charges

	Installation/ Relocation Charge	Refundable Deposit
Spray Truck Meter Installation Charge	$350	$750
Temporary 3" Jumper Meter Installation Charge	$100	$750
Temporary 2" Construction Meter Installation Charge (all water used will be billed at the tier 1 rate)	$100	$750
Fire Hydrant Maintenance Charge	$90	N/A
Materials/Labor Charge	Cost	N/A
Materials/3/4” replacement radio register	$198.50	N/A
Materials/3/4” T-10 replacement meter body	$165.00	N/A
Materials/replacement antenna	$26	N/A
Materials/replacement box & top	$23.22	N/A
Materials/replacement box top only	$10.53	N/A
Materials/replacement service line	$6.14/ft of copper	N/A
Materials/replacement curb stop	$35.70	N/A
Materials/replacement curb stop plug	$35.00	N/A

Utility Field Service & Installation Fees & Charges
(continued)

Miscellaneous Field Service Fees & Charges	
Plan Review and Construction Inspection Charge	$750
Hydrant Residual Flow Test Charge	$150
Fire Line Painting Charge	$230
Meter Station Painting Charge	$230
Meter Calibration Testing Charge (5/8 x 3/4 inch to 2 inch)	$75
Meter Calibration Testing Charge (3 inch and larger)	$160
Service Call Fee (during regular business hours)	$36
After Hours Reconnection Fee	$78
~~Meter Access Fee~~	~~$33~~
Meter Access ~~Tow Charge~~Fee	$75
Data Log Report (only available on digital/smart meters)	$45

Backflow Prevention Assembly Installation Charge

Reduced Pressure		Double Check		Dual Check	
Meter Size	Charge	Meter Size	Charge	Meter Size	Charge
5/8 x ¾ inch	$415	5/8 x ¾ inch residential	$260	5/8 x ¾ inch	$125
1 inch	$470	5/8 x ¾ inch non-residential	$280	1 inch	$135
1.5 inch	$830	1 inch	$400		
2 inch	$1,030	1.5 inch	$590		
		2 inch	$800		
Note: Larger meters and other installations are estimated on a case by case basis					

Backflow Prevention Assembly Testing & Maintenance Charge (Non-residential accounts/billed monthly)

Meter Size	Monthly Charge
5/8 x 3/4 inch to 2 inch	$5.42
3 inch to 10 inch	$14.60

Other Utility Rates & Monthly Service Charges	
Grease Trap	$8.34
Public Service Tax	10% of water charges

Utility Administrative Fees & Charges

Administrative Fees & Charges	
Service Initiation Fee (next business day)	$45
Service Initiation Fee (same day, if available & unauthorized consumption owner meter bills)	$90
Convenience Fee	$2.99 per transaction if transaction < = $300 2.65% per transaction if transaction > $300 Per transaction limit = $15,000
Late Fee	$5 or 1.5% per month (whichever is greater) 18% per annum
Returned Payment Fee	$25 if payment value < = $50 $30 if payment value > $50 and <= $300 $40 or 5% (whichever is greater) if payment value < $300
Collection Fee	33% of account balance
Utility Lien Processing & Recording Fee	$50
Utility Lien Search Fee	$45 rushed service with account history
Billing Service Charge	$1.3~~5~~9/month for the 1st service; $0.5~~7~~/9month for each additional service
High Consumption Credit Application Processing Fee	$15
Delinquency Processing Fee	$70
City of Cocoa Garbage Discount	$2

Tampering and Theft of Service Fees & Charges	
Lock Fee	$80
Tampering Fee	$150 first instance, $300 second instance, $500 third instance (same customer/same location)
Meter Removal Charge	$300 each instance
Illegal Connection Fee	~~Estimated usage (minimum 100,000 gallons) on size of meter intended for service line plus incidental costs~~ Three times (3x) the highest, third instance Tampering Fee

Utility Deposits

Water			Sewer	
Meter Size	Residential	Commercial	Residential	Commercial and Multi-Family Master Meter
5/8 x 3/4 inch	$60	6 month average x 2.5	$100	6 month average x 2.5
1 inch	$70		$100	
1.5 inch	$120		$100	
2 inch	$170		$100	
3 inch	$220		$100	
4 inch	$270		$100	
6 inch	$320		$100	
8 inch	$370		$100	
At Risk Deposits: Two times (2x) the listed deposit amount for water and/or sewer. Two times (2x) the monthly billed amount for commercial garbage.				

Legislation Details (With Text)

File #:	24-420	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	7/23/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve a Water Service Agreement/Interlocal Agreement between the City of Cocoa and the City of Cape Canaveral to continue to provide water service to Cape Canaveral customers. (Utilities Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	cocc_exhibit-a_cocc-signed_20240716.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 18, 2024
Agenda Date: August 27, 2024
Prepared By: Anthony Garganese, City Attorney
Through: John A. Walsh, P.E., Utilities Director
Requested Action:
Approve a Water Service Agreement/Interlocal Agreement between the City of Cocoa and the City of Cape Canaveral to continue to provide water service to Cape Canaveral customers.

BACKGROUND:

The City of Cocoa provides potable water service throughout Central Brevard County including within the jurisdictional limits of three cities: Cape Canaveral; Cocoa Beach; and Rockledge. Historically, the City of Cocoa has maintained long-term water service agreements with each of the three cities with a term of 30 years. In 2020, the City of Cocoa renewed a water service agreement with the City of Cocoa Beach. At that time, a new water service agreement was written for the purpose of standardizing the three water service agreements when the time came to renew the other agreements with Rockledge and Cape Canaveral. In May 2024, Council approved a new water service agreement with the City of Rockledge. It is now time to renew a water service agreement with Cape Canaveral under substantially similar terms to the City of Cocoa Beach and the Rockledge agreement.

In 1994, the City of Cocoa and the City of Cape Canaveral renewed the water franchise agreement establishing terms and conditions under which the City of Cocoa provides water service to customers within the jurisdictional limits of the City of Cape Canaveral. The current agreement expired on May 11, 2024.

The new Interlocal Agreement for the City of Cape Canaveral was prepared and reviewed by the City

Attorney and Utilities Director. It is substantially the same as the Cocoa Beach and the Rockledge Agreements. Staff is recommending approval. Upon approval and recordation of the new Interlocal Agreement, the new Interlocal Agreement will take effect. The City of Cape Canaveral Council approved the agreement on July 16th, 2024.

STRATEGIC PLAN CONNECTION:

To provide reliable and safe drinking water and fire hydrant service to all Cocoa water customers.

BUDGETARY IMPACT:

N/A. Water rates are established for all customers by separate action of the Council. Operational costs of the water utility are likewise handled by separate action of the Council.

PREVIOUS ACTION:

September 28, 1993, the City of Cocoa and Cape Canaveral renewed the current water franchise agreement.

RECOMMENDED MOTION:

Approve a Water Service Agreement/Interlocal Agreement between the City of Cocoa and the City of Cape Canaveral to continue to provide water service to Cape Canaveral customers.

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WATER SERVICE AGREEMENT

THIS WATER SERVICE AGREEMENT (this "Agreement") dated _____, 2024 by and between the **CITY OF COCOA**, a Florida municipal corporation (hereinafter, "COCOA"); and the **CITY OF CAPE CANAVERAL**, a Florida municipal corporation (hereinafter, "CAPE CANAVERAL"), providing for the operation and maintenance of a water distribution system throughout CAPE CANAVERAL and establishing certain conditions and agreements in regard to the operation of said water supply system.

RECITALS

WHEREAS, COCOA presently operates a water works supply and transmission system within central Brevard County, Florida, for purposes of furnishing water to its customers; and,

WHEREAS, COCOA is authorized by Florida law to operate a water system outside of COCOA's corporate limits; and,

WHEREAS, COCOA and CAPE CANAVERAL previously entered into a prior water services agreement under which COCOA supplies and transmits potable water to CAPE CANAVERAL and its residents for a term of thirty (30) years, which prior agreement terminated on May 11, 2024 (the "Prior Agreement"); and

WHEREAS, COCOA's water supply and distribution system located within CAPE CANAVERAL benefits and serves water customers located within and outside the municipal limits of CAPE CANAVERAL; and

WHEREAS, COCOA and CAPE CANAVERAL desire to enter into this new Agreement under which water will continue to be supplied by COCOA to CAPE

CANAVERAL consumers;

WHEREAS, COCOA and CAPE CANAVERAL understand and agree that COCOA's water supply and distribution system located within CAPE CANAVERAL will continue to benefit and serve water customers located outside the municipal limits of CAPE CANAVERAL; and

WHEREAS, this Agreement shall be considered an Interlocal Agreement pursuant to Chapter 163.01, Florida Statutes.

NOW THEREFORE, in consideration of the mutual promises herein contained, it is agreed as follows:

Section 1. **INCORPORATION OF RECITALS**. The forgoing recitals are true and accurate and are incorporated herein by reference. The Prior Agreement is hereby terminated by mutual agreement of COCOA and CAPE CANAVERAL.

Section 2. **REPRESENTATION OF COCOA**. COCOA makes the following representation to CAPE CANAVERAL:

a. COCOA is duly organized and in good standing under the laws of the State of Florida and is duly qualified and authorized to carry on the governmental functions and operations set forth in this Agreement.

b. COCOA has the power, authority, and legal rights to enter into and perform the obligations set forth in this Agreement, and the execution, delivery and performance hereof by COCOA (i) has been duly authorized by the City Council of the City of COCOA; (ii) does not constitute a default under, or result in the creation of any lien, charge, encumbrance or security interest upon the assets of COCOA, except as otherwise provided herein.

Section 3. **REPRESENTATION OF CAPE CANAVERAL**. CAPE CANAVERAL makes the following representations to COCOA:

a. CAPE CANAVERAL is duly organized and in good standing under the laws of the State of Florida, and is duly qualified and authorized to carry on the governmental functions and operations set forth in this Agreement.

b. CAPE CANAVERAL has the power, authority, and legal right to enter into and perform the obligations set forth in this Agreement, and the execution, delivery and performance hereof by CAPE CANAVERAL (i) has been duly authorized by the City Council of the City of CAPE CANAVERAL; (ii) does not constitute a default under, or result in the creation of any lien, charge, encumbrance or security interest upon the assets of CAPE CANAVERAL, except as otherwise provided for herein.

Section 4. **GRANT OF AUTHORITY**. Subject to the terms and conditions of this Agreement and applicable law, CAPE CANAVERAL hereby grants to COCOA, its successors and assigns, the exclusive right and privilege to operate a potable water distribution system within the municipal boundaries of CAPE CANAVERAL, and to sell and distribute potable water through said system within CAPE CANAVERAL. For these purposes, COCOA shall establish, construct, erect, maintain and operate a potable water distribution system, including mains, pipes, valves, meters and fire hydrants upon, along and under the streets, alleys, public utility and drainage easements, and rights of way of CAPE CANAVERAL in such places and in such manner as COCOA may, from time to time, require in order to provide water service to the water customers located within CAPE CANAVERAL, subject to the systematic rules and regulations adopted by COCOA. The right to use and occupy said streets, alleys, public utility and drainage easements, and

rights of way of CAPE CANAVERAL shall not be exclusive and CAPE CANAVERAL reserves the right, within its sole discretion, to grant a similar use of said streets, alleys, public utility and drainage easements, and rights of way to any person or corporation at any time during the term of this Agreement so long as said similar use does not unreasonably interfere with the rights herein granted.

Section 5. GRANT OF EASEMENT; EASEMENT RESTRICTIONS.

a. For purposes of allowing COCOA to operate, maintain, repair, replace, enlarge or extend the potable water distribution system, CAPE CANAVERAL grants to COCOA a right of way and easement for all water pipes, water mains, water tanks, valves, fire hydrants, fittings, meters, backflow prevention devices, and all appurtenances thereto ("water distribution facilities") presently owned by COCOA and located on or under all streets, avenues, alleys, lanes, and bridges in CAPE CANAVERAL or that may be hereafter annexed by CAPE CANAVERAL, and a right of way and easement for such additional water distribution facilities as may hereafter be installed by COCOA, on or under all streets, avenues, alleys, lanes, and bridges in CAPE CANAVERAL or that may be hereafter annexed by CAPE CANAVERAL. This grant of easement shall also extend to all existing water distribution facilities presently owned by COCOA and located on or under parks and other public places owned or under the control of CAPE CANAVERAL for the limited purpose of providing potable water service to said parks and other public places, and for such additional water distribution facilities as may hereinafter be installed by COCOA on or under said parks and other public places upon prior written consent of the City Manager or City Council of CAPE CANAVERAL. The purposes for which COCOA may use these easements are for maintenance, repair, installation, improvement, and

operation of the water distribution facilities for the benefit of customers located within and outside the municipal limits of CAPE CANAVERAL subject to the terms and conditions of this Agreement.

b. This grant of easement shall, however, be subject to all applicable land use, zoning, right-of-way and other applicable regulations adopted by CAPE CANAVERAL unless otherwise set forth herein. In addition, this grant of easement shall be subject to COCOA's and CAPE CANAVERAL's commitment to avoid interference and conflicts with each other's utility and public infrastructure and improvements that may be installed within the subject easement area as set forth in §337.403, Florida Statutes and other applicable law. Further, for the installation of new facilities this grant of easement shall also be subject to CAPE CANAVERAL's right to regulate the time and/or location of any excavations to preserve effective traffic flow, prevent hazardous road conditions, or minimize noise impacts.

c. COCOA shall be required to place its water distribution pipes underground as reasonably practical, rather than above ground.

d. This grant of easement shall continue for so long as this Agreement remains in full force and effect, except that the easement shall continue after termination of this Agreement to the extent necessary to supply water customers of COCOA located outside of the municipal limits of CAPE CANAVERAL and such surviving easement shall be subject to the benefits and obligations set forth in this Agreement. If the easement continues after termination of this Agreement for the primary purpose of allowing COCOA to supply water customers outside of the municipal limits of CAPE CANAVERAL, COCOA

and CAPE CANAVERAL agree to negotiate, in good faith, a post-termination transition agreement, as set forth in Section 22 below.

Section 6. DURATION AND EFFECTIVE DATE OF AGREEMENT. The effective date of this Agreement shall be the date the last party hereto signs this Agreement and when it is recorded in the public records of Brevard County, Florida, as required by Section 163.01(11), Florida Statutes (the "Effective Date"). The term of the Agreement shall begin on the Effective Date and expire on_____, 2054. The Prior Agreement shall hereby be deemed terminated and no longer in full force and effect.

Section 7. RESTORATION AND REPAIR. Prior to COCOA performing any planned construction activity, on, under or upon the streets, alleys, public utility and drainage easements, rights of way, parks and other public places of CAPE CANAVERAL for any water distribution facilities, COCOA agrees that it will obtain a permit for said work from CAPE CANAVERAL. CAPE CANAVERAL agrees that it will not unreasonably withhold such permits and promptly issue said permits to COCOA without charge so long as COCOA is providing potable water to customers within the municipal boundaries of CAPE CANAVERAL during the term of this Agreement. In emergency situations, COCOA will perform said temporary repairs as may be required prior to obtaining said permit, provided said permit shall be applied for as soon as possible thereafter. As a condition of said permit, COCOA agrees that it shall promptly and at its sole expense repair and restore any street, sidewalk or other public facility of CAPE CANAVERAL that may be disturbed, damaged or removed by COCOA pursuant to the exercise of the rights granted hereunder to a condition substantially equal to or better than that existing prior to any work being performed.

Section 8. PERMITS; OBLIGATIONS TO ASSIST IN OBTAINING PERMITS.

a. COCOA shall be required to obtain all permits necessary to operate and maintain its water distribution system.

b. Upon request by COCOA, CAPE CANAVERAL will cooperate and provide non-financial assistance to COCOA's efforts to obtain any and all permits necessary or convenient to the acquisition, alteration, replacement, expansion, or operation of the water distribution facilities, provided that said water distribution facilities are located within the municipal boundaries of CAPE CANAVERAL, or such cooperation and support will benefit consumers within CAPE CANAVERAL. For the purpose of this Agreement, the term "permits" shall mean all licenses, permits, or other approvals from any government or governmental agency, whether federal, state, regional or local, necessary or convenient to the acquisition, construction, transfer, operation or expansion of the water distribution facilities, including but not limited to any general water use permits, temporary water use permits, individual water use permits or transfer of a water use permit issued by the St. Johns River Water Management District, the Florida Department of Environmental Protection, the United States Army Corps of Engineers, and all successor agencies.

c. In emergency situations, COCOA shall submit after-the-fact permits no later than thirty (30) days after the conclusion of each occurrence, excluding those occurrences resulting from natural disasters or other acts of God.

Section 9. WATER CONSERVATION. CAPE CANAVERAL will, at its discretion, cooperate and support COCOA with implementation of water conservation plans and will consider municipal ordinances relating to adopting codes for using cross-

connection prevention devices, ultra-low flow water fixtures, and moisture sensing devices for irrigation systems and for the use of xeriscape landscaping alternatives. CAPE CANAVERAL understands and agrees that notwithstanding anything to the contrary in this Agreement, COCOA may, in its sole discretion, discontinue water services to any customer pursuant to COCOA's systematic rules and regulations in an effort to enforce compliance with water conservation plans.

Section 10. COMPLIANCE WITH APPLICABLE LAWS AND ORDINANCES. COCOA shall, at all times during the term of this Agreement, be subject to all lawful exercise of police power by CAPE CANAVERAL and to such reasonable regulations as CAPE CANAVERAL shall hereinafter by Resolution or Ordinance adopt, provided that the terms of same being applied to COCOA shall not be inconsistent with the terms of this Agreement, and shall not be inconsistent with COCOA's rights and obligations to provide water to its customers under applicable law.

Section 11. LIABILITY OF COCOA/INDEMNIFICATION. To the extent permitted by law, COCOA shall indemnify and hold harmless CAPE CANAVERAL and its officers and employees from and against any and all losses, obligations, fines, penalties, claims, suits, judgments, demands, personal injuries (including death), property and other damages, expenses (including without limitation attorneys' fees and costs) ("Claim") to the extent caused by the negligent act or omission of COCOA or any other person, contractor or entity acting under COCOA's control or direction in connection with the water services contemplated by this Agreement (other than COCOA's billing and collection of fees, taxes and other charges lawfully imposed by CAPE CANAVERAL that appear on COCOA's utility billing system for which CAPE CANAVERAL shall remain fully liable).

CAPE CANAVERAL shall notify COCOA within two business days of any Claim made against CAPE CANAVERAL covered by the terms of this paragraph and COCOA shall have the right to defend, settle or compromise said Claim in its sole discretion. Nothing herein shall be read to waive or limit any defense of sovereign immunity by COCOA or CAPE CANAVERAL as provided in Section 768.28, Florida Statutes, or under common law. COCOA shall have no obligation to indemnify CAPE CANAVERAL under this Agreement for any negligent act or omission of CAPE CANAVERAL and its officers and employees or any other person, contractor or entity acting under CAPE CANAVERAL's control or direction, nor shall COCOA have any obligation to indemnify CAPE CANAVERAL for any amounts paid in settlement of any action, suit or proceeding without COCOA's prior written consent and nor shall the obligation to indemnify be assignable to any third party.

Section 12. SERVICE STANDARDS. COCOA shall operate and maintain its water supply and distribution system and render efficient service in accordance with all applicable statutes, rules and regulations of the United States Environmental Protection Agency, Florida Department of Environmental Protection, the St. Johns River Water Management District, and applicable local government agencies and particularly in accordance with the following provisions:

a. Pressure. COCOA shall endeavor to deliver water in such quantities, as will maintain at the fire hydrants, the minimum requirements of the Code of Standards of the Insurance Service Office (ISO) and National Fire Protection Association (NFPA). However, COCOA does not guarantee that the supply of water to be distributed within CAPE CANAVERAL shall be at all times constant or maintained at the pressure

specified above, and it is understood that water pressure below the minimum requirements stated above due to undersized water distribution facilities, or the temporary cessation of delivery of water, or drop in water pressure at any time caused by, or in anticipation of, an act of God, fires, strikes, casualties, accidents, necessary maintenance work, breakdowns, damage to machinery or lines, civil or military authority or by riot or other cause beyond the control of COCOA shall not constitute a breach of the provisions hereof, or impose liability upon COCOA to CAPE CANAVERAL, or to its inhabitants, or water consumers therein. "Planned" water outages for more than twenty-five (25) hours shall result in a courtesy telephone call to the City Manager of CAPE CANAVERAL followed by written notification to CAPE CANAVERAL as outlined in Section 20.

b. Potability. Water delivered hereunder shall be good and potable in accordance with the standards of the Florida Department of Environmental Protection or successor agency, and be substantially equal to that furnished by COCOA to other customers of its water system.

c. Meters. All water delivered to customers hereunder by COCOA (except water delivered to fire hydrants using a fire hydrant connection) shall be measured by meters of standard make and sufficient size. Said meters shall be provided and maintained by COCOA in accordance with industry standards and COCOA policies.

Section 13. EXTENSIONS TO THE SYSTEM. COCOA agrees that it will make extensions to the water mains and its distribution system provided for hereunder to serve new developments or customers within CAPE CANAVERAL as such customers may require provided however that the cost of said extensions or modifications shall be borne

by the developer or customer requiring the same in accordance with COCOA's then applicable service extension policy.

Section 14. HYDRANTS. COCOA agrees that it will maintain and replace, as needed, all existing public fire hydrants located within CAPE CANAVERAL as of the date of this Agreement. COCOA shall routinely flow test all fire hydrants on a periodic basis based on the fire industry standards followed by COCOA in its testing of its own fire hydrants located within the city limits of COCOA. In regard to maintenance of any and all fire hydrants serviced by COCOA, COCOA will expedite repair service to any fire hydrant taken out of service. The CAPE CANAVERAL Fire Department shall be notified immediately of any hydrant taken out of service. Until said hydrant is placed back in service after repair and during the time the hydrant is out of service, a notice shall be placed or prominently indicated on the hydrant that it is out of service. New hydrants will be installed in conjunction with extensions for new development or redevelopment as required by CAPE CANAVERAL at the expense of the developer or CAPE CANAVERAL, as the case may be. In the event that CAPE CANAVERAL shall require additional hydrants on existing lines, COCOA agrees that it will install the same provided that the mains are adequate to support fire stream requirements at the location requested and provided that CAPE CANAVERAL agrees to reimburse COCOA for the actual cost of installing the new hydrants.

Section 15. RATES AND CHARGES FOR WATER SERVICE WITHIN CAPE CANAVERAL.

a. The rates and charges to all customers or users within CAPE CANAVERAL for water service shall be those rates and charges including, but not limited to, service charges, gallonage charges, ready-to-serve charges, reconnection charges,

late fees, hydrant charges, impact fees and connection fees as COCOA shall, from time to time, establish by law, at its discretion, during the term of this Agreement.

b. COCOA's water service rates consist of a monthly service charge and a gallonage charge as metered. Customers located within the city limits of COCOA are charged the inside city rate. Customers located outside the city limits of COCOA, such as CAPE CANAVERAL customers, are charged the outside city rate. This paragraph shall be limited to the water service rates adopted by COCOA (monthly service charge and gallonage charge) and is not intended to apply to any fees imposed by CAPE CANAVERAL or other COCOA charges and fees.

c. Anything in this section to the contrary notwithstanding, COCOA agrees that at all times during this Agreement, rates and charges will be established by COCOA in accordance with applicable State and federal laws regulating the allowable rates to be charged by COCOA's water system (whether now in effect or adopted in the future) as said laws may be amended from time to time during the term of this Agreement.

d. In addition to provisions in Chapter 180, Florida Statutes, as may be amended, COCOA agrees to provide prior written courtesy notice to the City Manager of CAPE CANAVERAL of any public meeting or hearing at which COCOA will consider final approval of any adjustment to COCOA's water service rates affecting customers within the municipal boundaries of CAPE CANAVERAL.

Section 16. REGULATION OF WATER SYSTEM.

a. COCOA is authorized and empowered to make any and all reasonable rules and regulations governing the use of the water distribution system, including, but not limited to: (i) the time and manner of payment for water furnished,

including, but not limited to, connection and cut-off charges, and cash deposits to insure payment of charges; (ii) restricting the hours and days on which consumers in CAPE CANAVERAL may use the water distribution system for conservation purposes; (iii) take such actions as are necessary in order for the water distribution system to comply with all applicable local, county, regional and federal regulations as may be in effect from time to time; (iv) curtail, suspend or terminate the right of a consumer to use the water distribution system for failure to pay charges when due, or otherwise failing to comply with such regulations. In the event service is curtailed, suspended or terminated to a particular user, said user will have to pay such reconnection fees as established by COCOA from time to time as a condition to the restoration of service.

b. The rules and regulations of the Florida Department of Environmental Protection require water providers to establish and implement a cross-connection control program utilizing backflow protection at or for service connections in order to protect the water system from contamination caused by cross-connections on customers' premises. Pursuant to such required program, during the term of this Agreement COCOA, as a water provider, will require many of the water customers within CAPE CANAVERAL to upgrade current facilities to install backflow prevention devices or other appropriate cross-connection controls on potable water systems. CAPE CANAVERAL agrees to cooperate in the implementation of the cross-connection controls program within CAPE CANAVERAL, including but not limited to the education of water customers and to the extent permitted by law (including but not limited to the ordinances, rules, regulations and guidelines of COCOA), the withholding of certificates of occupancy from water customers without proper backflow prevention devices when notified by a

COCOA representative that improper or no backflow prevention devices were in place at the time of COCOA's inspection of the connection to COCOA's water distribution system.

Section 17. TAXATION OF IMPROVEMENTS. All rights, privileges and easements granted to COCOA herein, as well as the water distribution facilities presently owned by COCOA or hereafter acquired, shall be considered as public property of COCOA, used for public purposes, and shall, to the extent permitted by law, be exempt from all taxation, either ad valorem, personal, excise, license, specific or otherwise, by CAPE CANAVERAL.

Section 18. IMPROVEMENTS BY CAPE CANAVERAL. It is understood that CAPE CANAVERAL may, from time to time, construct, improve and repair the streets, curbs, gutters, sidewalks, bike paths, storm sewers, reclaimed distribution systems, sanitary sewers and other similar improvements located within CAPE CANAVERAL. In the event it is necessary to relocate any portion of the water distribution facilities within CAPE CANAVERAL because of these improvements, then CAPE CANAVERAL will pay all costs necessary to relocate the water distribution facilities. In the event the water distribution facilities are damaged by a CAPE CANAVERAL employee or independent contractor employed by CAPE CANAVERAL, then CAPE CANAVERAL will pay all costs necessary to repair the damage to the water distribution facilities, provided, however, that if the damage is caused by an independent contractor, CAPE CANAVERAL shall stand subrogated to all rights and remedies of COCOA for the collection from the party legally responsible for the damage of all sums CAPE CANAVERAL is required to pay to COCOA hereunder.

Section 19. PUBLIC RECORDS. The Parties understand and agree that COCOA and CAPE CANAVERAL are public entities subject to the Florida Public Records Law. To the extent this Agreement constitutes the "provision of services" to CAPE CANAVERAL within the scope of Section 119.0701(2), Florida Statutes, COCOA shall: (1) Keep and maintain public records required by CAPE CANAVERAL to perform the services of this Agreement; (2) Upon request from CAPE CANAVERAL, provide CAPE CANAVERAL with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law; (3) Ensure that public records are exempt or confidential and exempt from public records disclosure requirements that are not disclosed except as authorized by law; and (4) Upon completion of the Agreement, COCOA shall keep and maintain public records required by law and shall meet all applicable requirements for retaining public records.

As required by §119.0701(2)(a), Florida Statutes:

IF COCOA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CAPE CANVERAL'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AS FOLLOWS: City Clerk, City of CAPE CANAVERAL, 100 Polk Avenue, CAPE CANAVERAL, Florida 32920, Telephone: 321-868-,1220, ext. 206, Email: CityClerk@cityofcapecanaveral.org

IF CAPE CANAVERAL HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO COCOA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AS FOLLOWS: City Clerk, City of COCOA, 65 Stone Street, COCOA, Florida 32922, Telephone: 321-433-8488, Email: marsenault@cocoafl.gov

Section 20. NOTICES. All notices required pursuant to this Agreement shall be in writing, and shall be made by: (1) personal delivery; (2) nationally recognized, next day courier service; (3) first class registered or certified mail, postage paid; (4) facimile;

or (5) electronic mails to the party's address specified in this Agreement. A notice shall be deemed received and effective upon actual receipt by the party, or if the notice is mailed, on the fifth (5th) business day after such notice is deposited in the mail or with a courier service or upon receipt, whichever occurs first. All notices shall be addressed as follows:

To COCOA:
City of COCOA
City Manager
65 Stone Street
COCOA, Florida 32922

With a copy to:
Utilities Director
351 Shearer Boulevard
Cocoa, Florida 32922

To CAPE CANAVERAL:
City of CAPE CANAVERAL
City Manager
100 Polk Avenue
CAPE CANAVERAL, Florida 32920

With a copy to:
Public Works Director
601 Thurm Boulevard
Cape Canaveral, Florida 32920

Notice shall be provided to the above-named addresses unless directed otherwise in writing to the other party.

Section 21. PUBLIC SERVICE TAX. CAPE CANAVERAL reserves the right to impose on the customers within the municipal boundaries of CAPE CANAVERAL, at its discretion, a public service tax to the extent allowed and in accordance with Florida law, provided such tax shall not be considered a water service rate increase, shall be at no cost to COCOA and shall be borne solely by the customers within the municipal boundaries of CAPE CANAVERAL. The public service tax may be adopted by the CAPE

CANAVERAL City Council by ordinance, and COCOA agrees, on behalf of CAPE CANAVERAL, to begin invoicing such tax to customers within the municipal boundaries of CAPE CANAVERAL on the commencement date set forth in the ordinance, which will be no sooner than ninety (90) days after the adoption of the ordinance to allow sufficient time to modify COCOA's billing system to accommodate the public service tax. The public service tax shall be a cost of service and the tax shall be a pass-through cost to customers receiving water service within the municipal boundaries of CAPE CANAVERAL. The public service tax authorized by law and hereunder shall be collected by COCOA on utility invoice of other fees and charges incurred from the purchaser of water at the time of the payment for such service. COCOA shall collect and remit said public service tax collected from customers receiving water service within the municipal boundaries of CAPE CANAVERAL to CAPE CANAVERAL. CAPE CANAVERAL agrees that, in exchange for COCOA collecting the public service tax on behalf of CAPE CANAVERAL, COCOA shall have the right to impose and retain a billing processing fee equal to an amount set forth in a separate utility billing service agreement between COCOA and CAPE CANAVERAL. CAPE CANAVERAL agrees to indemnify and hold harmless COCOA and its officers and employees from and against any and all Claims, and to pay COCOA's attorneys' fees and costs, to the extent arising out of, related to or resulting from a challenge to said public service tax. Nothing herein shall be read to waive any defense of sovereign immunity by CAPE CANAVERAL as provided in Section 768.28, Florida Statutes or under common law.

Section 22. FACILITIES AFTER EXPIRATION OR TERMINATION

a. In addition to serving customers within the boundaries of CAPE CANAVERAL, the water distribution system of COCOA located within CAPE CANAVERAL serves other parts of central Brevard County outside the boundaries of CAPE CANAVERAL including Port Canaveral, NASA, Cocoa Beach, Rockledge, and other areas outside City of CAPE CANAVERAL including customers within the unincorporated areas of Brevard County. The Parties understand and agree that COCOA's water distribution system within the boundaries of CAPE CANAVERAL is interdependent with COCOA's water distribution system to such other communities and that both CAPE CANAVERAL and COCOA have benefited from an interdependent water distribution system, including but not limited to shared costs and increased water quality, pressure and reliability (from looped facilities and additional flowage). Nothing in this Agreement is intended to interfere with COCOA's provision of water services to customers located outside the boundaries of the City of CAPE CANAVERAL. In the event this Agreement is terminated or expires without renewal of a new water service agreement and CAPE CANAVERAL becomes responsible for providing potable water to customers within the boundaries of CAPE CANAVERAL, then COCOA and CAPE CANAVERAL agree to negotiate, in good faith, a post-termination transition agreement, as set forth in this Section 22.

b. Option to Purchase. CAPE CANAVERAL reserves the right, as provided by law, that upon the expiration of this Agreement CAPE CANAVERAL may purchase from COCOA the water distribution system of COCOA located within CAPE CANAVERAL at a valuation to be fixed by mutual agreement or arbitration, and pursuant to a post-termination transition agreement as set forth in this Section 22, provided that

CAPE CANAVERAL notify COCOA in writing of its exercise of such option at least nine (9) months prior to expiration of this Agreement.

c. Upon expiration of this Agreement (except to the extent CAPE CANAVERAL purchases the water distribution system of COCOA located within CAPE CANAVERAL as set forth above) or upon termination of this Agreement, COCOA in its sole discretion may (i) abandon in place any portion of its water distribution facilities located within CAPE CANAVERAL; or (ii) remove any portion of its water distribution facilities located within CAPE CANAVERAL within six (6) months of the expiration or termination of this Agreement; or (iii) allow any portion of its water distribution facilities located within CAPE CANAVERAL to remain in place, provided such facilities are not used to provide potable water service to CAPE CANAVERAL customers; or (iv) any combination of the preceding choices.

d. Prior to termination or expiration of this Agreement (without renewal), COCOA and CAPE CANAVERAL agree to negotiate and enter into a post-termination transition agreement. Negotiations shall commence within five (5) business days of the written request and be conducted expeditiously and in good faith. The transition agreement will set forth mutually acceptable terms and conditions for the orderly and expeditious transition of the portion of COCOA's potable water distribution system dedicated solely to providing potable water to customers within the municipal boundaries of CAPE CANAVERAL from COCOA to another water utility which will be determined and selected by CAPE CANAVERAL at its discretion. Said transition agreement shall (i) identify those portions of the water distribution system dedicated to serving only customers within the boundaries of CAPE CANAVERAL and provide for conveyance of

such facilities to CAPE CANAVERAL at a valuation to be fixed by agreement or arbitration; and (ii) identify those portions of the water distribution system reasonably or practically necessary to provide potable water services to customers located outside the boundaries of CAPE CANAVERAL including within the area known as Port Canaveral, Cocoa Beach, the other areas adjacent to the City of CAPE CANAVERAL and also to customers within the unincorporated areas of Brevard County, and provide for conveyance of such easements/right-of-way use licenses to COCOA at a valuation to be fixed by agreement or by arbitration. During this transition period, COCOA agrees to continue to deliver and sell potable water within CAPE CANAVERAL and CAPE CANAVERAL agrees to continue to authorize COCOA to so deliver and sell potable water within CAPE CANAVERAL under the terms and conditions of this Agreement unless otherwise provided in the transition agreement.

e. Nothing herein shall require COCOA to sell, and COCOA shall retain ownership and control of, the water distribution facilities located within CAPE CANAVERAL used or intended to be used for the purpose of supplying water customers located outside of the boundaries of CAPE CANAVERAL and the easements granted to COCOA for such purpose shall survive expiration and termination of this Agreement, subject to the terms of the transition agreement.

Section 23. DEFAULT AND REMEDY. CAPE CANAVERAL and COCOA recognize that the safe and dependable delivery of water within the municipal boundaries of CAPE CANAVERAL and other parts of central Brevard County serves a vital public interest. Therefore, any violation of the material provisions of this Agreement or failure

promptly to perform any of the material requirements thereof, shall be cause for the termination of this Agreement. However, before termination is sought, the complaining party shall provide the defending party at least thirty (30) days to cure the violation after written notice to the defending party. The time to cure shall be extended by the complaining party for not more than ninety (90) additional days if the defending party is diligently engaged in good faith efforts to cure such violation, failure, or default and the cure cannot be reasonably achieved within thirty (30) days. The procedure for termination shall be as follows: First, the complaining party shall notify the defending party in writing of the alleged violation(s) constituting the ground(s) for termination and provide the time by which the defending party must correct such violation(s). Second, if within the time designated by the complaining party, the defending party fails to remedy and/or put an end to the alleged violation, the governing body of the complaining party, after a public hearing on no less than fifteen (15) days' notice, may, in its discretion, terminate this Agreement if it determines that the violation existed and the defending party failed to remedy same within the time required. The decision to terminate this Agreement by a governing body shall be subject to the requirement that the Parties negotiate and enter into a post-termination transition agreement as set forth in Section 22 of this Agreement. The Parties agree that a breach of this Agreement by one party that prevents the provision of water to customers in CAPE CANAVERAL and/or other parts of central Brevard County creating a health safety emergency may give rise to an irreparable injury to the other party for which damages may not be adequate compensation, and consequently, that the other party may be entitled, in addition to all other remedies available to it at law or equity, to injunctive and other equitable relief to prevent such breach and to secure the specific

performance of the Agreement without proving actual damages or posting bond or other security.

Section 24. COCOA'S CONDEMNATION POWERS. Nothing herein is intended to limit or restrict COCOA's authority to obtain private property within the boundaries of CAPE CANAVERAL or elsewhere for the purpose of installing or maintaining the water distribution facilities or system servicing COCOA's customers. CAPE CANAVERAL agrees to provide non-financial assistance to COCOA related to COCOA's efforts to condemn private property within the boundaries of CAPE CANAVERAL to the extent necessary or convenient to the acquisition, alteration, replacement, expansion, or operation of the water distribution facilities and systems, provided that said water distribution facilities and systems are located within the boundaries of CAPE CANAVERAL, or such cooperation and support will benefit consumers within CAPE CANAVERAL.

Section 25. SAFETY AND EMERGENCY ALERTS. If at any time during the term of this Agreement COCOA determines that it is necessary to issue any safety or emergency alert regarding its water distribution facilities or system servicing customers within the municipal boundaries of CAPE CANAVERAL (e.g., boil water alert; water contamination notice), COCOA agrees to promptly provide said notice to CAPE CANAVERAL as required by law and COCOA's policies.

Section 26. MISCELLANEOUS PROVISIONS

a. Consents and Approvals. Unless expressly provided otherwise, where this Agreement requires approval by CAPE CANAVERAL then the City Manager of the City of CAPE CANAVERAL or his designee is authorized to grant or deny such

requests and where this Agreement requires approval by COCOA then the City Manager of the City of COCOA or his designee is authorized to grant or deny such requests.

b. Severability . If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

c. Entirety. This Agreement represents the entire understanding of the Parties hereto and no other agreement, oral or otherwise, regarding the subject matter of this Agreement or any part thereof shall have any validity or bind any of the Parties thereto.

d. Amendments. This Agreement may be amended from time to time to meet future conditions not presently anticipated, provided that COCOA shall not be called upon to amend this Agreement upon which any revenue bonds or certificates are outstanding and unpaid in a manner that will injure or impair the security of such revenue bonds or certificates, nor be violative of any of the covenants of COCOA in its proceedings from the issuance of such revenue bonds or certificates. Any amendments to this Agreement shall be in writing and signed by both Parties and will require the approval of the governing bodies of CAPE CANAVERAL and of COCOA.

e. Successors and Assigns. This Agreement may be assigned, in whole, by any party hereto without the consent of the other party. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

f. Applicable Law. The laws of the State of Florida shall govern the validity, interpretation, construction and performance of this Agreement. Venue for any suit involving this Agreement shall be in Brevard County, Florida.

g. Waiver. Unless otherwise specifically provided by the terms of this Agreement, no delay or failure to exercise a right resulting from any breach of this Agreement shall impair such right or shall be construed to be a waiver thereof, but such right may be exercised from time to time and as often as may be deemed expedient. Any waiver shall be in writing and signed by the party granting the waiver. If any representation, warranty or covenant contained in this Agreement is breached by any party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waiver, either expressly or impliedly, any other breach of this Agreement.

h. Headings. The headings provided in this Agreement are for convenience only and shall not be used in interpreting or construing this Agreement.

i. Attorney's Fees. Unless otherwise expressly stated elsewhere in this Agreement, the Parties agree to bear their own attorney's fees and legal expenses arising out of this Agreement.

j. Disclaimer of Third Party Beneficiaries. This Agreement is solely for the benefit of the Parties and no right or cause of action shall accrue to or for the benefit of anyone that is not a Party. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon or give any person or entity other than the Parties 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.

k. Duty to Cooperate. The Parties will work together in good faith to implement the terms of this Agreement.

IN WITNESS WHEREOF, the Parties have set their hands and seals.

CITY OF COCOA, a Florida municipal corporation

By:_____
Michael C. Blake, Mayor

[City Seal]

ATTEST: _____
Monica Arsenault
City Clerk

Date: _____

CITY OF CAPE CANAVERAL, a Florida municipal corporation

By: Wes Morrison
Wes Morrison, Mayor

[City Seal]

SEAL OF CAPE CANAVERAL, FLORIDA SEAL IN GOD WE TRUST

ATTEST: _____
Mia Goforth
City Clerk

Date: July 16, 2024

Legislation Details (With Text)

File #:	24-422	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	7/24/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve a Resolution Amending the FY24 Budget (BAF#: 24-113-IFT1-3) to Transfer Investment Interest ($13,380) from the ARPA Fund and to correct two Interfund Transfer Amounts. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Budget Resolution FY 2024-076 ADA Compliant.pdf BAF 24-113-IFT1-FN- Correct Investment Interest(8-13-24) Agenda 24-422 - FY24.pdf BAF 24-113-IFT2-FN- Negative Balance (8-13-24) Agenda 24-422 - FY24.pdf BAF 24-113-IFT3-FN- Negative Balance (8-13-24) Agenda 24-244 - FY24.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 24, 2024
Agenda Date: August 13, 2024
Prepared By: David Radford, Senior Budget Analyst
Through: Rebecca Bowman, MBA, CGFO, CGFM, Finance Director
Requested Action:
Approve a Resolution Amending the FY24 Budget (BAF#: 24-113-IFT1-3) to Transfer Investment Interest ($13,380) from the ARPA Fund and to correct two Interfund Transfer Amounts.

BACKGROUND:

The City received an advance payment of the State and Local Government Fiscal Recovery Funds (ARPA) from the federal government. This advance payment has been earning interest in the ARPA fund. This interest can be used by the general fund rather than being restricted to ARPA uses. Staff analyzed the interest through June 30, 2024 and has determined that $13,377 can be transferred to the general fund. Additionally, other minor corrections are needed to budgeted interfund transfers to balance the budget to the actual transfers needed for FY24. Staff recommends a Budget Amendment in the amount of $13,380 in 3 separate transactions in order to move investment interest to General fund and to provide funding to the General Fund and the Restricted Assets Fund in accordance with general accounting practices.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Budgeted	No
If not budgeted, is amendment/transfer attached?	Yes, BAF#: 24-113-IFT (1-3)

24-113-IFT1:

Amount Requested	$13,377
Transfer From Account Number	130-0000-389.99-50
Transfer From Account Name	Fund Balance (130 Fund)
Transfer Amount	$13,377
Transfer From Account Number	130-1600-581.91-01
Transfer From Account Name	Interfund Transfer to 001 Fund
Transfer Amount	$13,377
Transfer From Account Number	001-0000-381.91-14
Transfer From Account Name	Interfund Transfer from 130 Fund
Transfer Amount	($13,377)
Transfer To Account Number	001-0000-389.99-50
Transfer To Account Name	Fund Balance (001 Fund)
Transfer Amount	($13,377)

24-113-IFT2:

Amount Requested	$2
Transfer From Account Number	421-4010-536.49-00
Transfer From Account Name	Other Charges & Obligations
Transfer Amount	($2)
Transfer From Account Number	421-4010-581.91-25
Transfer From Account Name	Interfund Transfer to 425 Fund
Transfer Amount	$2
Transfer From Account Number	425-0000-381.91-21
Transfer From Account Name	Interfund Transfer from 421 Fund
Transfer Amount	$2
Transfer To Account Number	425-9000-536.31-00
Transfer To Account Name	Professional Services

Transfer Amount	$2

24-113-IFT3:

Amount Requested	$1
Transfer From Account Number	201-1600-513.31-00
Transfer From Account Name	Professional Services
Transfer Amount	($1)
Transfer From Account Number	201-1600-581.91-01
Transfer From Account Name	Interfund Transfer to 001 Fund
Transfer Amount	$1
Transfer From Account Number	201-1600-581.91-01
Transfer From Account Name	Interfund Transfer from 001 Fund
Transfer Amount	($1)
Transfer To Account Number	001-0000-381.91-20
Transfer To Account Name	Interfund Transfer from 201 Fund
Transfer Amount	$1
Transfer To Account Number	201-0000-381.91-01
Transfer To Account Name	Interfund Transfer from 001 Fund
Transfer Amount	($1)
Transfer To Account Number	001-0000-389.99-50
Transfer To Account Name	Fund Balance 001 Fund
Transfer Amount	($1)

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve a Resolution Amending the FY24 Budget (BAF#: 24-113-IFT1-3) to Transfer Investment Interest ($13,380) from the ARPA Fund and to correct two Interfund Transfer Amounts.

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RESOLUTION NO. 2024-076

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, at a Regular City Council meeting assembled on the 13th day of August, 2024.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

City of Cocoa Budget Adjustment Form FY 2024 - 24-113- I1

SELECT ADJUSTMENT TYPE: INTERFUND TRANSFER | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 07/22/24

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
($ 13,377)	001-0000-389.99-50		FUND BALANCE (001)	$ 0	$ 0	($ 13,377)	$ 0
($ 13,377)	001-0000-381.91-14		IFT FROM ARPA (130)	$ 0	$ 0	($ 13,377)	$ 0
$ 13,377	130-0000-389.99-50		FUND BALANCE (130)	$ 0	$ 0	$ 13,377	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
($ 13,377)	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 13,377	130-1600-581.91-01		IFT TO GENERAL FUND (001)	$ 0	$ 0	$ 13,377	$ 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
$ 13,377	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

Move FL Class Investment interest to General Fund.
Agenda #: 24-422

Council/Board APPROVAL REQUIRED? YES (●) NO ( ) DATE APPROVED: 08/13/24 RESOLUTION #:

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: 2024.07.22 14:21:14 -04'00'	Dave Radford Digitally signed by Dave Radford Date: 2024.07.22 14:26:16 -04'00'	
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2024.07.23 16:31:39 -04'00'	Lora Howell Digitally signed by Lora Howell Date: 2024.07.22 16:27:04 -04'00'	
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 - 24-113-I2

SELECT ADJUSTMENT TYPE: INTERFUND TRANSFER | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 07/22/24

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 2	425-0000-381.91-21		IFT FROM W/S (421)	$ 0	$ 0	$ 2	$ 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
$ 2	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
($ 2)	421-4010-536.49-00		OTHER CHARGES AND OBLIG	$ 0	$ 0	($ 2)	$ 0
$ 2	421-4010-581.91-25		IFT TO REST. ASSETS (425)	$ 0	$ 0	$ 2	$ 0
$ 2	425-9000-536.31-00		W/S PROFESSIONAL SERVICES	$ 0	$ 0	$ 2	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 2	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

This BAF is to provide funding to the 425 Fund in accordance with general accounting practices.
Agenda #: 24-422

Council/Board APPROVAL REQUIRED? YES (●) **NO** ( ) **DATE APPROVED:** 08/13/24 **RESOLUTION #:**

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: 2024.07.22 16:23:31 -04'00'	Dave Radford Digitally signed by Dave Radford Date: 2024.07.22 16:28:23 -04'00'	
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2024.07.23 16:33:30 -04'00'	Lora Howell Digitally signed by Lora Howell Date: 2024.07.23 08:28:24 -04'00'	
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 - 24-113-I3

SELECT ADJUSTMENT TYPE: INTERFUND TRANSFER | REQUESTING DEPARTMENT #: FN | DATE PREPARED: 07/22/24

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
($ 1)	201-0000-381.91-01		IFT FROM GENERAL FUND (001)	$ 0	$ 0	($ 1)	$ 0
$ 1	001-0000-381.91-20		IFT FROM DEBT SERVICE (201)	$ 0	$ 0	$ 1	$ 0
($ 1)	001-0000-389.99-50		FUND BALANCE GEN FUND (001)	$ 0	$ 0	($ 1)	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
($ 1)	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
($ 1)	201-1600-513.31-00		DEBT SVC PROFESSIONAL SERVICES	$ 0	$ 0	($ 1)	$ 0
$ 1	201-1600-581.91-01		IFT TO GENERAL FUND (001)	$ 0	$ 0	$ 1	$ 0
($ 1)	201-1600-581.91-01		IFT TO GENERAL FUND (001)	$ 0	$ 0	($ 1)	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
($ 1)	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

This BAF is to provide funding to the 001 Fund in accordance with general accounting practices.
Agenda #: 24-422

Council/Board APPROVAL REQUIRED? YES (●) **NO** ( ) **DATE APPROVED:** 08/13/24 **RESOLUTION #:**

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: 2024.07.22 16:45:10 -04'00'	Dave Radford Digitally signed by Dave Radford Date: 2024.07.22 16:46:11 -04'00'	
Date Requestor's Signature	Date Finance Approval Signature	Date Finance Director's Signature
Rebecca Bowman Digitally signed by Rebecca Bowman Date: 2024.07.23 16:34:23 -04'00'	Lora Howell Digitally signed by Lora Howell Date: 2024.07.23 08:39:39 -04'00'	
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 #:	24-423	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	7/24/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Council approval to open the City's repair/rehabilitation program application funded by the State Housing Initiative Program (SHIP) and place the application on the City's website and promote it through social media and the City's newsletter. (Community Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Gannett Rehab_2024-07-29-16-00-10.pdf Rehab Waitlist 8-2-24 .pdf City of Cocoa LHAP 2022-2025.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 24, 2024.
Agenda Date: August 13, 2024.
Prepared By: Marcia Markham, Housing Program Coordinator
Through: Charlene Neuterman, Community Services Director
Requested Action:
Council approval to open the City's repair/rehabilitation program application funded by the State Housing Initiative Program (SHIP) and place the application on the City's website and promote it through social media and the City's newsletter.

BACKGROUND:

For Fiscal Year 2024, the City was awarded $228,460 in State Housing Initiative Program (SHIP), funded through the Florida Housing Finance Corporation. The City has an estimated $7,240 in carryforward funds to add to its rehabilitation and administrative strategies.

The use of SHIP funds must meet one of three (3) National Objectives: benefit low/moderate income persons, eliminate or prevent health and security issues and/or meet urgent needs. The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process. The City has an approved Local Housing Assistance Plan (LHAP) that is effective through 2025. This LHAP details the housing strategies and incentive strategies the City is approved to implement using the funds allocated each year.

The SHIP Program encourages building active partnerships between government and local builders/developers to advocate for low-income persons, providing housing or support services to the residents of a community. The City of Cocoa utilizes SHIP funding to conduct owner occupied repair/rehabilitation projects to residents in the following categories: very low income, low income, moderate income and special needs. Additionally, the LHAP supports disaster assistance following a declared disaster in the City/County to complete emergency repairs and other activities as appropriate by Florida Housing Finance Corporation (FHFC). The State awards the funds on an annual basis beginning in July of each year (the State's fiscal year)

The funds are allocated in the following manner: 10% of the allocation is allowed for administration of the program, while the remaining allocation is expended for the purposes of meeting the City's LHAP initiatives. The allocation for FY24 of approximately $171,345 for owner occupied repair/rehabilitation will serve approximately 8-10 homeowners currently on the waiting list. With the increased allocation by the State of Florida in FY24, the City is able to assist more homeowners than any other fiscal year previously. Historically, the City has not received funding at this level. Below are the last seven (7) years of funding from SHIP for the City's program.

- 2018 - $81,175
- 2019 - $27,919
- 2020 - $35,096
- 2021 - $0 (no SHIP funds were allocated statewide)
- 2022 - $128,147
- 2023 - $188,916
- 2024 - $228,460

In August 2023, the wait list for the repair/rehabilitation program was 74. The wait list for the City's owner-occupied repair/rehabilitation program has been closed since 2020 due to the list being over 100 applicants. Staff requalify the homeowners on the list to verify interest in remaining in the program, income levels, number of family members in the household, and those who have dropped out for various reasons (death, moving, etc.). The City's wait list has been reduced from 74 to 37 due to the reasons mentioned above. In FY 2024, the City has completed three (3) owner occupied rehabilitation projects. The average cost for owner-occupied repair/rehabilitation is approximately $70,000. This is due in part to the age of the home and the increased environmental rehabilitation activities required (mold removal, lead based paint removal).

With the list now reduced to 37 and the funding remaining fairly consistent, Staff is able to complete approximately 3-5 homes per year with the funds allocated. The wait list will be capped at 50 participants to keep it manageable for Staff to maintain and monitor. Each year, Staff will update the list and continue to complete projects with the funds allocated.

As part of this opening of the waiting list an ad was placed in Florida Today as required by FHFC, noting the list will open in September to accept new applications for the program. The application has been updated to meet the requirements of FHFC and our LHAP and will be available on the City's website, through the Housing Program Coordinator in Community Services and will be advertised on the various social media platforms and the City's Newsletter.

Staff is requesting approval to open the waiting list and advertise the application for new/eligible homeowners.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement.

BUDGETARY IMPACT:

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

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Council approval to open the City's repair/rehabilitation program application funded by the State Housing Initiative Program (SHIP) and place the application on the City's website and promote it through social media and the City's newsletter.

Ad Preview

Ad#10426631; 8/30/2024

COMMUNITY SERVICE DEPARTMENT - HOUSING
STATE HOUSING INITIATIVE PARTNERSHIP (SHIP)
PUBLIC NOTICE
CITY OF COCOA
SHIP – REHABILITATION OPEN APPLICATION

Public Notice of Funding Availability Fiscal Year 2023-2024 State Housing Initiatives Partnership

Notice is hereby given that the City of Cocoa through the Community Services Department has been allocated an estimated $157,077 with an estimated $144,000.00 in carryforward funds.

We will begin accepting applications, on September 03, 2024, from eligible homeowners for:

Occupied Rehabilitation Repairs and or Demolition/Reconstruction

The program is available to low- to moderate-income single-family homeowners, per FHFC (Florida Housing Finance Corporation) guidelines, on a "first-eligible, first-served" basis.

To apply you can visit the City of Cocoa website or receive an application by coming to city hall building, please contact Marcia Markham, at the City of Cocoa Community Services Department/Housing at (321) 433-8525, Monday through Friday from 8:00 AM until 5:00 PM.

City of Cocoa SHIP Rehabilitation Wait List (Updated 8-2-2024)				
Reb#	Date Applied	% Income Status	Listed Owners BCPAO	Address
1	9/11/2015	**80%**	Browder, Tongerla	1203 Cypress Lane 32922
2	3/21/2016	**60%**	Lobban, Rose	404 Churchill Drive 32922
3	8/15/2016	**80%**	Doe, Clarence	1975 Furman Court 32922
4	4/10/2017	**50%**	Barnosky, Mary Ann	901 Avon Place 32922
5	5/15/2017	**60%**	Green, Cynthia	1925 Exeter Drive 32922
6	6/30/2017	**60%**	Johnson, Vernisha & Cecil	314 Churchill Dr. 32922
7	5/29/2018	50%	Wilcox, James	812 Wilson Ave 32922
8	11/29/2018	60%	Ducasse, Sharon	306 Churchill Dr. 32922
9	2/13/2019	60%	Jackson, Linda & David	904 Bristol Dr., 32922
10	7/29/2019	35%	Raff, Carol	1917 Furman Ct Cocoa FL 32922
11	10/8/2019	50%	Row, Isadora	408 Churchhill Dr.,
12	10/23/2019	140%	Turner, Joni	1318 Elizabeth Ave
13	11/14/2019	30%	Gibson, Anita	451 Stone St
14	12/10/2019	50%	Weaver, Cleo	505 Kentucky Ave S.
15	1/14/2020	80%	Newsome, Rhonda	1211 Purdue Way Cocoa FL 32922
16	3/10/2020	30%	Hill, Glenna	909 Kensington Dr
17	4/13/2020	40%	Wright, Alfrieda & Percival	1001 MontClair Rd., Cocoa, FL 32922
18	5/19/2020	90%	Noah Conner	709 S. Carolina Ave
19	5/22/2020	60%	Crosby, Kimberly	401 Edinburgh Dr, Cocoa, FL 32922
20	5/28/2020	60%	Jackson, Bessie	1053 Azalea Lane, Cocoa FL 32922
21	6/24/2020	40%	Sara Ann Conkling	1305 S Lakemont Dr
22	9/28/2020	60%	Teressa Mann	1617 Cambridge Dr
23	10/5/2020	50%	Davis, Mable (Son Terry Davis)	1049 Willow Lane
24	10/28/2020	50%	James, Fonda Denise	1115 Bristol Dr

City of Cocoa

SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)

2022-2023, 2023-2024, 2024-2025

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Exhibits	
A. Administrative Budget for each fiscal year covered in the Plan B. Timeline for Estimated Encumbrance and Expenditure C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan D. Signed LHAP Certification E. Signed, dated, witnessed or attested adopting resolution F. Ordinance: (If changed from the original creating ordinance) N/A G. Interlocal Agreement N/A	

I. Program Details:

A. LG(s)

Name of Local Government	City of Cocoa
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

B. Purpose of the program:

- To meet the housing needs of the very low, low and moderate-income households;
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

C. Fiscal years covered by the Plan: 2022-2023, 2023-2024, 2024-2025

D. Governance: The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

E. Local Housing Partnership: The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

F. Leveraging: The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

G. Public Input: Public input was solicited through face-to-face meetings with housing providers, social service providers and local lenders and neighborhood associations. Public input was solicited through the local newspaper in the advertising of the Local Housing Assistance Plan and the Notice of Funding Availability.

H. Advertising and Outreach: SHIP funding availability shall be advertised in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

I. Waiting List/Priorities: A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time completed applications were submitted as well as any established funding priorities as described in this plan.

The following priorities for funding (very low income, Special Needs, etc.) described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:

Special Needs as defined in F.S. 420.0004 (13), will have priority over those on the waiting list, until the set- aside is met. If the funding requires a certain percentage expended on very low-or low-income persons, those meeting that income level will be processed next based on the date of the application, until the very low- or low-income level requirement is met. Once the set-asides have been fulfilled, the waiting list will resume in the date order the application was received and will be processed as first qualified, first served.

J. **Discrimination:** In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

K. **Support Services and Counseling:** Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, Tenant Counseling, Foreclosure Counseling and Transportation.

L. **Purchase Price Limits:** The sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. Such average area purchase price may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department or as described above.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

M. **Income Limits, Rent Limits and Affordability:** The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at www.floridahousing.org.

"Affordable" means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household's ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

N. **Welfare Transition Program:** Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

O. **Monitoring and First Right of Refusal:** In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to

eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

P. Administrative Budget: A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states: *"A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan."*

Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states: "*The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except those small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to $350,000 may use up to 10 percent of program income for administrative costs." The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.*

Q. Program Administration: Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	All administrative duties	10%
Third Party Entity/Sub-recipient	N/A	

R. First-time Homebuyer Definition: For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

***S.* Project Delivery Costs:** The City of Cocoa will not take project delivery costs.

T. Essential Service Personnel Definition (ESP): ESP includes teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.

U. Describe efforts to incorporate Green Building and Energy Saving products and processes: The City of Cocoa will, when economically feasible, expend SHIP funds in a manner that encourages reduced long-term costs relating to maintenance, utilities, and/or insurance. Innovative design, green building principles, storm-resistant construction, or other elements will be incorporated in all housing strategies both for sustainability

and to promote greater affordability. These strategies include, but are not limited to:

1. Energy Star compliant appliances
2. Cool roofing-single polymer cover or elastomeric coating
3. Programmable thermostats
4. Water Sense labeled products
5. Green label certified floor coverings
6. Mold/Lead/Asbestos Removal
7. Solar Energy Panels

V. Describe efforts to meet the 20% Special Needs set-aside: In accordance with Section 67-37.007 (4), the City of Cocoa will pre-screen SHIP applications and review applicants currently on the waiting list for those eligible for assistance for persons with Special Needs as defined in F.S. 420.0004 (13). Those that meet the definition will have priority over those on the waiting list, until the set-aside is met.

***W.* Describe efforts to reduce homelessness:** The City of Cocoa partners with the following agencies to assist special needs persons who are homeless- North Brevard Charities Sharing Center and Housing for the Homeless both provide transitional housing. Family Promise of Brevard assists homeless families at-risk-of-homelessness, Aging Matters of Brevard assisting Seniors, Central Brevard Sharing Center individuals/families at-risk-of-homelessness and the Salvation Army aids with rental or mortgage assistance. The Cocoa Housing Authority is provided referrals to place families and/or individuals seeking affordable rental housing. Phone calls received with a housing crisis are referred to the 211 Helpline which has a process in place through the Brevard Homeless Coalition, to quickly process and house those that need it when housing is available. Services are provided through these agencies as part of the process to help ensure that the household is able to be self-sufficient.

Section II. LHAP Strategies:

A. Purchase Assistance With and Without Rehabilitation	Code 1, 2

a. Summary: The Purchase Assistance Program assists eligible first-timehomebuyers as defined in Section I , with a forgivable loan to be applied towards down payment, closing cost, and/or principal reduction, and rehabilitation for the purchase of eligible owner-occupied housing which includes single-family homes, townhouses, condominiums, or villas.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $40,000

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred payment loan secured by a note and mortgage.
2. Interest Rate: 0%
3. Years in loan term: 10
4. Forgiveness: Forgivable at 10% per year

5. Repayment: None required as long as the loan is in good standing
6. Default: The loan will be determined to be in default if any of the following occurs during the loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process, if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, and income groups as described in Section I. (I) of this plan.

g. Sponsor Selection Criteria: N/A.

h. Additional Information: **Subordinations**: Only subordination requests which increase the affordability of the housing unit, decreases the term of the loan, assists with medical expenses, or provides a lower interest rate will be considered. Receiving cash back due to consumer debt repayment will not be considered. All requests will be reviewed on a case-by-case basis.

Any net proceeds from the sale of a previous home must be applied toward the purchase of a new home prior to receiving down payment assistance through this strategy. Eligible housing types under this strategy are existing and newly constructed. Housing repairs completed as part of the Purchase Assistance Program are capped at $5,000 (included in the overall maximum).

B. Owner Occupied Rehabilitation	Code 3

a. Summary: Funds will be awarded to repair owner occupied homes to alleviate code violations, health hazards, and life and safety issues.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $60,000

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred payment loan secured by a note and mortgage.

2. Interest Rate: 0%
3. Years in loan term: 15
4. Forgiveness: Forgivable at 6% per year
5. Repayment: None required as long as loan is in good standing
6. Default: The loan will be determined to be in default if any of the following occurs during the loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as a primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process, if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel, and income groups as described in section I.

g. Sponsor Selection Criteria: N/A.

h. Additional Information: **Subordinations**: Only subordination requests which increase the affordability of the housing unit, decreases the term of the loan, assist with medical expenses, or provides a lower interest rate will be considered. Receiving cash back due to consumer debt repayment will not be considered. All requests will be reviewed on a case-by-case basis.

Requests for a Second Assistance: Households which have previously been assisted through the City's housing programs shall be limited to receiving one additional instance of minor repairs. These repairs shall be limited to health/safety repairs whose cost shall be no more than $20,000 if the household has no need for accessibilityy upgrades. If client is elderly or has need of handicap accessibilities, assistance will be up to $60,000 for handicap accessibilities to include (but not limited to) ramps, grab bars, and walk-in showers.

C. Demolition/Reconstruction	Code 4

a. Summary: When an applicant's home has been approved for owner occupied rehabilitation but is determined to be beyond reasonable repair (more than 50% of structure is deemed unlivable and estimated rehab exceeds maximum award for that strategy), the homeowner will be eligible for the demolition and reconstruction of a new home.

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $150,000

e. Terms:
1. Repayment loan/deferred loan/grant: Deferred payment loan secured by a note and mortgage.
2. Interest Rate: 0%
3. Years in loan term: 20
4. Forgiveness: Forgivable at 5% per year
5. Repayment: None required as long as the loan is in good standing.
6. Default: The loan will be determined to be in default if any of the following occurs during the loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur, the outstanding balance will be due and payable.

   In cases where the qualifying homeowner(s) die(s) during the loan term, the loan may be assumed by a SHIP eligible heir who will occupy the home as a primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the outstanding balance of the loan will be due and payable.

   If the home is foreclosed on by a superior mortgage holder, the City will make an effort to recapture funds through the legal process, if it is determined that adequate funds may be available to justify pursuing a repayment.

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel, and income groups as described in section I.

g. Sponsor Selection Criteria: N/A

h. Additional Information: **Subordinations**: Only subordination requests which increase the affordability of the housing unit, decreases the term of the loan, assist with medical expenses, or provides a lower interest rate will be considered. Receiving cash back due to consumer debt repayment will not be considered. All requests will be reviewed on a case-by-case basis.

D. Disaster Assistance	Code 5

a. Summary: Funds shall be provided to households following a disaster as declared by the President of the United States or Governor of the State of Florida. This strategy will only be implemented in the event of a disaster using any funds that have not yet been encumbered or additional disaster funds issued by Florida Housing Finance Corporation. Funds will be used for:

- Purchase of emergency supplies for eligible households to weatherproof damaged homes;
- Interim repairs to avoid further damage such as tree and debris removal to make the

individual housing unit habitable;
- Insurance Deductible assistance up to $2,500;
- Other activities approved by Florida Housing Finance Corporation in this LHAP

b. Fiscal Years Covered: 2022-2023, 2023-2024, 2024-2025

c. Income Categories to be served: Very low, low and moderate

d. Maximum award: $15,000

e. Terms:
1. Repayment loan/deferred loan/grant: All SHIP funds awarded under this Strategy are provided to eligible households in the form of a grant and are not subject to recapture.
2. Interest Rate: N/A
3. Years in loan term: N/A
4. Forgiveness: N/A
5. Repayment: N/A
6. Default: N/A

f. Recipient/Tenant Selection Criteria: Applicants will be ranked for assistance based on a first-qualified, first-served basis with the priorities for Special Needs, Essential Services Personnel, and income groups as described in section I.

g. Sponsor Selection Criteria: N/A

h. Additional Information: Mobile Homes are not covered under this strategy.

III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

A. Name of the Strategy: **Expedited Permitting**
Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

Provide a description of the procedures used to implement this strategy:

Permits as defined in s. 163.3164(7) and (8) for affordable housing projects, are expedited to a greater degree than other projects. On February 14, 2006, City Council adopted Resolution No. 2006-20 waiving building permits and inspection fees for City projects or projects completed on City property, this includes SHIP funded projects.

B. Name of the Strategy: **Ongoing Review Process**
An ongoing process for review of local policies, ordinances, regulations and plan

provisions that increase the cost of housing prior to their adoption.

Provide a description of the procedures used to implement this strategy:

The City utilizes a development review process that reviews all proposed changes to ordinances, resolutions, regulations, procedures, or policies to determine the impact on housing cost prior to the adoption by City Council. The ongoing review process was adopted through Resolution No. 94-34 by City Council on June 28, 1994 and amended on December 13, 1994.

C. Other Incentive Strategies Adopted: **Modification of Impact Fees**

Resolution No. 98-2 allows for the reduction or waiver of rates, fees, charges, and assessments for individual users located within the City limits of any component or components of the water and sewer system if the City determines and finds that it is in the best interests of the health, safety, and general welfare of its citizens to grant such reduction or waiver.

D**. Allowance of Flexibility in Densities for Affordable Housing**

The City can enter into development agreements pursuant to the Florida Municipal Home Rule Powers Act. Any agreement may also provide for variances or waivers from any applicable Land Development Regulation (LDR) of the City, provided the owner of real property demonstrates a bona fide need for the variance or waiver and agrees to provide significant enhancements to the subject property in exchange for the variance or waiver.

In order to encourage the creation of new affordable housing within the City and in order to preserve and augment the residential character of the RU-2-10 Single-Family and Multifamily Dwelling District within the Redevelopment Area, a Housing Bonus Program was created to provide a transferable floor area bonus for the development of new affordable housing within the Redevelopment Area. This Floor Area Bonus may be generated in the RU-2-10 Single-Family and Multifamily Dwelling District, and may be used in the CBD, Central Business District.

For each newly constructed unit of qualifying affordable housing, the developer shall be entitled to an increase of ten thousand (10,000) square feet of floor area bonus for new construction within the CBD. For substantial rehabilitation of qualifying affordable housing, the developer shall be entitled to an increase of five thousand (5,000) square feet of floor area bonus for new construction within the CBD. Such bonus is transferable.

E. Name of the Strategy: **Surplus Properties for the Benefit of Affordable Housing**
An ongoing process of the review of city owned properties for the benefit of affordable housing as provided in Florida Statues, Section 166.0451.:

Provide a description of the procedures used to implement this strategy:

The City conducts a yearly review of the inventory list at a public hearing to revise the listing of all City owned property prior to the adoption by City Council. The ongoing review process was adopted through Resolution No 2020-148 by City Council.

IV. EXHIBITS:

Required

A. Administrative Budget for each fiscal year covered in the Plan.

B. Timeline for Estimated Encumbrance and Expenditure.

C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.

D. Signed LHAP Certification.

E. Signed, dated, witnessed or attested adopting resolution.

Legislation Details (With Text)

File #:	24-388	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Agenda Ready
File created:	7/3/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve the second reading of Ordinance 10-2024 providing for the Cocoa Ad Valorem Tax Abatement Program Extension to appear on the referendum ballot extending the program for an additional ten (10) years. (Communications & Economic Development Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	10-2024 Ad Valorem Tax Exemption.pdf Legal Ad.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 24, 2024
Agenda Date: August 13, 2024
Prepared By: Samantha Senger, Director of Communication and Economic Development
Through: Stockton Whitten, City Manager
Requested Action:
Approve the second reading of Ordinance 10-2024 providing for the Cocoa Ad Valorem Tax Abatement Program Extension to appear on the referendum ballot extending the program for an additional ten (10) years.

BACKGROUND:

Consistent with Section 196.1995, Florida Statutes, on November 8, 1995, Cocoa voters authorized an Economic Development Ad Valorem Tax Abatement Program. An Economic Development Ad Valorem Tax Abatement Program is designed to allow communities to offer tax incentives, in the form of abatements, to induce relocating companies, of certain qualified industries, to locate within the City of Cocoa. Following the authorization by Cocoa voters, City Council approved Resolution No. 96-24, providing a general procedure for granting Economic Development Ad Valorem Tax Abatements. On November 8, 2005, Cocoa voters subsequently authorized City Council to extend the program for another ten (10) years. Then in November 2014, Cocoa Voters once again authorized City Council to extend the program for another ten (10) years.

STRATEGIC PLAN CONNECTION:

Economic and Community Development - Maintain and attract new industry, jobs and investment

through targeted marketing efforts, data collection and maintenance.

BUDGETARY IMPACT:

There is no direct budgetary impact at this time. Each request for the program would need to make application, qualify, and be brought back before City Council for approval.

PREVIOUS ACTION:

Referendum ballot was held on November 8, 1995, whereby the citizens of Cocoa by majority vote authorized the City Council of the City of Cocoa to consider granting economic development ad valorem tax abatements to new businesses and expansions of existing businesses.

A duly authorized referendum ballot was held on November 8, 2005, whereby such authority was renewed for an additional ten (10) year period pursuant to the majority vote of the citizens of Cocoa.

To date, the City Council has authorized nine ad valorem tax abatements to the following businesses:

1. RMD Americas, LLC Ordinance No. 24-2005 dated 9/13/2005 authorizing three (3) years exemption at 60% per year.

2. Guardian Ignition Interlock Mfg. Ordinance No. 25-2006 dated 6/27/2006 authorizing two (2) years exemption at 50% per year.

3. Premium Marine, Inc. Ordinance No. 31-2006 dated 9/26/2006 authorizing three (3) years exemption at 60% per year. (Company decided not to use the exemption.)

4. Guardian Ignition Interlock Mfg. Phase II Ordinance No. 20-2008 dated 8/28/2008 authorizing two (2) years at 50% per year.

5. GENO, LLC Phase I and Phase II Ordinance No. 01-2009 dated 01/27/2009 authorizing three (3) years at 60% for each phase.

6. Florida Research Instruments, Inc. Ordinance No. 03-2011 dated 02/22/2011 authorizing eight (8) years at 80% per year. (Because the company was unable to maintain eligibility, it no longer qualified for exemptions under the program guidelines, and therefore never received one exemption.)

7. Paragon Plastics, Inc. (PROJECT BOAT) Ordinance No. 17-2011 date 11/8/2011 authorizing six (6) years at 60% per year.

8. Diamondback CNC, LLC Ordinance No. 08-2012 dated 06/12/2012 authorizing eight (8) years at 80% per year.

9. Walmart, Ordinance No. 12-2016 on May 24, 2016 authorizing five (5) years at 40% per year. Estimated total abatement for City of Cocoa was $1,079,424.58. Walmart provided 615 full and part-time employees with average salaries of over $60,000/year far exceeding the job number and average salary requirements.

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RECOMMENDED MOTION:

Approve the second reading of Ordinance 10-2024 providing for the Cocoa Ad Valorem Tax Abatement Program Extension to appear on the referendum ballot extending the program for an additional ten (10) years.

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ORDINANCE NO. ___-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; PROVIDING FOR A REFERENDUM ELECTION AND BALLOT LANGUAGE FOR THE NOVEMBER 5, 2024 ELECTION OR AN ELECTION SCHEDULED THEREAFTER PROVIDING FOR AN ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PURSUANT TO SECTION 196.1995, FLORIDA STATUTES; PROVIDING FOR COORDINATION WITH THE SUPERVISOR OF ELECTIONS; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

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

WHEREAS, the City Council currently has the authority to grant economic development ad valorem tax exemptions to new businesses and expanding existing businesses within the City of Cocoa pursuant to a referendum approved by City electors under section 196.1995, Florida Statutes, on November 4, 2014; and

WHEREAS, said authority expires ten (10) years after the date such authority was approved and the City Council desires that said authority shall remain in effect for a subsequent ten-year term; and

WHEREAS, the City Council desires to continue to promote and enhance the economic climate within the City of Cocoa by making it financially attractive and by creating additional local jobs through ad valorem tax incentives for new businesses to locate in the City and for existing businesses in the City to expand; and

WHEREAS, the City Council has determined that it would continue to improve the economic climate of the City and promote the public interest, health, safety, and welfare of the citizens of the City of Cocoa to propose to the electorate that the City Council be authorized to grant property tax exemptions to new businesses and expansions of existing businesses that are expected to create new, full-time jobs within the City of Cocoa, pursuant to Section 3, Article VII of the State Constitution and section 196.1995, Florida Statutes; 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, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and the intent and purpose of the City Council of the City of Cocoa.

Section 2. **Referendum Election.** A referendum election is hereby called and scheduled to be held concurrent with the election to be held on the 5th day of November, 2024, to determine whether the ballot question appearing in Section 3 hereof shall be approved by a majority of the votes cast in such election in which qualified electors residing in the City shall participate. Such referendum election shall be held and conducted in the manner prescribed by law for all elections. The places for voting in such referendum election shall be such locations as shall otherwise be established for the election to be held on November 5, 2024. All duly qualified electors of the City of Cocoa shall be entitled to participate in said election. Should it become impractical to hold the election on November 5, 2024, the election shall take place on a date that the City Clerk, in coordination with the Supervisor of Elections, determines is feasible and practical.

Section 3. **Economic Development Ad Valorem Tax Exemption.**

(a) ***Purpose of question.*** It is proposed that the City of Cocoa, Florida, be authorized to grant economic development ad valorem tax exemptions, pursuant to section 196.1995, Florida Statutes, which provides that a municipality may call a referendum within its jurisdiction to determine whether the electorate in that jurisdiction will authorize that municipality to grant such exemptions under Section 3, Article VII of the State Constitution. Upon a majority vote in favor of such authority, the City may exempt, at its discretion and by ordinance, from ad valorem taxation up to one hundred percent (100%) of the assessed value of all improvements to real property made by or for the use of a new business and of all tangible personal property of such new business, or up to one hundred percent (100%) of the assessed value of all added improvements to real property made to facilitate the expansion of an existing business and of the net increase in all tangible personal property acquired to facilitate such expansion of an existing business, provided that the improvements to real property are made or the tangible personal property is added or increased on or after the day the ordinance is adopted.

(b) ***Ballot question.*** Concurrent with the election scheduled for November 5, 2024, the following question shall be placed on the ballot. The caption and questions shall be worded substantially as follows:

RENEWAL OF
ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION

Shall the City Council of the City of Cocoa continue to be authorized to grant, pursuant to s. 3, Art. VII of the State Constitution, property tax exemptions to new businesses and expansions of existing businesses that are expected to create new, full-time jobs in the City of Cocoa?

____ YES--For authority to grant exemptions.

____ NO--Against authority to grant exemptions.

Section 4. **Term.** Provided that the ballot proposal in Section 3 is approved by a majority of the registered electors of the City of Cocoa, Florida, the authority to grant property tax exemptions under this Ordinance shall commence on November 5, 2024, upon expiration of Ordinance 17-2014, and shall remain in effect for a subsequent ten-year term which shall expire on November 5, 2034.

Section 5. **Coordination With Supervisor of Elections.** The City Clerk is hereby authorized and directed to instruct and coordinate with the Supervisor of Elections of Brevard County to include the above-described referendum question on the ballot concurrent with the election to be held on November 5, 2024.

Section 6. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida, however, the ballot proposal in Section 3 shall only become effective if a majority of the registered electors of the City of Cocoa, Florida, who vote in the election to be held on November 5, 2024, approve the ballot question set forth in Section 3 of this Ordinance.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the ____ day of _____, 2024.

_____

MICHAEL C. BLAKE, Mayor

ATTEST:

_____

MONICA ARSENAULT, City Clerk

Ad Preview

Ad#10394575 7/22/2024

CITY OF COCOA
NOTICE OF PUBLIC HEARING
August 13, 2024

NOTICE is hereby given that the City of Cocoa, Florida, will hold a Public Hearing at 6:00 p.m. on Tuesday, August 13, 2024, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida.

The City Council will consider adopting the following Ordinance on Second Reading, titled as follows:

ORDINANCE NO. 10-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; PROVIDING FOR A REFERENDUM ELECTION AND BALLOT LANGUAGE FOR THE NOVEMBER 5, 2024 ELECTION OR AN ELECTION SCHEDULED THEREAFTER PROVIDING FOR AN ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PURSUANT TO SECTION 196.1995, FLORIDA STATUTES; PROVIDING FOR COORDINATION WITH THE SUPERVISOR OF ELECTIONS; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

This is a public meeting. All interested parties may attend. The facility wherein the public meeting will be held is accessible to the physically handicapped.

Pursuant to Section 286.0105, Florida Statutes, the City of Cocoa hereby advises the public that if a person decides to appeal any decision made by this Council with respect to any matter considered at the meeting, that person will need a record of the proceedings and that for such purpose, affected persons may need to ensure 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 not otherwise allowed by law.

Members of the public are encouraged to comment on the proposed ordinances at the meeting. Comments may also be submitted in writing to the Office of the City Clerk, 65 Stone Street, Cocoa, FL 32922, or by email (marsenault@cocoafl.gov), or by telephone by calling (321) 433-8488.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting:

Monica Arsenault, City Clerk, 65 Stone Street, Cocoa (321) 433-8488.

Further information may be obtained by calling the City Clerk at the above listed number.

Dated this the 22nd
day of July, 2024.

Monica Arsenault, CMC, City Clerk

Legislation Details (With Text)

File #:	24-449	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	8/5/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., north of Kathi-Kim St. (Planning Consultant)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Karali Subdivision Location.pdf Karali Subdivision Future Land Use.pdf Karali Subdivision Zoning.pdf RangeRoad_RevisedConstructionPlans.pdf PUD_PreliminaryApplication.pdf 22-00200011.DrainageReport.pdf 22-00200011.EnvironmentalReport.pdf 22-00200011.EnvironmentalSupportDocument.pdf 22-00200011.GeotechReport.pdf 22-00200011.HydraulicReport.pdf RangeRoad_TrafficStudy.pdf Affidavit.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Stephen Noto, AICP - Planning Consultant
Through: Stockton Whitten - City Manager

Requested Action:
Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., north of Kathi-Kim St

BACKGROUND:

The applicant, Mr. Greg Crawford, of Florida Engineering Group, Inc., on behalf of the property owner, Mr. Srinivas Seela of Karali Associates, LLC., is requesting a Preliminary Planned Unit Development (PUD) approval for a +/- 57.23-acre single-family residential project located on the east

side of N. Range Rd., north of Kathi Kim St., and adjacent to Hooper Rd. The Subject Property consists of the three parcel ID numbers 24-36-19-00-501, 24-36-30-00-252, and 24-36-30-00-258. The Subject Property currently has City of Cocoa zoning categories RU-1-7 (Single-Family Residential District) and RU-2-15 (Multiple Family Residential), and no zoning on a portion of the property. The Future Land Use (FLU) is LDR (Low Density Residential), which allows for a maximum of 7 dwelling units per acre.

In accordance with Appendix A, Zoning, Article XI, Section 17(J), the developer shall have one (1) year from the approval of the preliminary development plan for a planned unit development in which to file a final development plan application. PUD zoning shall not become effective until the City Council approves the final development plan.

Future Land Use Designation: Current: Low Density Residential

Zoning District: Current: RU-1-7 (Single-Family Residential District), RU-2-15 (Multiple-Family Dwelling District)/No zoning

Proposed: PUD (Planned Unit Development District)

Existing Land Use: Vacant residential land

Council District: District 4 - Councilmember Koss

Legal Ad Date: July 23, 2024

Overview of Surrounding Area:

	Future Land Use Designations	**Zoning Districts**	**Land Uses**
North	LDR, Low Density Residential	RU-1-7, Single-Family Residential District	Vacant residential land
South	RES 15, Residential 15 Units Per Acre (Brevard County)	RU-2-10, Medium Density Multi Family Residential (Brevard County)	Single-family Residence/Half-Duplex
East	LDR, Low Density Residential	RU-1-7, Single-Family Residential District	Vacant residential land/Municipally Owned Property/Single family residence

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West	VLDR, Very Low Density Residential; LDR, Low Density Residential	RR-1, Rural Residential; RU-1-7, Single-Family Residential District	Vacant residential land/Religious/Single-Family Residence

Project Description:

The Subject Property is located on the east side of N. Range Rd., north of Kathi Kim St., and adjacent to Hooper Rd. The site is currently vacant and consists of +/- 28.73 acres of wetland. On the remaining +/- 28.50-acre upland area, the applicant is proposing a 61-lot, single-family detached subdivision with multiple open space tracts, and associated infrastructure. The project proposes two different lot types: 40-foot wide and 50-foot wide. Of the 61-lots, 31 lots are 40-foot wide, and 30 lots are 50-foot wide. Additional technical details about the project can be found in the Rezoning Analysis below.

I. Rezoning Analysis

The Planning & Zoning Division staff have addressed the criteria contained in Appendix A of the City of Cocoa, Article XI, Section 17(I)(2)(e) as follows:

1. *Degree of departure of proposed planned unit development from surrounding areas in terms of character and density.*

Staff Finding: An analysis of the surrounding area from the Subject Property shows that it is a mixture of VLDR (4 du/acre) and LDR (7 du/acre) Future Land Use (FLU) designations. The zoning is also mixed between RR-1, Rural Residential District (min. lot size 1 acre), and RU-1-7, Single-Family Residential District (min. lot size 7,500 sq. ft).

The proposed project consists of a 50/50 mix of 40’ and 50’ wide lots. The majority of the lots are 110’ deep, which creates a mixture of 4,400 sq. ft. and 5,500 sq. ft. lots. This is smaller than the adjacent neighborhoods. Having said that, the FLU designation of LDR requires a density of 7 units per acre. Given the property size of +/- 57.23 acres, that would allow a gross density of 400 dwelling units. However, the project has been calculated utilizing a net density from the upland +/- 28.50 acres which allows for a maximum density of 200 units. The applicant is proposing a density of 2.14 net dwelling units per acre, or a maximum of 61 dwelling units. That overall net density is less dense than the maximum allowed by the VLDR that is across the street to the west and far less than the maximum density allowed in the subject property’s LDR designation. In that regard, the applicant has created a project that would be more similar in nature to a project with VLDR FLU, even with smaller than typical lot sizes.

2. *Compatibility within the planned unit development and relationship with surrounding neighborhoods.*

Staff Finding: As noted in Section 1 above, an analysis of the surrounding area from the subject property shows that it is a mixture of VLDR (4 du/acre) and LDR (7 du/acre) Future Land Use (FLU) designations. The zoning is also mixed between RR-1, Rural Residential District (min lot size 1 acre), and RU-1-7, Single-Family Residential District (min lot size 7,500 sq. ft).

The proposed project consists of a 50/50 mix of 40' and 50' wide lots. The majority of the lots are 110' deep, which creates a mixture of 4,400 sq. ft. and 5,500 sq. ft. lots. This is smaller than the adjacent neighborhoods. Having said that, the FLU designation of LDR requires a density of 7 units per acre. Given the property size of +/- 57.23 acres, that would allow a gross density of 400 dwelling units. However, the project has been calculated utilizing a net density from the usable +/- 28.50 acres. This allows for a maximum density of 200 units. The applicant is proposing a density of 2.14 dwelling units per acre, or a maximum of 61 dwelling units. That overall net density is less dense than the maximum allowed by the VLDR that is across the street. In that regard, the applicant has created a project that would be more similar in nature to a project with VLDR FLU, even with smaller than typical lot sizes.

The final product will be single-family detached structures that are one- and two-stories tall. The minimum square footage per zoning is 1,200 sq. ft., however the applicant has provided minimum building square footage details based on the proposed floor plans that would be built in the neighborhood. These floor plans range from sizes of 1,578 sq. ft. to 3,030 square feet. There are also architectural plans attached which show a variety of building types and finishes. The final building renderings provide for consistency and compatibility with the surrounding neighborhoods.

3. *Prevention of erosion and degrading of surrounding area.*

Staff Finding: Per the response from the applicant: "The site will protect against erosion via the Stormwater Pollution Prevention Plan that addresses the Florida Department of Environmental Protection's National Pollution Discharge Elimination System (NPDES) program during construction and via permanent vegetation of either sod or landscaping on all disturbed areas. The open space, stormwater management, and landscape areas will be maintained long term by a Homeowner's Association that will be responsible to keep the common areas in good condition."

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: Water and sewer services will be provided by the City of Cocoa Utilities via an existing water line along the west side of N. Range Rd. and an existing lift station located along the east side of N. Range Rd. Surface drainage, flood control, and soil conservation will be addressed with the proposed stormwater ponds that are designed to comply with the water quality and quantity requirements of the City and state, as well as compensating storage for any flood plain encroachment of the development.

There are two points of access proposed into the site from N. Range Rd. The southern access point, Street 'A', aligns with Hooper Rd.to the west. Approximately 700' to the north is the second access point, Street 'C'. No improvements to N. Range Rd. are proposed as the traffic impact analysis (TIA) found that all impacted roadways were projected to operate adequately at buildout.

On-site, the project proposes multiple open space tracts which include walking paths, a fishing

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pier, benches, shade trees, and general open space areas.

5. *The nature, intent and compatibility of common space, including the proposed method for the maintenance and conservation of said common space.*

Staff Finding: The proposed recreation and open space tracts are located throughout the development and along the stormwater ponds, which will provide for recreation and walking paths. All of the recreation and open spaces areas will be in separate tracts that will be owned and maintained by the Homeowner's Association in perpetuity. The preserved wetland areas will also be owned by the Homeowner's Association with a conservation easement over dedicated to the St. Johns River Water Management District. The applicant has provided a "Common Space Description", which is attached to this staff report. This document provides additional details as to how each Open Space Tract will function.

6. *The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.*

Staff Finding: The proposed development will be constructed in a single phase and will not require any connection or infrastructure support from the adjacent residential developments. The only connections made outside of the property will be to public water, sewer, stormwater, and transportation infrastructure along Range Road.

7. *The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.*

Staff Finding: The internal roadways are local roadways that will have two (2) access points to N. Range Rd. A traffic impact analysis (TIA) was completed for a maximum 71 single-family dwelling units, which was the original development program for the project. No improvements to N. Range Rd. are proposed as the traffic impact analysis (TIA) found that all impacted roadways were projected to operate adequately at buildout. The TIA will be updated to reflect the new development program of 61 single-family dwelling units.

8. *The availability and adequacy of water and sewer service to support the proposed planned unit development.*

Staff Finding: The proposed project will connect to an existing 12-inch water line located along the west side of N. Range Rd. Sewer service will connect into an existing lift station located on the east side of N. Range Rd. that will pump the flow to the utility's wastewater treatment plant.

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 proposed development respects the existing wetlands located on the property by developing upland of the +/- 28.73 acres. The wetlands will remain and provide a buffer between this property and the properties to the east. In addition, the location of Street A has been adjusted to align with the existing Hooper Road to the west, however connection to Ivy Dr. to the east is not planned.

The lot design of the community is being supplemented with high quality building architecture with a variety of finishes and accents, and building square footages that are complimentary to the surrounding neighborhoods. The renderings for the buildings are provided as an attachment. When the project gets to Final PUD, those renderings will be made part of the Final Development Plan and will have to be complied with at construction.

Additionally, the lot setbacks are not being deviated from substantially. Under the RU-1-7, which covers the majority of the site, the setbacks are as follows:

Code Requirements		**Proposed Setbacks**	
Front Setback	Twenty-five (25')	Front Setback	Twenty (20')
Side interior lot setback	Eight (8')	Side interior lot setback	Five (5')
Side corner lot setback	Fifteen (15')	Side corner lot setbac	Five (5')
Rear setback	Fifteen (15')	Rear setback	Twenty (20')

The project is also providing multiple active and passive open space areas that will benefit the residents of the community, as noted in the Common Space Description document.

10. *The conformity and compatibility of the planned unit development with any adopted development plan of the city.*

Staff Finding: The overall density for the project is 2.14 dwelling units per acre, which is less than the allowable density of 7 dwelling units per are allowed for a Low Density Residential (LDR) Future Land Use designation. This density calculation does not include the approximately 28.7 acres of wetland and wetland buffer area that will be retained on the property as undisturbed.

The immediate area is primarily designated as LDR. On the west side of N. Range Rd., is VLDR (Very Low Density Residential), which allows a maximum of 4 dwelling units per acre. There are a mixture of zoning districts and lots sizes in the immediate area as well.

The lot size mixture of 40' and 50' wide lots is more unique compared to other developments in the City. That is the purpose for requiring enhanced building architecture and open space amenities as opposed to other projects. The project is consistent the density characteristics of the N. Range Rd. corridor as noted in the FLU Map in the Comprehensive Plan.

11. *The conformity and compatibility of the proposed common space, primary residential and nonresidential uses within the proposed planned unit development.*

Staff Finding: This project is a single-family residential development that will not have any non -residential development uses included with it. The single-family component of the development is consistent with the other developments in the areas and includes common open space areas within it to be used by the residences of the development.

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Consistency with Comprehensive Plan Policies and Objectives

The proposed Preliminary PUD is consistent with the allowable uses under the "Low Density Residential" Future Land Use per the City of Cocoa Comprehensive Plan as noted in Figure FLU-1, and FLU Policy 1.1.2.3.

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.

Consistent with the requirements of Article IV (Concurrency Management System), Chapter 15 of the Code of the City of Cocoa, the applicant/developer will be required to submit a final application for concurrency review prior to issuance of any City of Cocoa permits. 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, no further impact to public facilities is anticipated.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

August 7, 2024 - Planning and Zoning recommended approval to City Council.

RECOMMENDED MOTION:

Staff recommends the City Council APROVE the Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for three parcels totaling +/- 57.23 acres located on the east side of N. Range Rd. with parcel ID numbers 24-36-19-00-501, 24-36-30-00-252, and 24-36-30-00-258.

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Karali Subdivision Location

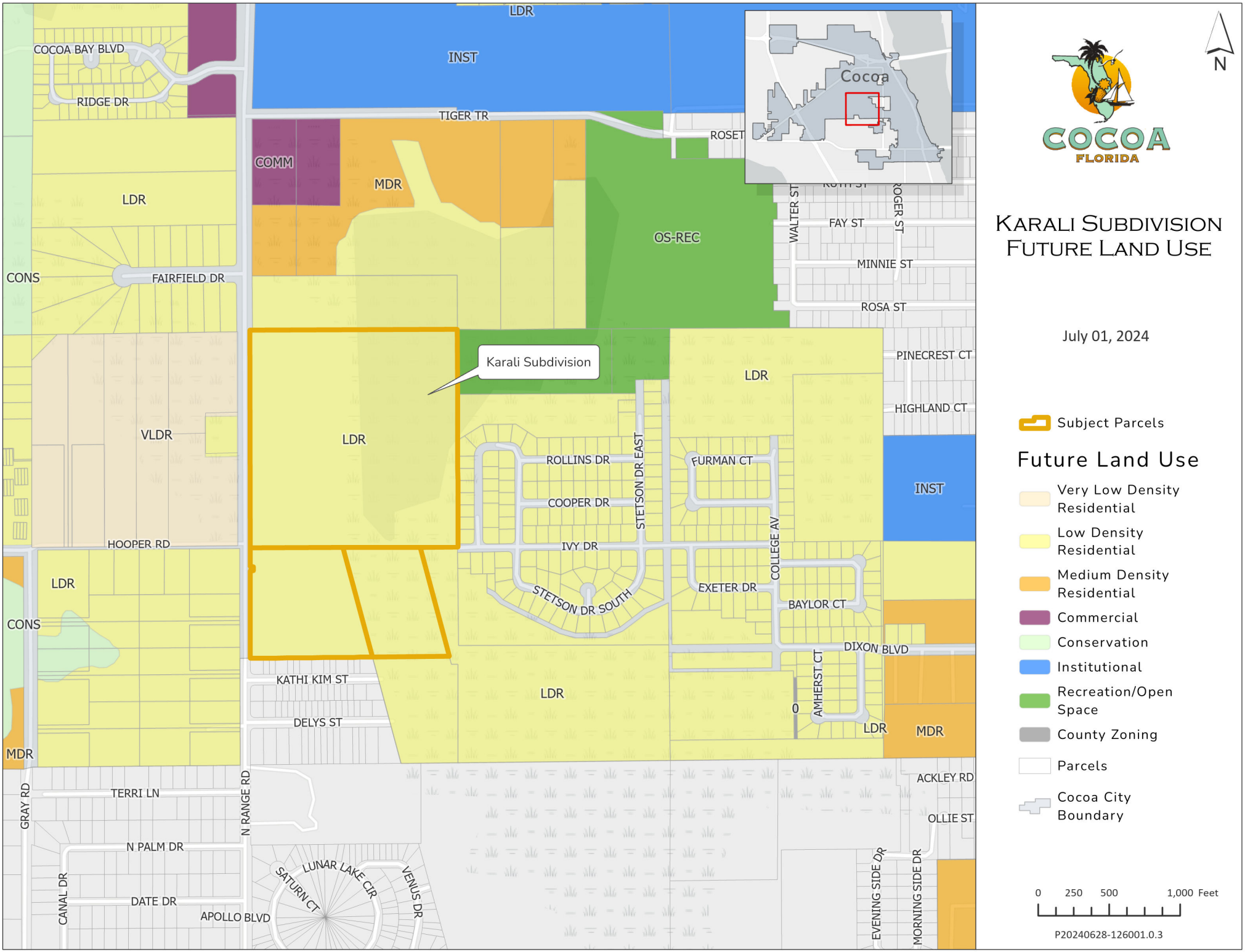
July 01, 2024

- Cocoa City Boundary
- Subject Parcels
- Parcels

N

0 250 500 1,000 Feet

P20240628-126001.0.1



Karali Subdivision Future Land Use

July 01, 2024

Subject Parcels

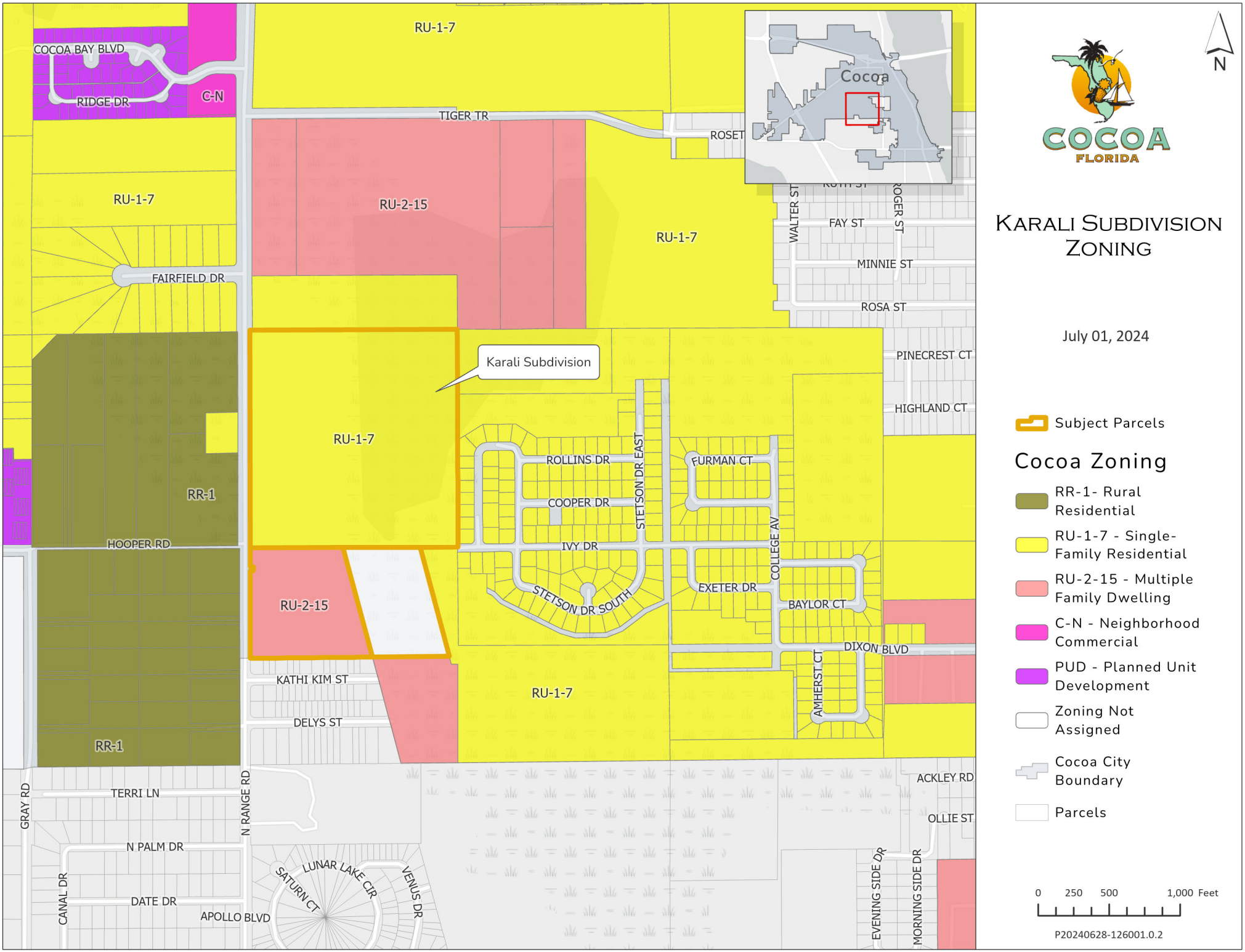
Future Land Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- Conservation
- Institutional
- Recreation/Open Space
- County Zoning
- Parcels
- Cocoa City Boundary

N

0 250 500 1,000 Feet

P20240628-126001.0.3


RU-1-7
COCOA BAY BLVD
RIDGE DR
C-N
TIGER TR
ROSET
RU-1-7
RU-2-15
RU-1-7
WALTER ST
ROGER ST
FAY ST
MINNIE ST
ROSA ST
FAIRFIELD DR
Karali Subdivision
PINECREST CT
HIGHLAND CT
RU-1-7
ROLLINS DR
FURMAN CT
STETSON DR EAST
COOPER DR
RR-1
IVY DR
COLLEGE AV
HOOPER RD
EXETER DR
STETSON DR SOUTH
BAYLOR CT
RU-2-15
DIXON BLVD
AMHERST CT
KATHI KIM ST
RU-1-7
DELYS ST
RR-1
ACKLEY RD
GRAY RD
TERRI LN
N RANGE RD
OLLIE ST
N PALM DR
LUNAR LAKE CIR
SATURN CT
VENUS DR
CANAL DR
DATE DR
APOLLO BLVD
EVENING SIDE DR
MORNING SIDE DR
Cocoa
N
COCOA
FLORIDA
KARALI SUBDIVISION ZONING
July 01, 2024
Subject Parcels
Cocoa Zoning
RR-1- Rural Residential
RU-1-7 - Single-Family Residential
RU-2-15 - Multiple Family Dwelling
C-N - Neighborhood Commercial
PUD - Planned Unit Development
Zoning Not Assigned
Cocoa City Boundary
Parcels
0 250 500 1,000 Feet
P20240628-126001.0.2

RANGE ROAD PRELIMINARY PUD
CITY OF COCOA, FLORIDA

PARCEL I.D. No. 24-36-19-00-501, 24-36-30-00-258,
24-36-30-00-252

OWNER/ APPLICANT: KARALI ASSOCIATES, LLC
2642 FAWNLAKE TRAIL
ORLANDO, FL 32828
PHONE: 407-246-5407
EMAIL: SEELASRIVINAS@YAHOO.COM

GEOTECHNICAL: PROFESSIONAL SERVICES INDUSTRIES, INC.
1748 33RD STREET
ORLANDO FL 32839
PHONE: (407) 304-5560
EMAIL: ROBERT.TROMPKE@INTERTEK.COM

SURVEYOR: ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1140
CASSELBERRY, FL 32708
PHONE: (407) 677-0200
EMAIL: JAMES@ALTAMAXSURVYEING.COM

ENVIRONMENTAL: ECOLOGICAL CONSULTING SOLUTIONS, INC.
235 HUNT CLUB BLVD., SUITE 202
LONGWOOD, FL 32779
PHONE: 407-869-9434
EMAIL: BGRIFFY@ECOLOGICALCS.COM

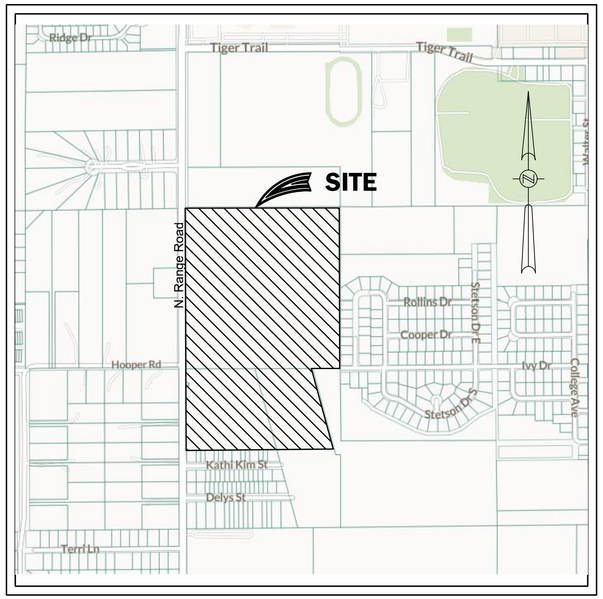
LANDSCAPE: FLORIDA ENGINEERING GROUP, INC.
5127 S. ORANGE AVENUE, SUITE 200
ORLANDO, FL 32809
PHONE: 407-895-0324
EMAIL: RABT@FEG-INC.US

PERMITTING AGENCIES
CITY OF COCOA: PSP; FINAL ENGINEERING
SJRWMD: ENVIRONMENTAL RESOURCE PERMIT
F.D.E.P.: NOI, WATER, SEWER

UTILITY COMPANIES

WATER:	CITY OF COCOA	321-433-8797
SEWER:	CITY OF COCOA	321-423-8797
ELECTRIC:	FLORIDA POWER AND LIGHT-BREVARD	386-586-6403
RECLAIMED:	CITY OF COCOA	321-423-8797
TELEPHONE:	AT&T / DISTRIBUTION	561-683-2729
FIBER:	CHARTER COMMUNICATIONS	321-338-1928
GAS:	FLORIDA GAS TRANSMISSION-MELBOURNE	470-838-7171
GAS:	FLORIDA CITY GAS	321-638-3419

SITE VICINITY MAP



SCALE: 1" = 600'

5 GENERAL STATEMENT:
THE PROPERTY IS CURRENTLY A VACANT WOODED LOT WITH APPROXIMATELY 25.57 ACRES OF IT BEING WETLAND AREAS. THE PROPOSED PROJECT WLL INCLUDE THE CONSTRUCTION OF 61 SINGLE FAMILY (40' AND 50' WIDE) RESIDENTIAL LOTS ALONG WITH ASSOCIATED STORMWATER, ROADWAY, AND UTILITY IMPROVEMENTS.

LEGAL DESCRIPTION:

PARCEL I:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SUBJECT TO
(1) THE EASEMENT FOR THE RIGHT-OF-WAY OF RANGE ROAD OVER THE WEST 33 FEET OF SAID PARCEL (OFFICIAL RECORDS BOOK 462, PAGE 185); AND
(2) THE 30 FOOT EASEMENT OF FLORIDA GAS TRANSMISSION DESCRIBED IN OFFICIAL RECORDS BOOK 506, PAGE 682 OF SAID PUBLIC RECORDS.

PARCEL II:
THE NORTH 681.14 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, EXCEPT THE LAND IN DEED BOOK 69, PAGE 62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST; THENCE SOUTH 00°14'01" WEST ALONG THE WEST LINE OF SAID SECTION 30 (SAID WEST LINE ALSO BEING THE CENTERLINE OF RANGE ROAD) A DISTANCE OF 681.14 FEET; THENCE SOUTH 89°45'59" EAST A DISTANCE OF 33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RANGE ROAD AND THE NORTHWEST CORNER OF THE SUBDIVISION OF SABAL LAKE ESTATES, UNIT ONE, PER PLAT RECORDED IN PLAT BOOK 30, PAGE 12 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89°48'16" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION AND AN EXTENSION THEREOF, A DISTANCE OF 1230.19 FEET TO A POINT IN THE WESTERLY LINE OF THE PARCEL DESCRIBED IN DEED RECORDED IN DEED BOOK 69, PAGE 62 OF SAID PUBLIC RECORDS (WHICH POINT IS 49.91 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL); THENCE NORTH 15°03'27" WEST ALONG SAID WEST LINE 702.09 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE SOUTH 89°56'33" WEST ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 1078.01 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2525, PAGE 2797, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
SUBJECT TO THE FOLLOWING:
(I) THE RIGHT-OF-WAY OF RANGE ROAD OVER THE WEST 33 FEET OF SAID PARCEL (OFFICIAL RECORDS BOOK 690, PAGE 901);
(2) THE 30 FOOT EASEMENT OF FLORIDA GAS TRANSMISSION DESCRIBED IN OFFICIAL RECORDS BOOK 506, PAGE 682 OF SAID PUBLIC RECORDS;
(3) THE RIGHTS OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY OVER THE SOUTH 50 FEET OF THE NORTH 133 FEET OF THE EAST 50 FEET OF THE WEST 83 FEET OF SAID PARCEL;
(4) THE EASEMENT OF FLORIDA POWER & LIGHT COMPANY,
DATED 9 JULY 1990, OVER THE SOUTH 5 FEET OF THE WEST 9 FEET OF THE NORTH 281 FEET OF SAID PARCEL;
(5) THE RIGHTS OF THE CITY OF COCOA TO THE SOUTH 25 FEET OF THE NORTH 143 FEET OF THE EAST 20 FEET OF THE WEST 53 FEET OF SAID SECTION 30 AND THE EASEMENT OVER THE EAST 15 FEET OF THE WEST 48 FEET OF SAID PARCEL FOR SEWER LIFT STATION AND SEWER LINES;
(6) THE GRANTOR JOALCO, INC., FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF DITCHES, SWALES AND OTHER WATER RETENTION, MOVEMENT AND CONTROL FACILITIES AND OTHER USES, OVER, UNDER AND ACROSS THE LANDS LYING WEST OF, ADJACENT TO, AND WITHIN 50 FEET OF THE WEST LINE OF THE PARCEL DESCRIBED IN DEED BOOK 69, PAGE 62 OF SAID PUBLIC RECORDS TO BE RELATED TO THE EASEMENT IN OFFICIAL RECORDS BOOK 2823, PAGE 1966, OF SAID PUBLIC RECORDS.

PLAN INDEX

C-1	COVER SHEET
C-2	BOUNDARY AND TOPOGRAPHIC SURVEY
C-3	BOUNDARY AND TOPOGRAPHIC SURVEY
C-4	BOUNDARY AND TOPOGRAPHIC SURVEY
C-5	BOUNDARY AND TOPOGRAPHIC SURVEY
C-6	BOUNDARY AND TOPOGRAPHIC SURVEY
C-7	OVERALL SITE PLAN
C-8	COMMON SPACE PLAN
C-9	SITE GEOMETRY PLAN
C-10	SITE GEOMETRY PLAN (2)
A-1	ARCHITECTURAL ELEVATIONS
A-2	ARCHITECTURAL ELEVATIONS (2)

DATE	REVISIONS	BY	CHECKED
7/15/24	5 REVISED PER CITY COMMENTS	JM	GRC
1/09/24	4 REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	3 REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	2 REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	1 REVISED PER CITY AND SJRWMD COMMENTS	JM	GRC

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

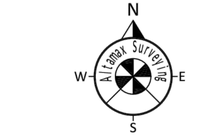
5127 S. Orange Avenue,
Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

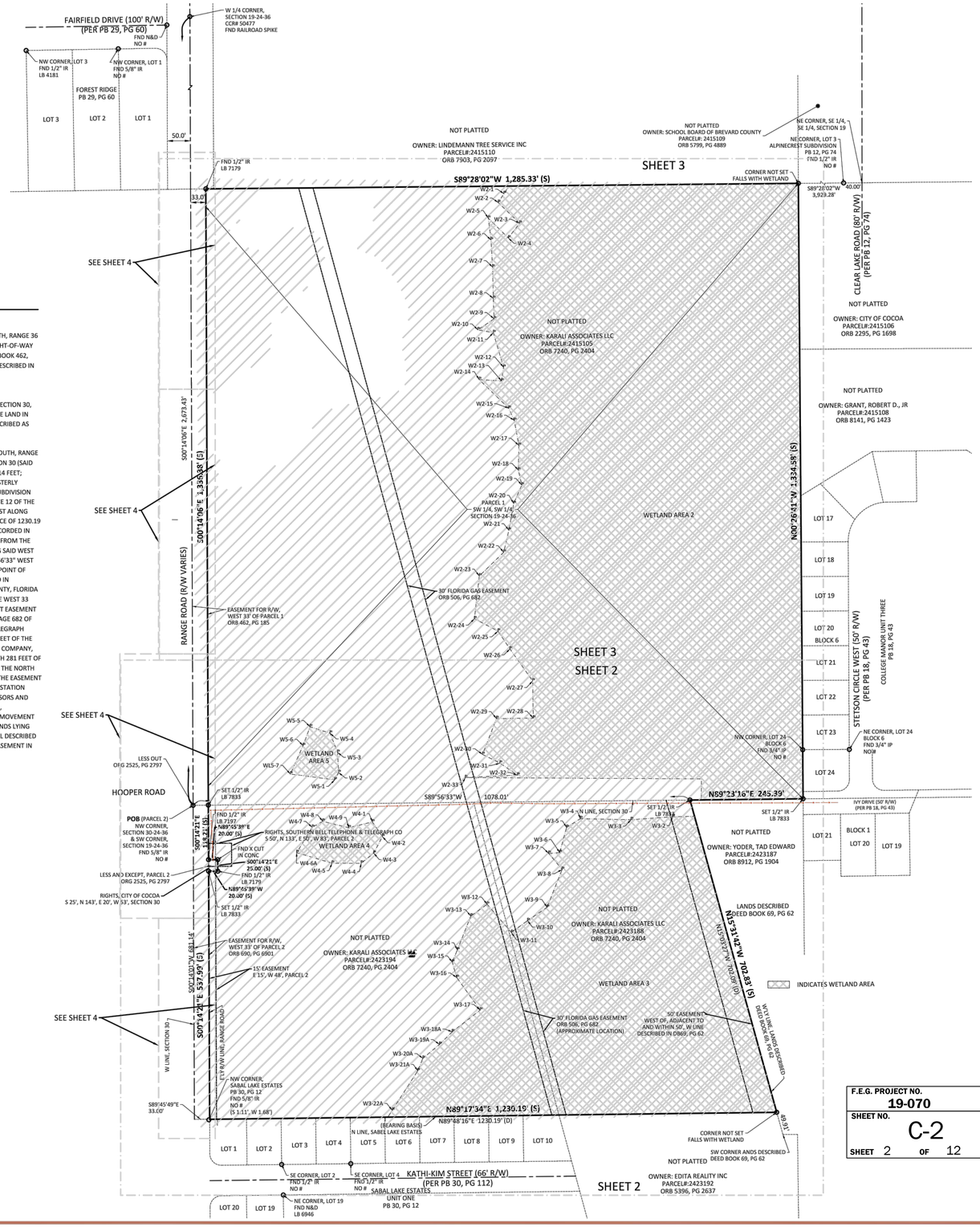
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY:
GREGORY R. CRAWFORD, P.E.
ON July 17, 2024 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. 6100008586
No 51335
STATE OF FLORIDA
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

BOUNDARY & TOPOGRAPHIC SURVEY





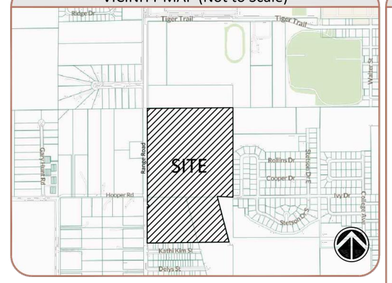
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VICINITY MAP (Not to Scale)



LEGEND

AC	- AIR CONDITIONER
-bb-	- BOTTOM OF BANK
BHM	- BUILDING HEIGHT MEASUREMENT
	- BACK FLOW PREVENTER
	- BENCHMARK
	- BOLLARD
-E-	- BURIED ELECTRIC LINE
-C-	- BURIED CABLE TELEVISION LINE
CALC	- CALCULATED
C&M	- CALCULATED & MEASURED
Δ	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CCR	- CERTIFIED CORNER RECORD
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CLF	- CHAIN LINK FENCE
℄	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
●CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVERED
CP	- CONCRETE PAD
	- CURB INLET
CW	- CONCRETE WALKWAY
-D-	- BURIED STORMDRAIN LINE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
	- DOT INLET
DS	- DESCRIBED
DW	- DRIVEWAY
	- EASEMENT NUMBER
	- ELECTRIC BOX
	- ELECTRICAL METER
EL	- ELEVATION
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN	- FLORIDA PERMANENT REFERENCE NETWORK
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
FH	- FIRE HYDRANT
-FM-	- BURIED FORCE MAIN LINE
FND	- FOUND
-FO-	- BURIED FIBER OPTIC CABLE LINE
FOC	- FIBER OPTIC CABLE BOX
FP	- FLAG POLE
-G-	- BURIED GAS LINE
GM	- GAS METER
GV	- GAS VALVE
	- GREASE TRAP MANHOLE
	- GUY WIRE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INST#	- RECORD INSTRUMENT#
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
LB	- LICENSED BUSINESS
	- LIGHT POLE
LS	- LICENSED SURVEYOR
LSA	- LANDSCAPED AREA
MF	- METAL FENCE
MS	- METAL SHED
	- MITERED END SECTION
MW	- MONITORING WELL
N&D	- NAIL & DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NAD	- NORTH AMERICAN DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
ORB	- OFFICIAL RECORDS BOOK
OHW	- OVERHEAD WIRE
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVATURE
PP	- PER PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRC	- POINT OF REVERSE CURVATURE
# PS	- PARKING SPACES
PSM	- PROFESSIONAL SURVEYOR & MAPPER
PSP	- PEDESTRIAN SIGNAL POLE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
R	- CURVE RADIUS
RCP	- REINFORCED CONCRETE PIPE
-RW-	- REUSE WATER LINE
	- REUSE WATER METER
	- REUSE WATER VALVE
RP	- RAMP
R/W	- RIGHT-OF-WAY
	- SANITARY MANHOLE
-S-	- BURIED SANITARY LINE
SF	- SQUARE FEET
SP	- STATE PLANE
SOO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
SU	- SURVEYED
	- SEWER VALVE
XXX.XX	- SPOT ELEVATION
	- STORM MANHOLE
-T-	- BURIED TELECOMMUNICATIONS LINE
	- TELECOMMUNICATIONS MANHOLE
	- STORM INLET
-TB-	- TOP OF BANK
	- TRAFFIC SIGNAL POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
	- TELEPHONE RISER
	- TRAFFIC SIGNAL BOX
	- TELEVISION RISER
TWI	- TRAFFIC SIGNAL WIRE
TYP	- TYPICAL
	- UNKNOWN UTILITY
-UE-	- UTILITY EASEMENT
UP	- UTILITY POLE
UM	- UTILITY MARKER
VCP	- VITRIFIED CLAY PIPE
-VF-	- VINYL FENCE
-WI-	- BURIED WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER VALVE
	- WATER METER
YD	- YARD DRAIN

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH LINE OF SABEL LAKE ESTATES; BEING: N89°48'16"E PER PLAT BOOK 30, PAGE 12, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE(S) X AND AE PER FLOOD INSURANCE RATE MAP NO. 12009C0320H & 03-17-2014, COMMUNITY NO. 120020, CITY OF COCOA, FLORIDA, EFFECTIVE 01-29-2021 & 03-17-2014, RESPECTIVELY.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.

7. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION E6A05, BEING: 20.78 FEET, (NAVD 88), PUBLISHED BY BREVARD COUNTY, FLORIDA.

8. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN.

WETLAND AREA:

WETLAND AREA 1 (INTENTIONALLY DELETED)
WETLAND AREA 2 = 841,711 SQ. FT/19.3230 ACRES
WETLAND AREA 3 = 354,406 SQ. FT./8.1360 ACRES
WETLAND AREA 4 = 12,310 SQ. FT./0.2826 ACRES
WETLAND AREA 5 = 8,063 SQ. FT./0.1851 ACRES
WETLAND AREA TOTAL = 1,228,915 SQ. FT./28.2120 ACRES
UPLAND AREA = 1,278,004 SQ. FT./29.3389 ACRES

LAND AREA:

CONTAINS 2,493,080 SQUARE FEET OR 57.2332 ACRES MORE OR LESS.

Certified to:

KARALI ASSOCIATES, LLC

JAMES DENNIS BRAY
License Number
PSM6507
STATE OF
FLORIDA
Professional Surveyor and Mapper

This Survey is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

F.E.G. PROJECT NO.
19-070
SHEET NO.
C-2
SHEET 2 OF 12

ADDRESS:

RANGE ROAD
COCOA, FL 32926

Job Information

JOB NO. 904188
CF NO. BRV-19-24-36
FIELD DATE: 07-14-2021
SCALE: VARIES
DRAWN BY: PJT

Revisions

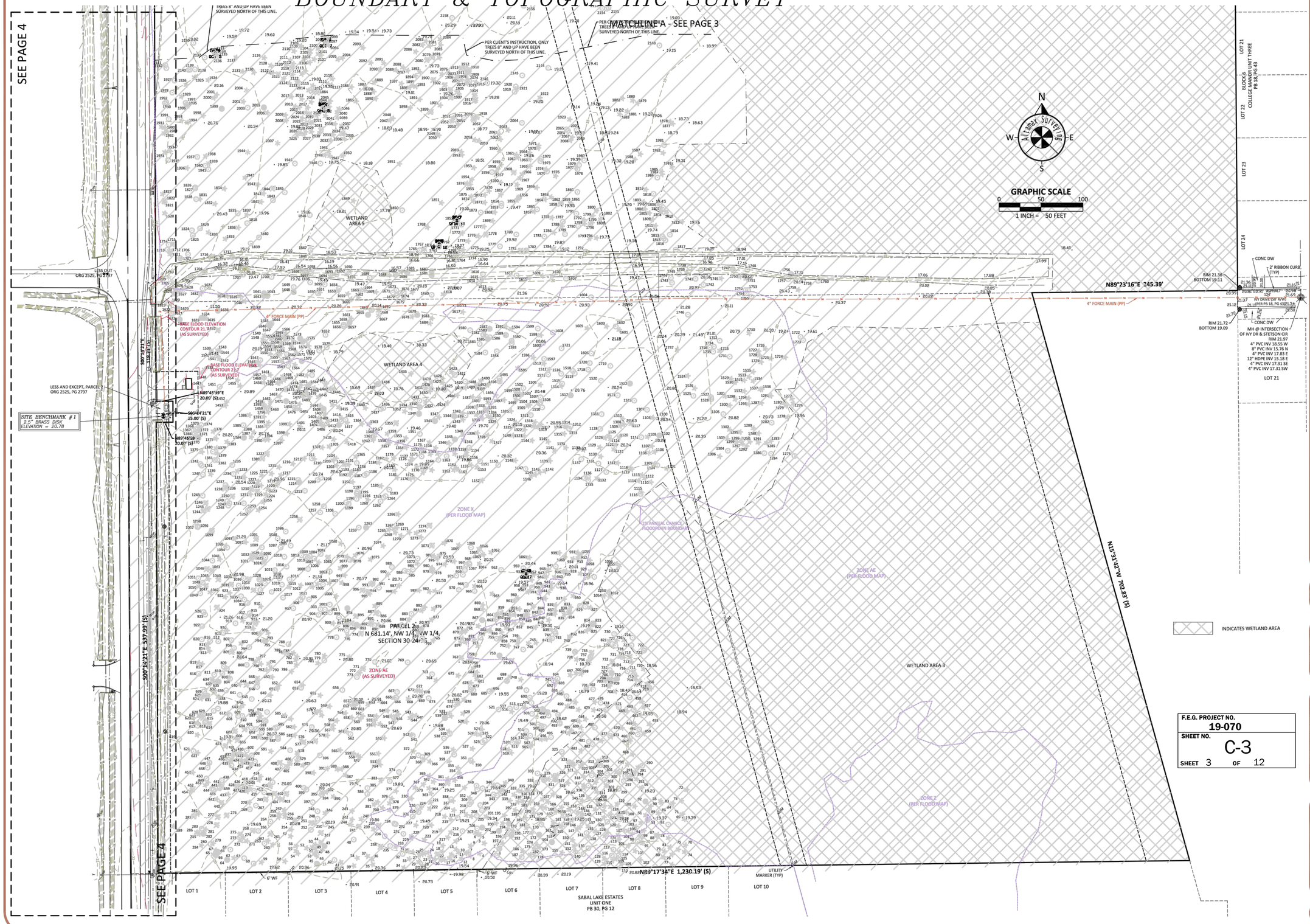
Date:	Description	By:
12-28-2021	Inverts	PT
1/17/2022	Wetland Table	JB
1/21/2022	Storm Info	PT
03/16/2023	ADDITIONAL UTILITY/TOPOGRAPHY	DSK
03/29/2023	REMOVE WETLAND 1	JB

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

James D. Bray PSM 6507

SHEET 1 OF 5

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

AC	- AIR CONDITIONER
-BB-	- BOTTOM OF BANK
BHM	- BUILDING HEIGHT MEASUREMENT
	- BACK FLOW PREVENTER
	- BENCHMARK
	- BOLLARD
-c-	- BURIED ELECTRIC LINE
-C-	- BURIED CABLE TELEVISION LINE
CALC	- CALCULATED
C&M	- CALCULATED & MEASURED
Δ	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CCR	- CERTIFIED CORNER RECORD
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CLF	- CHAIN LINK FENCE
℄	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
+CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVERED
CP	- CONCRETE PAD
	- CURB INLET
CW	- CONCRETE WALKWAY
-D-	- BURIED STORM/DRAIN LINE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
	- DOT INLET
DS	- DESCRIBED
DW	- DRIVEWAY
E	- EASEMENT NUMBER
E	- ELECTRIC BOX
E	- ELECTRICAL METER
EL	- ELEVATION
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN	- FLORIDA PERMANENT REFERENCE NETWORK
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
	- FIRE HYDRANT
-FM-	- BURIED FORCE MAIN LINE
FND	- FOUND
-FO-	- BURIED FIBER OPTIC CABLE LINE
FOC	- FIBER OPTIC CABLE BOX
	- FLAG POLE
-G-	- BURIED GAS LINE
	- GAS METER
	- GAS VALVE
	- GREASE TRAP MANHOLE
	- GUY WIRE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INSTR	- RECORDS INSTRUMENT#
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
LB	- LICENSED BUSINESS
	- LIGHT POLE
LS	- LICENSED SURVEYOR
LSA	- LANDSCAPED AREA
MF	- METAL FENCE
MS	- METAL SHED
	- MITERED END SECTION
	- MONITORING WELL
N&D	- NAIL & DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NAD	- NORTH AMERICAN DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
ORB	- OFFICIAL RECORDS BOOK
OHW	- OVERHEAD WIRE
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PCC	- POINT OF COMPOUND CURVATURE
PP	- PER PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRC	- POINT OF REVERSE CURVATURE
# PS	- PARKING SPACES
PSM	- PROFESSIONAL SURVEYOR & MAPPER
PSP	- PEDESTRIAN SIGNAL POLE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
R	- CURVE RADIUS
RCP	- REINFORCED CONCRETE PIPE
-R-	- REUSE WATER LINE
	- REUSE WATER METER
	- REUSE WATER VALVE
RP	- RADIP
R/W	- RIGHT-OF-WAY
	- SANITARY MANHOLE
-S-	- BURIED SANITARY LINE
SF	- SQUARE FEET
SP	- STATE PLANE
SSD	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
(S)	- SURVEYED
	- SEWER VALVE
XXX.XX	- SPOT ELEVATION
	- STORM MANHOLE
-T-	- BURIED TELECOMMUNICATIONS LINE
	- TELECOMMUNICATIONS MANHOLE
	- STORM INLET
-TB-	- TOP OF BANK
	- TRAFFIC SIGNAL POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
	- TELEPHONE RISER
	- TRAFFIC SIGNAL BOX
	- TELEVISION RISER
TSW	- TRAFFIC SIGNAL WIRE
TYP	- TYPICAL
-U-	- UNKNOWN UTILITY
UE	- UTILITY EASEMENT
	- UTILITY POLE
UM	- UTILITY MARKER
VCP	- VITRIFIED CLAY PIPE
VF	- VINYL FENCE
-W-	- BURIED WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER VALVE
	- WATER METER
YD	- YARD DRAIN

ADDRESS:
RANGE ROAD
COCOA, FL 32926

Job Information

JOB NO. 904188	
CF NO. BRV-19-24-36	
FIELD DATE: 07-14-2021	
SCALE: VARIES	
DRAWN BY: PJT	

Revisions

Date:	Description	By:
12-28-2021	Inverts	PT
1/17/2022	Wetland Table	JB
1/21/2022	Storm Info	PT
03/16/2023	ADDITIONAL UTILITY/TOPOGRAPHY	DSK
03/29/2023	REMOVE WETLAND 1	JB

F.E.G. PROJECT NO.
19-070

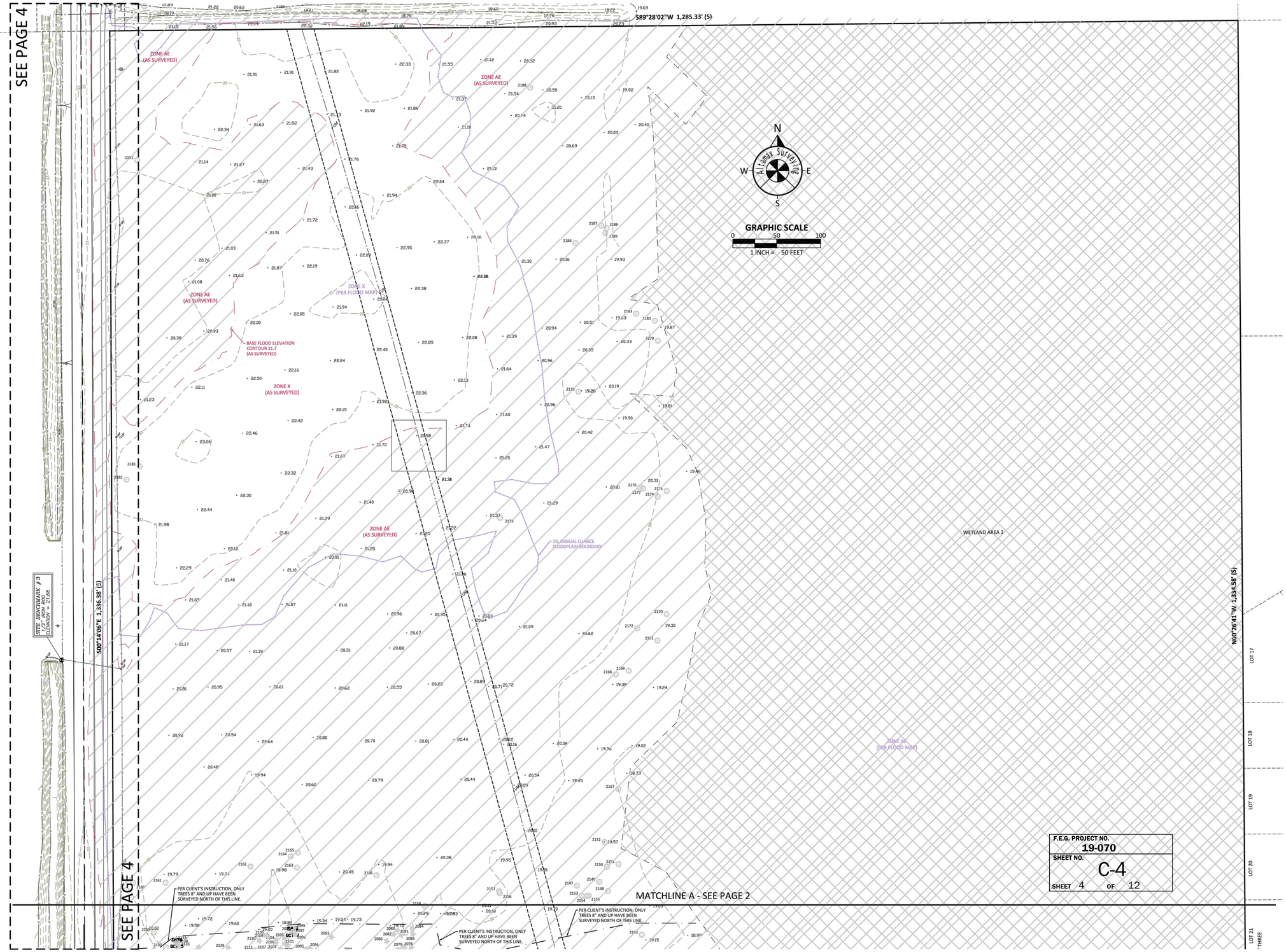
SHEET NO.
C-3

SHEET 3 OF 12

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910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

SHEET 2 OF 5

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

AC	- AIR CONDITIONER
-BB-	- BOTTOM OF BANK
BHM	- BUILDING HEIGHT MEASUREMENT
	- BACK FLOW PREVENTER
	- BENCHMARK
	- BOLLARD
-E-	- BURIED ELECTRIC LINE
-C-	- BURIED CABLE TELEVISION LINE
CALC	- CALCULATED
C&M	- CALCULATED & MEASURED
Δ	- CENTRAL ANGLE
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CCR	- CERTIFIED CORNER RECORD
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CLF	- CHAIN LINE FENCE
℄	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
+CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVERED
CP	- CONCRETE PAD
	- CURB INLET
CW	- CONCRETE WALKWAY
-D-	- BURIED STORM/DRAIN LINE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
	- DOT INLET
DS	- DESCRIBED
DW	- DRIVEWAY
	- EASEMENT NUMBER
	- ELECTRIC BOX
	- ELECTRICAL METER
EL	- ELEVATION
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN	- FLORIDA PERMANENT REFERENCE NETWORK
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
	- FIRE HYDRANT
-FM-	- BURIED FORCE MAIN LINE
FND	- FOUND
-FO-	- BURIED FIBER OPTIC CABLE LINE
	- FIBER OPTIC CABLE BOX
	- FLAG POLE
-G-	- BURIED GAS LINE
	- GAS METER
	- GAS VALVE
	- GREASE TRAP MANHOLE
	- GUY WIRE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH DENSITY POLYETHYLENE PIPE
INSTR	- RECORDS INSTRUMENT#
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
LB	- LICENSED BUSINESS
	- LIGHT POLE
LS	- LICENSED SURVEYOR
LSA	- LANDSCAPED AREA
MF	- METAL FENCE
MS	- METAL SHED
	- MITERED END SECTION
MW	- MONITORING WELL
N&D	- NAIL & DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NAD	- NORTH AMERICAN DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
ORB	- OFFICIAL RECORDS BOOK
-OW-	- OVERHEAD WIRE
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
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# PS	- PARKING SPACES
PSM	- PROFESSIONAL SURVEYOR & MAPPER
PSP	- PEDESTRIAN SIGNAL POLE
PT	- POINT OF TANGENCY
PVC	- POLYVINYL CHLORIDE PIPE
R	- CURVE RADIUS
RCP	- REINFORCED CONCRETE PIPE
-R-	- REUSE WATER LINE
	- REUSE WATER METER
	- REUSE WATER VALVE
RP	- RAMP
R/W	- RIGHT-OF-WAY
	- SANITARY MANHOLE
-S-	- BURIED SANITARY LINE
SF	- SQUARE FEET
SP	- STATE PLANE
SSO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
(S)	- SURVEYED
	- SEWER VALVE
XXX.XX	- SPOT ELEVATION
	- STORM MANHOLE
-T-	- BURIED TELECOMMUNICATIONS LINE
	- TELECOMMUNICATIONS MANHOLE
	- STORM INLET
-TB-	- TOP OF BANK
	- TRAFFIC SIGNAL POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
	- TELEPHONE RISER
	- TRAFFIC SIGNAL BOX
	- TELEVISION RISER
TSW	- TRAFFIC SIGNAL WIRE
TYP	- TYPICAL
-U-	- UNKNOWN UTILITY
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	- UTILITY POLE
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VCP	- VITRIFIED CLAY PIPE
VF	- VINYL FENCE
-W-	- BURIED WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER VALVE
	- WATER METER
YD	- YARD DRAIN

ADDRESS:

RANGE ROAD
COCOA, FL 32926

Job Information

JOB NO. 904188
CF NO. BRV-19-24-36
FIELD DATE: 07-14-2021
SCALE: VARIES
DRAWN BY: PJT

Revisions

Date:	Description	By:
12-28-2021	Inverts	PT
1/17/2022	Wetland Table	JB
1/21/2022	Storm Info	PT
03/16/2023	ADDITIONAL UTILITY/TOPOGRAPHY	DSK
03/29/2023	REMOVE WETLAND 1	JB

F.E.G. PROJECT NO. 19-070

SHEET NO. C-4

SHEET 4 **OF** 12

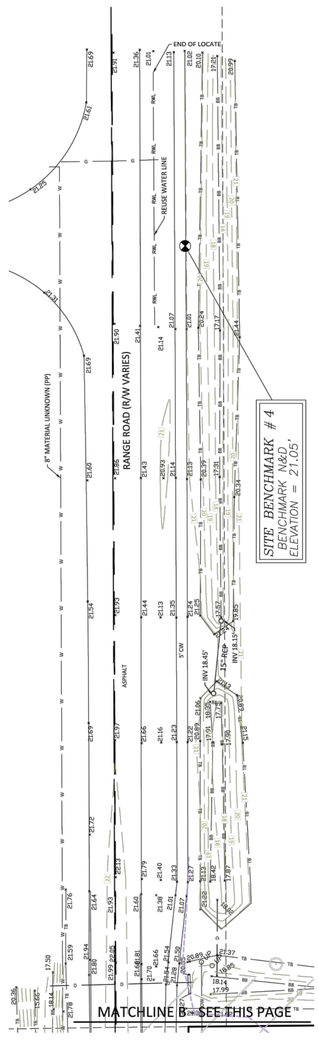
Altamax Surveying
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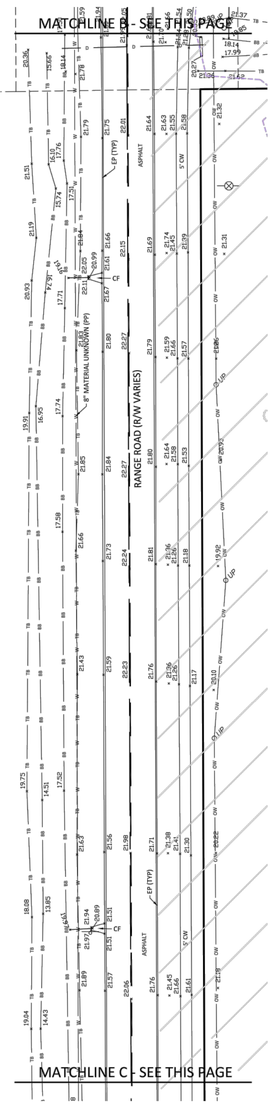
SHEET 3 OF 5

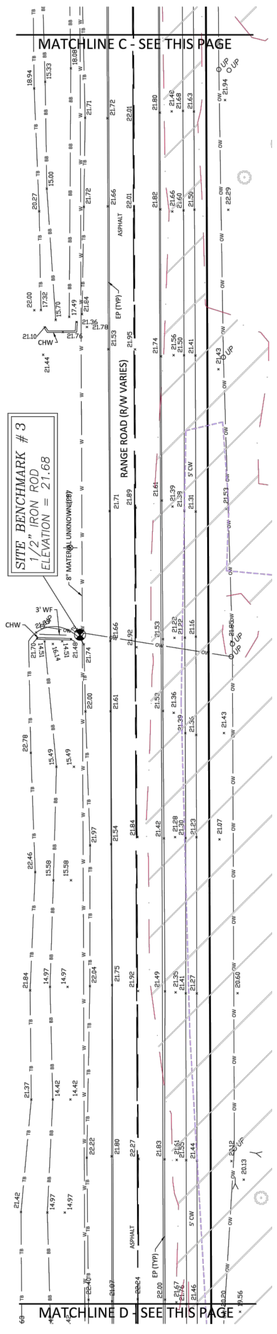
BOUNDARY & TOPOGRAPHIC SURVEY

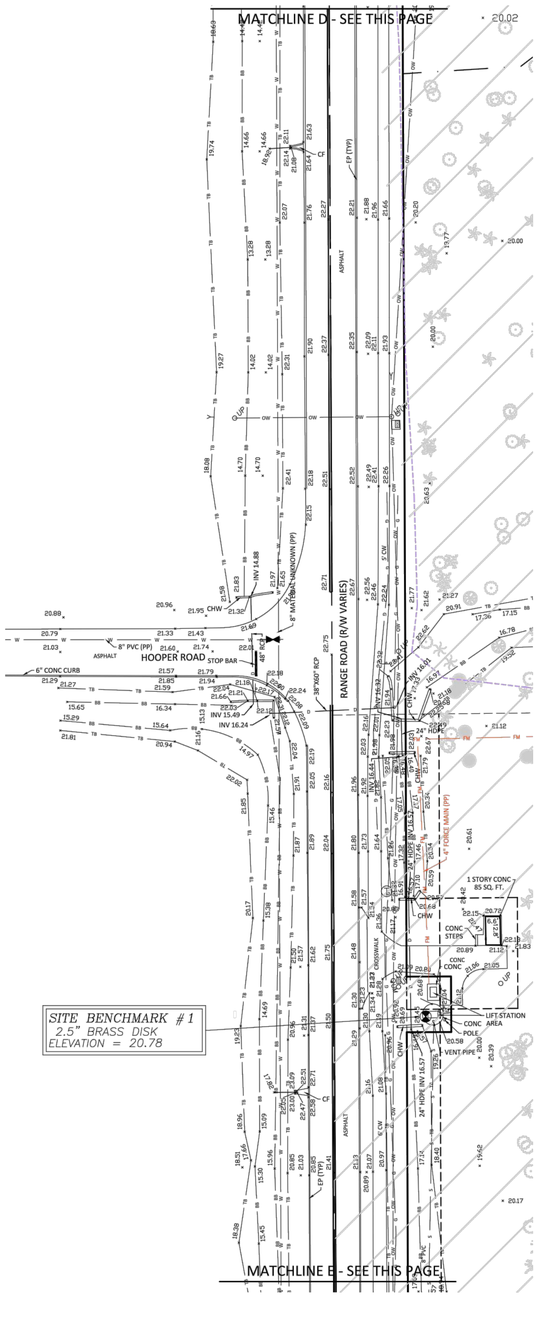
N
W — Altamax Surveying — E
S

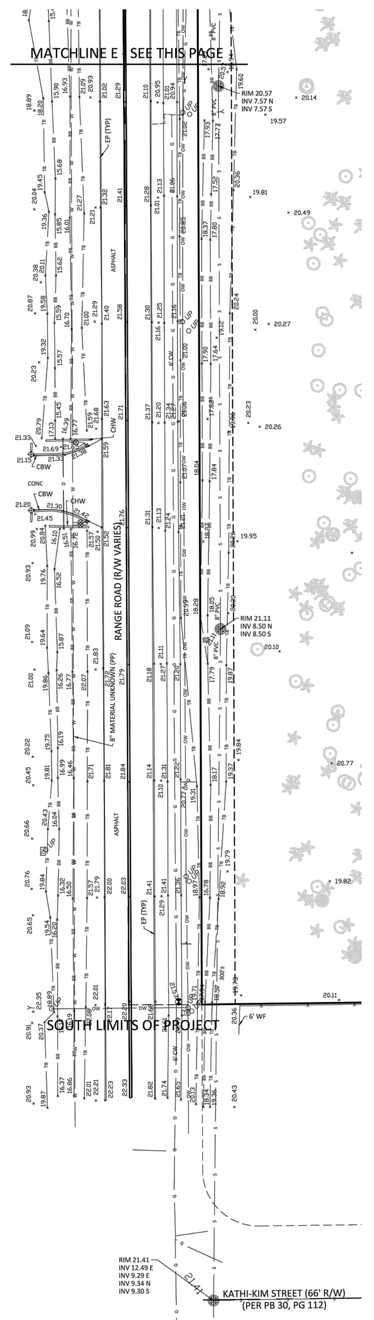
GRAPHIC SCALE
0 30 60
1 INCH = 30 FEET











LEGEND

AC	AIR CONDITIONER
-BB-	BOTTOM OF BANK
BHM	BUILDING HEIGHT MEASUREMENT
	BACK FLOW PREVENTER
	BENCHMARK
	BOLLARD
-E-	BURIED ELECTRIC LINE
-C-	BURIED CABLE TELEVISION LINE
CALC	CALCULATED
C&M	CALCULATED & MEASURED
Δ	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CBW	CONCRETE BLOCKWALL
CCR	CERTIFIED CORNER RECORD
CF	CONCRETE FLUME
CHW	CONCRETE HEADWALL
C/LF	CHAIN LINK FENCE
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
×CO	CLEAN OUT
CONC	CONCRETE
COVD	COVERED
CP	CONCRETE PAD
	CURB INLET
CW	CONCRETE WALKWAY
-D-	BURIED STORM/DRAIN LINE
DB	DEED BOOK
DE	DRAINAGE EASEMENT
	DOT INLET
	DESCRIBED
DW	DRIVEWAY
	EASEMENT NUMBER
	ELECTRIC BOX
	ELECTRICAL METER
EL	ELEVATION
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN	FLORIDA PERMANENT REFERENCE NETWORK
FIRM	FLOOD INSURANCE RATE MAP
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
-FM-	BURIED FORCE MAIN LINE
FND	FOUND
-FO-	BURIED FIBER OPTIC CABLE LINE
	FIBER OPTIC CABLE BOX
	FLAG POLE
-G-	BURIED GAS LINE
	GAS METER
	GAS VALVE
G	GREASE TRAP MANHOLE
	GUY WIRE ANCHOR
	HANDICAP PARKING
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INSTR	RECORD INSTRUMENT#
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LB	LICENSED BUSINESS
	LIGHT POLE
LS	LICENSED SURVEYOR
MA	MITERED END AREA
MF	METAL FENCE
MS	METAL SHED
	MITERED END SECTION
	MONITORING WELL
N&D	NAIL & DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NAD	NORTH AMERICAN DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NTS	NOT TO SCALE
ORB	OFFICIAL RECORDS BOOK
-OW-	OVERHEAD WIRE
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PP	PIN PLANS
PG	PAGE
POB	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
# PS	PARKING SPACES
PSM	PROFESSIONAL SURVEYOR & MAPPER
PSP	PEDESTRIAN SIGNAL POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	CURVE RADIUS
RCP	REINFORCED CONCRETE PIPE
-R-	REUSE WATER LINE
	REUSE WATER METER
	REUSE WATER VALVE
RP	RAMP
R/W	RIGHT-OF-WAY
	SANITARY MANHOLE
-S-	BURIED SANITARY LINE
SF	SQUARE FEET
SP	STATE PLANE
SOD	SHOWN FOR DIRECTION ONLY
SN	SIGN
SW	SIDEWALK
	SEWER VALVE
SOLSH	SPOT ELEVATION
	STORM MANHOLE
-T-	BURIED TELECOMMUNICATIONS LINE
	TELECOMMUNICATIONS MANHOLE
	STORM INLET
-TB-	TOP OF BANK
TSP	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	TRANSFORMER/JUNCTION BOX
	TELEPHONE RISER
	TRAFFIC SIGNAL BOX
	TELEVISION RISER
TSW	TRAFFIC SIGNAL WIRE
TYP	TYPICAL
-U-	UNKNOWN UTILITY
UE	UTILITY EASEMENT
UP	UTILITY POLE
UM	UTILITY MARKER
VCP	VITRIFIED CLAY PIPE
VF	VINYL FENCE
-W-	BURIED WATER LINE
WF	WOOD FENCE
WS	WOOD SHED
	WATER VALVE
	WATER METER
YD	YARD DRAIN

ADDRESS:
RANGE ROAD
COCOA, FL 32926

Job Information
JOB NO. 904188
CF NO. BRV-19-24-36
FIELD DATE: 07-14-2021
SCALE: VARIES
DRAWN BY: PJT

Revisions		
Date:	Description	By:
12-28-2021	Inverts	PT
1/17/2022	Wetland Table	JB
1/21/2022	Storm Info	PT
03/16/2023	ADDITIONAL UTILITY/TOPOGRAPHY	DSK
03/29/2023	REMOVE WETLAND 1	JB

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Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

F.E.G. PROJECT NO.
19-070
SHEET NO.
C-5
SHEET 5 OF 12

SHEET 4 OF 5

BOUNDARY & TOPOGRAPHIC SURVEY

TREE CHART

Tree ID#	DBH Size	Tree Type
1	16"	OAK
2	5"	MAPLE
3	16"	PALM
4	12"	PALM
5	12"	PALM
6	9"	PALM
7	16"	PALM
8	14"	PALM
9	13"	PALM
10	10"	PALM
11	11"	PALM
12	9"	PALM
13	12"	PALM
14	14"	PALM
15	10"	PALM
16	15"	PALM
17	16"	PALM
18	9"	PALM
19	12"	PALM
20	13"	PALM
21	12"	PALM
22	22"	PINE
23	13"	PALM
24	8"	PALM
25	14"	PALM
26	9"	PALM
27	8"	PALM
28	13"	PALM
29	12"	PALM
30	12"	PALM
31	14"	PALM
32	4"	OAK
33	13"	PALM
34	15"	PALM
35	10"	PALM
36	8"	PALM
37	10"	PALM
38	11"	PALM
39	14"	PALM
40	32"	OAK
41	16"	PALM
42	10"	OAK
43	12"	BAY
44	10"	PINE
45	16"	CAMPHOR
46	10"	PALM
47	12"	PALM
48	14"	PALM
49	12"	PALM
50	11"	PALM
51	10"	PALM
52	12"	PALM
53	15"	PALM
54	13"	PALM
55	12"	PALM
56	15"	PALM
57	13"	PALM
58	15"	PALM
59	12"	PALM
60	9"	OAK
61	26"	OAK
62	16"	PALM
63	9"	OAK
64	7"	CAMPHOR
65	15"	PALM
66	6"	CAMPHOR
67	17"	PALM
68	7"	CAMPHOR
69	8"	PALM
70	13"	PALM
71	10"	PALM
72	12"	PALM
73	12"	PALM
74	12"	PALM
75	13"	PALM
76	12"	PALM
77	14"	PALM
78	14"	PALM
79	16"	PALM
80	15"	PALM
81	17"	PALM
82	52"	OAK
83	14"	PALM
84	15"	PALM
85	14"	PALM
86	9"	PALM
87	18"	PALM
88	15"	PALM
89	9"	PALM
90	9"	PALM
91	12"	PALM
92	6"	BAY
93	6"	BAY
94	13"	PALM
95	10"	PALM
96	12"	PALM
97	12"	PALM
98	20"	OAK
99	20"	PINE
100	16"	PALM
101	15"	PALM
102	12"	PALM
103	16"	PALM
104	17"	PALM
105	10"	PALM
106	10"	PALM
107	11"	PALM
108	10"	PALM
109	17"	PALM
110	16"	PALM
111	6"	OAK
112	14"	PALM
113	10"	PALM
114	13"	PALM
115	16"	OAK
116	25"	OAK
117	19"	OAK
118	15"	PALM
119	13"	PALM
120	14"	PALM
121	12"	PALM
122	15"	PALM
123	14"	PALM
124	11"	PALM
125	4"	OAK
126	10"	PALM
127	10"	PALM
128	16"	PALM
129	10"	PALM
130	12"	PALM
131	11"	PALM
132	15"	PALM
133	13"	PALM
134	7"	BAY
135	14"	PALM
136	14"	PALM
137	10"	PALM
138	15"	PALM
139	10"	OAK
140	15"	OAK
141	11"	OAK
142	10"	PALM
143	15"	PALM
144	14"	PALM
145	10"	PALM
146	6"	PALM
147	9"	PALM
148	13"	PALM
149	10"	PALM
150	16"	PALM
151	13"	PALM
152	12"	PALM
153	15"	PALM
154	4"	OAK
155	11"	PALM
156	11"	PALM
157	12"	PALM
158	13"	PALM

TREE CHART

Tree ID#	DBH Size	Tree Type
159	13"	PALM
160	12"	PALM
161	11"	PALM
162	17"	PALM
163	9"	PALM
164	18"	CAMPHOR
165	10"	PALM
166	12"	PALM
167	16"	PALM
168	12"	PALM
169	16"	PALM
170	4"	OAK
171	12"	PALM
172	8"	BAY
173	13"	PALM
174	10"	PALM
175	11"	PALM
176	13"	PALM
177	16"	PALM
178	17"	PALM
179	8"	PALM
180	10"	PALM
181	10"	PALM
182	14"	PALM
183	13"	PALM
184	15"	PALM
185	15"	PALM
186	16"	PALM
187	7"	OAK
188	12"	PALM
189	17"	PALM
190	12"	PALM
191	12"	PALM
192	7"	MAPLE
193	5"	BAY
194	14"	PALM
195	10"	PALM
196	11"	PALM
197	14"	PALM
198	9"	PALM
199	10"	BAY
200	11"	PALM
201	13"	PALM
202	7"	BAY
203	7"	OAK
204	14"	OAK
205	13"	OAK
206	7"	OAK
207	15"	PALM
208	13"	PALM
209	7"	OAK
210	9"	OAK
211	12"	PALM
212	15"	OAK
213	9"	OAK
214	13"	PALM
215	12"	PALM
216	13"	PALM
217	11"	PALM
218	16"	PALM
219	16"	PALM
220	13"	PALM
221	13"	PALM
222	13"	PALM
223	13"	PALM
224	10"	PALM
225	12"	OAK
226	32"	OAK
227	15"	PALM
228	14"	PALM
229	12"	PALM
230	11"	PALM
231	9"	OAK
232	13"	OAK
233	11"	PALM
234	6"	OAK
235	7"	OAK
236	10"	OAK
237	18"	PINE
238	15"	PINE
239	11"	PALM
240	10"	PALM
241	7"	PINE
242	15"	PALM
243	10"	PALM
244	10"	PALM
245	6"	OAK
246	14"	PALM
247	10"	PINE
248	7"	OAK
249	5"	OAK
250	14"	PINE
251	10"	PINE
252	6"	OAK
253	26"	PINE
254	11"	PALM
255	11"	PALM
256	8"	PALM
257	10"	PALM
258	14"	PALM
259	12"	PALM
260	11"	PALM
261	17"	PINE
262	12"	PALM
263	14"	OAK
264	9"	OAK
265	14"	PINE
266	8"	OAK
267	9"	OAK
268	11"	PINE
269	7"	OAK
270	12"	PALM
271	13"	PALM
272	6"	OAK
273	10"	PINE
274	10"	PALM
275	16"	PINE
276	12"	PINE
277	9"	PINE
278	18"	PINE
279	10"	PALM
280	20"	OAK
281	12"	PALM
282	6"	BAY
283	16"	OAK
284	12"	PALM
285	15"	PALM
286	16"	PALM
287	16"	PINE
288	12"	PALM
289	13"	PALM
290	9"	OAK
291	13"	PALM
292	14"	PALM
293	12"	PALM
294	13"	PALM
295	14"	PALM
296	5"	OAK
297	7"	OAK
298	13"	PALM
299	7"	OAK
300	9"	PALM
301	8"	PINE
302	11"	PALM
303	7"	OAK
304	7"	OAK
305	8"	OAK
306	8"	BAY
307	7"	PALM
308	7"	BAY
309	14"	PINE
310	15"	PALM
311	10"	PALM
312	15"	PALM
313	15"	PALM
314	10"	OAK
315	4"	OAK
316	12"	PALM

TREE CHART

Tree ID#	DBH Size	Tree Type
317	14"	PALM
318	15"	PALM
319	14"	PALM
320	13"	PALM
321	10"	PALM
322	6"	BAY
323	6"	MAPLE
324	15"	PALM
325	4"	OAK
326	12"	PALM
327	7"	BAY
328	11"	PALM
329	15"	PALM
330	9"	PALM
331	26"	MAPLE
332	4"	OAK
333	25"	OAK
334	11"	PALM
335	7"	PALM
336	8"	PALM
337	12"	PALM
338	15"	PALM
339	10"	PALM
340	12"	PALM
341	12"	PALM
342	11"	PALM
343	4"	OAK
344	8"	OAK
345	7"	OAK
346	12"	PALM
347	10"	OAK
348	7"	OAK
349	17"	OAK
350	11"	PALM
351	7"	OAK
352	13"	PALM
353	14"	PALM
354	11"	PALM
355	15"	PALM
356	11"	PALM
357	13"	PALM
358	10"	OAK
359	15"	PALM
360	22"	PINE
361	10"	PALM
362	12"	PALM
363	10"	PALM
364	16"	PALM
365	13"	PALM
366	8"	PALM
367	13"	PALM
368	7"	PALM
369	11"	OAK
370	14"	OAK
371	14"	OAK
372	10"	PALM
373	8"	PALM
374	41"	OAK
375	12"	PALM
376	15"	PALM
377	21"	OAK
378	14"	PALM
379	13"	PALM
380	12"	PALM
381	16"	PALM
382	14"	PALM
383	13"	PALM
384	14"	PALM
385	26"	OAK
386	20"	OAK
387	12"	PALM
388	15"	PALM
389	11"	PALM
390	12"	PALM
391	12"	PALM
392	12"	PALM
393	11"	PALM
394	8"	OAK
395	6"	OAK
396	6"	OAK
397	7"	OAK
398	10"	PALM
399	4"	OAK
400	4"	OAK
401	15"	PALM
402	20"	PINE
403	18"	PINE
404	12"	PALM
405	19"	PINE
406	18"	PINE
407	4"	OAK
408	14"	PINE
409	17"	PINE
410	10"	OAK
411	12"	PINE
412	5"	OAK
413	12"	PALM
414	12"	PALM
415	9"	OAK
416	7"	OAK
417	25"	PINE
418	6"	PINE
419	12"	PALM
420	9"	PALM
421	12"	PALM
422	18"	PALM
423	12"	PALM
424	10"	PALM
425	13"	PALM
426	4"	OAK
427	7"	OAK
428	11"	PINE
429	10"	PALM
430	9"	PALM
431	10"	PALM
432	11"	PALM
433	11"	PALM
434	7"	OAK
435	10"	PALM
436	5"	OAK
437	14"	PALM
438	4"	OAK
439	13"	PINE
440	25"	PINE
441	12"	PALM
442	11"	PALM
443	8"	OAK
444	12"	OAK
445	6"	OAK
446	10"	PALM
447	4"	OAK
448	13"	OAK
449	12"	PALM
450	24"	OAK
451	12"	PALM
452	16"	PINE
453	12"	PALM
454	12"	PALM
455	13"	PALM
456	10"	PALM
457	8"	PALM
458	10"	PALM
459	13"	PALM
460	10"	OAK
461	12"	OAK
462	11"	PALM
463	15"	OAK
464	13"	OAK
465	11"	PALM
466	8"	OAK
467	17"	PALM
468	10"	PALM
469	14"	PALM
470	12"	PALM
471	7"	OAK
472	8"	OAK
473	10"	PALM
474	15"	PALM

TREE CHART

Tree ID#	DBH Size	Tree Type
475	8"	OAK
476	11"	OAK
477	14"	PALM
478	12"	PALM
479	14"	PALM
480	9"	OAK
481	7"	OAK
482	6"	OAK
483	15"	PALM
484	17"	PALM
485	14"	PALM
486	10"	PALM
487	10"	OAK
488	15"	PALM
489	12"	PALM
490	13"	PALM
491	10"	PALM
492	6"	OAK
493	7"	OAK
494	4"	OAK
495	7"	OAK
496	10"	PALM
497	5"	OAK
498	5"	MAPLE
499	4"	OAK
500	9"	OAK
501	4"	OAK
502	7"	MAPLE
503	5"	OAK
504	15"	PALM
505	6"	OAK
506	4"	OAK
507	15"	PALM
508	16"	PALM
509	11"	OAK
510	11"	PALM
511	9"	OAK
512	16"	PALM
513	10"	OAK
514	9"	OAK
515	12"	PALM
516	7"	PALM
517	5"	OAK
518	16"	PALM
519	15"	PALM
520	6"	OAK
521	13"	OAK
522	9"	OAK
523	8"	OAK
524	13"	PALM
525	15"	PALM
526	14"	PALM
527	15"	PALM
528	13"	PALM
529	14"	PALM
530	11"	PALM
531	10"	PALM
532	12"	PALM
533	11"	PALM
534	9"	PALM
535	24"	OAK
536	15"	PALM
537	4"	OAK
538	23"	OAK
539	4"	MAGNOLIA
540	13"	PALM
541	6"	OAK
542	13"	PALM
543	10"	PALM
544	14"	PALM
545	12"	PALM
546	9"	PALM
547	10"	PALM
548	13"	PALM
549	11"	PALM
550	12"	PALM
551	13"	PALM
552	11"	PALM
553	13"	PALM
554	10"	PALM
555	9"	PALM
556	10"	PALM
557	14"	PALM
558	10"	PALM
559	12"	PALM
560	10"	PALM
561	12"	PALM
562	20"	OAK
563	9"	PALM
564	13"	PALM
565	14"	PALM
566	13"	PALM
567	10"	PALM
568	10"	PALM
569	12"	PALM
570	13"	PALM
571	10"	PALM
572	9"	PALM
573	12"	PALM
574	23"	PINE
575	26"	OAK
576	14"	PALM
577	18"	PINE
578	13"	PALM
579	12"	PALM
580	12"	PALM
581	12"	PALM
582	12"	PALM
583	13"	PALM
584	20"	OAK
585	10"	PALM
586	4"	OAK
587	6"	OAK
588	5"	OAK
589	4"	OAK
590	5"	OAK
591	14"	PALM
592	7"	OAK
593	4"	OAK
594	4"	OAK
595	6"	OAK
596	10"	PALM
597	10"	PALM
598	11"	PALM
599	20"	PINE
600	6"	OAK
601	4"	OAK
602	4"	OAK
603	4"	OAK
604	4"	PINE
605	19"	PINE
606	10"	PALM
607	19"	PINE
608	5"	OAK
609	4"	OAK
610	5"	OAK
611	15"	PALM
612	13"	PALM
613	21"	PINE
614	19"	PINE
615	13"	OAK
616	12"	PALM
617	9"	OAK
618	9"	OAK
619	9"	OAK
620	14"	PALM
621	19"	OAK
622	14"	PALM
623	10"	PALM
624	12"	PALM
625	10"	PALM
626	13"	OAK
627	11"	PALM
628	9"	PALM
629	9"	PINE
630	20"	PINE
631	6"	MAPLE
632	18"	PINE

TREE CHART

Tree ID#	DBH Size	Tree Type
633	12"	PINE
634	19"	PINE
635	5"	BAY
636	11"	OAK
637	6"	OAK
638	20"	PALM
639	7"	OAK
640	12"	PALM
641	4"	OAK
642	12"	PALM
643	20"	PALM
644	19"	PINE
645	5"	OAK
646	5"	OAK
647	16"	PINE
648	22"	PINE
649	24"	PALM
650	10"	PALM
651	10"	PALM
652	10"	PALM
653	20"	OAK
654	12"	PALM
655	10"	PALM
656	16"	OAK
657	15"	OAK
658	12"	PALM
659	20"	OAK
660	26"	OAK
661	15"	OAK
662	18"	OAK
663	15"	PALM
664	12"	PALM
665	8"	PALM
666	24"	OAK
667	8"	OAK
668	12"	PALM
669	12"	PALM
670	10"	PALM
671	12"	PALM
672	13"	PALM
673	28"	OAK
674	12"	OAK
675	14"	PALM
676	8"	PALM
677	8"	OAK
678	12"	PALM
679	5"	OAK
680	14"	OAK
681	14"	PALM
682	14"	PALM
683	15"	PALM
684	16"	PALM
685	17"	OAK
686	12"	PALM
687	5"	MAPLE
688	12"	PALM
689	5"	OAK
690	8"	OAK
691	18"	PALM
692	12"	PALM
693	12"	PALM
694	16"	OAK
695	13"	OAK
696	5"	OAK
697	16"	PALM
698	17"	PALM
699	6"	PALM
700	14"	PALM
701	12"	PINE
702	9"	OAK
703	11"	PALM
704	10"	PALM
705	12"	PALM
706	9"	OAK
707	9"	CEDAR
708	14"	PALM
709	12"	PALM
710	5"	CEDAR
711	12"	PINE
712	16"	PALM
713	9"	PINE
714	9"	PALM
715	14"	PALM
716	6"	OAK
717	16"	PALM
718	11"	PALM
719	10"	PALM
720	15"	PALM
721	5"	OAK
722	15"	OAK
723	4"	OAK
724	9"	OAK
725	13"	PALM
726	10"	PALM
727	12"	PALM
728	5"	FUR
729	11"	OAK
730	7"	OAK
731	11"	PALM
732	6"	PINE
733	5"	FUR
734	10"	PALM
735	18"	PINE
736	5"	PINE
737	4"	MAPLE
738	13"	PALM
739	4"	MAPLE
740	12"	PALM
741	7"	FUR
742	7"	OAK
743	5"	OAK
744	5"	OAK
745	13"	PALM
746	10"	PALM
747	16"	OAK
748	19"	PALM
749	11"	PALM
750	13"	PALM
751	22"	PINE
752	12"	PALM
753	7"	BAY
754	9"	PALM
755	15"	OAK
756	11"	OAK
757	12"	PALM
758	12"	PALM
759	11"	PINE
760	13"	PALM
761	14"	PALM
762	13"	PINE
763	34"	OAK
764	13"	PALM
765	10"	PALM
766	12"	PALM
767	33"	OAK
768	30"	OAK
769	40"	OAK
770	16"	OAK
771	14"	PINE
772	13"	PALM
773	10"	OAK
774	12"	PINE
775	12"	PALM
776	13"	PALM
777	11"	OAK
778	9"	OAK
779	12"	OAK
780	10"	OAK
781	13"	PALM
782	8"	PALM
783	11"	PALM
784	9"	PALM
785	7"	PALM
786	12"	PALM
787	10"	PALM
788	46"	OAK
789	9"	PALM
790	12"	PALM

TREE CHART

Tree ID#	DBH Size	Tree Type
791	10"	PALM
792	11"	PALM
793	9"	PALM
794	14"	PALM
795	9"	PALM
796	9"	PALM
797	9"	PALM
798	9"	PALM
799	9"	OAK
800	4"	OAK
801	4"	OAK
802	9"	PALM
803	13"	PALM
804	6"	OAK
805	16"	PINE
806	10"	OAK
807	7"	OAK
808	7"	OAK
809	10"	OAK
810	7"	OAK
811	9"	OAK
812	11"	OAK
813	11"	PALM
814	10"	PALM
815	15"	PALM
816	4"	OAK
817	18"	PALM
818	11"	OAK
819	12"	PALM
820	9"	OAK
821	15"	PALM
822	5"	BAY
823	4"	BAY
824	12"	PALM
825	15"	PALM
826	15"	PALM
827	14"	PALM
828	6"	OAK
829	10"	FUR
830	12"	PALM
831	12"	PALM
832	13"	PALM
833	13"	PALM
834	14"	PALM
835	14"	PALM
836	13"	PALM
837	15"	PALM
838	13"	PALM
839	10"	PALM
840	11"	PALM
841	14"	PALM
842	13"	PALM
843	12"	PALM
844	10"	PALM
845	14"	PALM
846	14"	PALM
847	11"	PALM
848	12"	PALM
849	8"	PALM
850	12"	PALM
851	10"	PALM
852	15"	PALM
853	11"	PINE
854	13"	PALM
855	14"	PALM
856	14"	PALM
857	9"	PALM
858	11"	PALM
859	12"	OAK
860	8"	PALM
861	10"	PALM
862	14"	PALM
863	10"	PALM
864	12"	PALM
865	13"	PALM
866	12"	PALM
867	5"	BAY
868	10"	PALM
869	12"	PALM
870	12"	PALM
871	12"	PALM
872	14"	PALM
873	9"	PALM
874	12"	PALM
875	16"	PALM
876	12"	PALM
877	12"	PALM
878	11"	PALM
879	10"	PALM
880	10"	PALM
881	10"	PALM
882	12"	PALM
883	16"	OAK
884	9"	PALM
885	31"	OAK
886	5"	OAK
887	8"	PINE
888	14"	PALM
889	15"	PALM
890	8"	OAK
891	14"	PINE
892	14"	PALM
893	13"	PALM
894	6"	BAY
895	7"	PINE
896	9"	PINE
897	6"	BAY
898	8"	BAY
899	8"	OAK
900	7"	PALM
901	11"	OAK
902	5"	OAK
903	9"	OAK
904	5"	OAK
905	7"	OAK
906	12"	OAK
907	7"	OAK
908	14"	PALM
909	9"	PALM
910	9"	PALM
911	9"	PALM
912	25"	PINE
913	13"	PALM
914	12"	PALM
915	7"	OAK
916	19"	OAK
917	5"	OAK
918	12"	PALM
919	9"	OAK
920	8"	PALM
921	17"	OAK
922	10"	PALM
923	10"	PALM
924	20"	PINE
925	16"	OAK
926	6"	OAK
927	26"	OAK
928	9"	PALM
929	12"	PALM
930	13"	PALM
931	13"	PALM
932	24"	PINE
933	10"	PALM
934	14"	PALM
935	11"	PALM
936	12"	PALM
937	11"	PALM
938	8"	OAK
939	10"	PALM
940	10"	PALM
941	34"	OAK
942	11"	PALM
943	11"	PALM
944	13"	PALM
945	12"	PALM
946	7"	PALM
947	21"	OAK
948	14"	PALM

TREE CHART

Tree ID#	DBH Size	Tree Type
949	11"	PALM
950	11"	PALM
951	10"	OAK
952	10"	PALM
953	16"	OAK
954	7"	PALM
955	11"	PALM
956	10"	PALM
957	17"	OAK
958	10"	PALM
959	9"	OAK
960	12"	PALM
961	11"	PALM
962	5"	OAK
963	14"	PALM
964	12"	PALM
965	8"	OAK
966	4"	OAK
967	11"	OAK
968	7"	OAK
969	11"	OAK
970	15"	OAK
971	5"	OAK
972	4"	OAK
973	11"	PALM
974	12"	PALM
975	9"	PALM
976	10"	PALM
977	12"	PALM
978	10"	PALM
979	11"	PALM
980	11"	PALM
981	12"	PALM
982	10"	PALM
983	14"	PALM
984	26"	OAK
985	16"	OAK
986	25"	OAK
987	13"	PALM
988	12"	PALM
989	18"	OAK
990	14"	PALM
991	4"	OAK
992	8"	PINE
993	13"	PINE
994	9"	PINE
995	13"	PALM
996	9"	PINE
997	13"	PALM
998	10"	PALM
999	10"	PALM
1000	9"	PALM
1001	7"	OAK
1002	13"	PALM
1003	7"	OAK
1004	4"	OAK
1005	12"	PALM
1006	10"	PALM
1007	12"	PALM
1008	10"	OAK
1009	17"	OAK
1010	5"	OAK
1011	6"	OAK
1012	12"	PALM
1013	13"	OAK
1014	11"	OAK
1015	17"	PALM
1016	17"	OAK
1017	6"	OAK
1018	11"	OAK
1019	7"	OAK
1020	6"	OAK
1021	19"	OAK
1022	7"	OAK
1023	7"	OAK
1024	15"	PINE
1025	9"	OAK
1026	22"	OAK
1027	9"	OAK
1028	8"	OAK
1029	10"	PINE
1030	16"	PINE
1031	14"	PINE
1032	20"	PINE
1033	6"	PINE
1034	5"	OAK
1035	10"	OAK
1036	4"	OAK
1037	7"	OAK
1038	13"	PALM
1039	23"	PINE
1040	10"	PINE
1041	12"	PALM
1042	13"	PALM
1043	17"	PINE
1044	13"	OAK
1045	10"	PALM
1046	17"	PINE
1047	28"	PINE
1048	7"	OAK
1049	12"	OAK
1050	15"	PALM
1051	10"	OAK
1052	10"	PALM
1053	12"	PALM
1054	10"	PALM
1055	12"	PALM
1056	13"	PALM
1057	6"	OAK
1058	10"	PALM
1059	15"	PALM
1060	13"	PALM
1061	11"	PALM
1062	11"	PALM
1063	7"	PALM
1064	14"	PALM
1065	8"	OAK
1066	13"	PALM
1067	7"	OAK
1068	22"	OAK
1069	15"	PALM
1070	14"	PALM
1071	16"	PINE
1072	13"	PALM
1073	22"	OAK
1074	11"	PALM
1075	10"	PALM
1076	10"	PALM
1077	41"	OAK
1078	12"	PALM
1079	10"	PALM
1080	9"	PALM
1081	12"	PINE
1082	14"	OAK
1083	9"	OAK
1084	13"	OAK
1085	11"	OAK
1086	8"	OAK
1087	9"	OAK
1088	9"	OAK
1089	22"	OAK
1090	12"	PALM
1091	11"	PINE
1092	14"	PALM
1093	12"	PALM
1094	35"	OAK
1095	11"	PALM
1096	8"	OAK
1097	4"	OAK
1098	7"	OAK
1099	5"	PINE
1100	13"	PALM
1101	13"	PALM
1102	25"	EAR TREE
1103	11"	PALM
1104	29"	OAK
1105	10"	PALM
1106	13"	PALM

TREE CHART

Tree ID#	DBH Size	Tree Type
1107	12"	PALM
1108	4"	UNIDENTIFIED
1109	10"	PALM
1110	10"	PALM
1111	21"	OAK
1112	10"	PALM
1113	11"	PALM
1114	8"	PALM
1115	10"	PALM
1116	5"	OAK
1117	11"	PALM
1118	10"	PALM
1119	11"	PALM
1120	9"	PALM
1121	9"	PALM
1122	11"	PALM
1123	9"	PALM
1124	10"	PALM
1125	10"	PALM
1126	11"	PALM
1127	31"	OAK
1128	11"	OAK
1129	9"	PALM
1130	12"	PALM
1131	11"	OAK
1132	10"	PALM
1133	13"	PALM
1134	15"	OAK
1135	12"	OAK
1136	7"	OAK
1137	26"	OAK
1138	12"	PALM
1139	11"	PALM
1140	11"	PALM
1141	10"	PALM
1142	10"	PALM
1143	12"	PALM
1144	11"	PALM
1145	11"	PALM
1146	11"	PALM
1147	84"	OAK
1148	12"	PALM
1149	12"	PALM
1150	42"	OAK
1151	10"	OAK
1152	12"	PALM
1153	12"	OAK
1154	12"	OAK
1155	12"	PALM
1156	10"	PALM
1157	8"	PALM
1158	14"	PALM
1159	13"	PALM
1160	10"	PALM
1161	10"	PALM
1162	10"	PALM
1163	18"	OAK
1164	12"	OAK
1165	11"	PALM
1166	12"	PALM
1167	14"	PALM
1168	10"	PALM
1169	10"	PALM
1170	14"	PALM
1171	18"	OAK
1172	10"	PALM
1173	10"	PALM
1174	13"	PALM
1175	12"	PALM
1176	12"	PALM
1177	11"	PALM
1178	11"	PALM
1179	11"	PALM
1180	12"	PALM
1181	13"	PALM
1182	12"	PALM
1183	18"	OAK
1184	9"	PALM
1185	10"	PALM
1186	16"	OAK
1187	23"	OAK
1188	16"	OAK
1189	9"	PALM
1190	7"	PALM
1191	7"	PALM
1192	9"	PALM
1193	8"	PALM
1194	9"	PALM
1195	11"	PALM
1196	10"	OAK
1197	7"	OAK
1198	8"	OAK
1199	18"	OAK
1200	12"	OAK
1201	10"	PALM
1202	9"	PALM
1203	9"	PALM
1204	10"	PALM
1205	10"	PALM
1206	19"	OAK
1207	14"	PALM
1208	23"	OAK
1209	21"	OAK
1210	15"	PALM
1211	11"	OAK
1212	12"	PALM
1213	43"	OAK
1214	6"	MAGNOLIA
1215	7"	OAK
1216	10"	PALM
1217	10"	PALM
1218	11"	PALM
1219	9"	PALM
1220	10"	PALM
1221	9"	PALM
1222	25"	PINE
1223	13"	PALM
1224	14"	PALM
1225	13"	PALM
1226	11"	PALM
1227	10"	PALM
1228	10"	PALM
1229	21"	PINE
1230	13"	PINE
1231	13"	PALM
1232	12"	PALM
1233	12"	PALM
1234	16"	OAK
1235	14"	OAK
1236	8"	PALM
1237	12"	OAK
1238	5"	PINE
1239	12"	PALM
1240	17"	OAK
1241	9"	OAK
1242	16"	OAK
1243	9"	OAK
1244	12"	PINE
1245	7"	PINE
1246	5"	PINE
1247	12"	OAK
1248	5"	OAK
1249	5"	OAK
1250	17"	PINE
1251	6"	OAK
1252	17"	OAK
1253	17"	OAK
1254	11"	PALM
1255	14"	PALM
1256	10"	PINE
1257	19"	OAK
1258	15"	OAK
1259	44"	OAK
1260	10"	PALM
1261	5"	BAY
1262	11"	OAK
1263	9"	OAK
1264	14"	OAK

TREE CHART

Tree ID#	DBH Size	Tree Type
1265	8"	PALM
1266	12"	PALM
1267	10"	PALM
1268	11"	PALM
1269	10"	PALM
1270	12"	PALM
1271	8"	PALM
1272	10"	PALM
1273	12"	PALM
1274	18"	PINE
1275	9"	OAK
1276	13"	PALM
1277	15"	PALM
1278	12"	PALM
1279	15"	PALM
1280	14"	PALM
1281	13"	PALM
1282	10"	OAK
1283	14"	PALM
1284	6"	OAK
1285	14"	PALM
1286	9"	OAK
1287	13"	PALM
1288	13"	PALM
1289	14"	PALM
1290	16"	PALM
1291	13"	PALM
1292	12"	PALM
1293	11"	PALM
1294	12"	PALM
1295	11"	PALM
1296	10"	PALM
1297	11"	PALM
1298	12"	PALM
1299	10"	PALM
1300	12"	PALM
1301	13"	PALM
1302	11"	PALM
1303	10"	PALM
1304	9"	OAK
1305	17"	OAK
1306	14"	PALM
1307	31"	OAK
1308	10"	PALM
1309	10"	PALM
1310	8"	PALM
1311	11"	OAK
1312	9"	OAK
1313	15"	OAK
1314	10"	PALM
1315	12"	PALM
1316	8"	PALM
1317	11"	PALM
1318	11"	PALM
1319	8"	PALM
1320	10"	PALM
1321	16"	OAK
1322	12"	PALM
1323	11"	PALM
1324	12"	PALM
1325	12"	PALM
1326	12"	PALM
1327	18"	PALM
1328	13"	PALM
1329	10"	PALM
1330	12"	PALM
1331	11"	PALM
1332	10"	PALM
1333	13"	PALM
1334	12"	PALM
1335	13"	PALM
1336	12"	PALM
1337	11"	PALM
1338	13"	PALM
1339	17"	OAK
1340	11"	PALM
1341	8"	PALM
1342	11"	PALM
1343	11"	PALM
1344	10"	BAY
1345	17"	BAY
1346	10"	PALM
1347	12"	PALM
1348	7"	BAY
1349	7"	BAY
1350	8"	MAPLE
1351	15"	OAK
1352	13"	PALM
1353	12"	PALM
1354	10"	PALM
1355	34"	PINE
1356	13"	PALM
1357	10"	PALM
1358	12"	PALM
1359	13"	PALM
1360	11"	PALM
1361	12"	PALM
1362	12"	PALM
1363	13"	PALM
1364	13"	PALM
1365	6"	PALM
1366	11"	OAK
1367	8"	OAK
1368	9"	OAK
1369	9"	OAK
1370	4"	OAK
1371	10"	PALM
1372	9"	PALM
1373	20"	PINE
1374	6"	OAK
1375	14"	PALM
1376	11"	PALM
1377	7"	PALM
1378	10"	PALM
1379	11"	PALM
1380	5"	OAK
1381	6"	OAK
1382	4"	OAK
1383	12"	PALM
1384	4"	BAY
1385	4"	OAK
1386	12"	PALM
1387	11"	PALM
1388	10"	PALM
1389	28"	PINE
1390	13"	PALM
1391	12"	PALM
1392	11"	PALM
1393	9"	PALM
1394	11"	PALM
1395	13"	PALM
1396	10"	PALM
1397	9"	PALM
1398	12"	PALM
1399	12"	PALM
1400	7"	OAK
1401	11"	PALM
1402	12"	PALM
1403	10"	PALM
1404	11"	PALM
1405	9"	PALM
1406	9"	PALM
1407	11"	PALM
1408	4"	BAY
1409	11"	PALM
1410	10"	PALM
1411	13"	PALM
1412	15"	BAY
1413	19"	OAK
1414	14"	PALM
1415	12"	PALM
1416	9"	OAK
1417	12"	PALM
1418	16"	PALM
1419	10"	PALM
1420	10"	OAK
1421		REMOVED
1422	10"	OAK

TREE CHART

Tree ID#	DBH Size	Tree Type
1423	11"	PALM
1424	13"	PALM
1425	4"	OAK
1426	12"	PALM
1427	12"	PALM
1428	12"	PALM
1429	14"	PALM
1430	12"	PALM
1431	12"	PALM
1432	12"	PALM
1433	4"	OAK
1434	15"	PALM
1435	12"	PALM
1436	8"	OAK
1437	12"	OAK
1438	15"	MAPLE
1439	12"	PALM
1440	13"	PALM
1441	12"	PALM
1442	11"	PALM
1443	15"	PALM
1444	10"	PALM
1445	12"	PALM
1446	15"	PALM
1447	14"	PALM
1448	14"	PALM
1449		REMOVED
1450		REMOVED
1451	27"	OAK
1452	12"	PALM
1453	14"	PALM
1454	14"	PALM
1455	13"	PALM
1456	13"	PALM
1457	13"	PALM
1458	10"	PALM
1459	9"	PALM
1460	4"	OAK
1461	13"	PALM
1462	12"	PALM
1463	10"	PALM
1464	12"	PALM
1465	12"	PALM
1466	11"	PALM
1467	13"	PALM
1468	13"	PALM
1469	8"	PALM
1470	6"	CHERRY
1471	5"	BAY
1472	10"	PALM
1473	12"	PALM
1474	12"	PALM
1475	13"	PALM
1476	10"	PALM
1477	10"	PALM
1478	8"	PALM
1479	9"	PALM
1480	8"	PALM
1481	11"	PALM
1482	13"	PALM
1483	12"	PALM
1484	8"	PALM
1485	8"	OAK
1486	13"	PALM
1487	11"	PALM
1488	12"	PALM
1489	13"	PALM
1490	13"	PALM
1491	11"	PALM
1492	11"	PALM
1493	11"	PALM
1494	11"	PALM
1495	4"	OAK
1496	4"	CHERRY
1497	12"	PALM
1498	12"	PALM
1499	13"	PALM
1500	13"	PALM
1501	13"	PALM
1502	48"	OAK
1503	9"	PALM
1504	13"	PALM
1505	9"	PALM
1506	10"	PALM
1507	20"	OAK
1508	10"	OAK
1509	8"	OAK
1510	18"	OAK
1511	21"	OAK
1512	12"	PALM
1513	10"	PALM
1514	14"	PALM
1515	11"	OAK
1516	11"	OAK
1517	11"	EAR TREE
1518	18"	OAK
1519	14"	OAK
1520	18"	OAK
1521	36"	OAK
1522	14"	RAIN
1523	10"	OAK
1524	14"	PALM
1525	33"	OAK
1526	10"	PALM
1527	9"	CHERRY
1528	23"	OAK
1529	13"	PALM
1530	12"	PALM
1531	12"	PALM
1532	13"	PALM
1533	11"	PALM
1534	6"	PALM
1535	12"	PALM
1536	12"	PALM
1537	9"	PALM
1538	12"	PALM
1539	13"	PALM
1540	9"	OAK
1541	11"	PALM
1542	11"	PALM
1543	9"	PALM
1544	10"	PALM
1545	12"	PALM
1546	10"	PALM
1547	10"	OAK
1548	12"	PALM
1549	13"	PALM
1550	9"	PALM
1551	11"	PALM
1552	11"	PALM
1553	10"	PALM
1554	10"	PALM
1555	12"	PALM
1556	9"	PALM
1557	9"	PALM
1558	8"	PALM
1559	7"	PALM
1560	10"	PALM
1561	11"	PALM
1562	4"	OAK
1563	5"	OAK
1564	13"	PALM
1565	12"	PALM
1566	13"	PALM
1567	11"	PALM
1568	13"	PALM
1569	8"	PALM
1570	12"	PALM
1571	10"	PALM
1572	9"	BAY
1573	7"	BAY
1574	8"	BAY
1575	12"	PALM
1576	12"	PALM
1577	12"	PALM
1578	7"	OAK
1579	7"	OAK
1580	10"	OAK

TREE CHART

Tree ID#	DBH Size	Tree Type
1581	5"	OAK
1582	16"	OAK
1583	9"	PALM
1584	35"	OAK
1585	7"	BAY
1586	10"	OAK
1587	13"	BAY
1588	6"	OAK
1589	7"	MAPLE
1590	14"	PALM
1591	14"	PALM
1592	6"	OAK
1593	10"	OAK
1594	8"	PALM
1595	11"	PALM
1596	10"	PALM
1597	21"	OAK
1598	9"	PALM
1599	4"	OAK
1600	5"	OAK
1601	13"	PALM
1602	4"	OAK
1603	8"	PALM
1604	4"	OAK
1605	15"	PALM
1606	15"	OAK
1607	42"	OAK
1608	40"	OAK
1609	15"	PALM
1610	14"	PALM
1611	13"	PALM
1612	43"	OAK
1613	7"	OAK
1614	26"	OAK
1615	14"	PALM
1616	7"	OAK
1617	15"	PALM
1618	15"	PALM
1619	5"	OAK
1620	11"	PALM
1621	5"	OAK
1622	4"	OAK
1623	60"	OAK
1624	12"	RAIN
1625	4"	RAIN
1626	9"	RAIN
1627	12"	PALM
1628	12"	PALM
1629	9"	RAIN
1630	4"	RAIN
1631	30"	OAK
1632	12"	PALM
1633	4"	RAIN
1634	13"	RAIN
1635	10"	PALM
1636	17"	RAIN
1637	7"	PINE
1638	13"	PALM
1639	12"	PALM
1640	20"	PALM
1641	17"	RAIN
1642	5"	RAIN
1643	7"	RAIN
1644	7"	OAK
1645	15"	RAIN
1646	5"	OAK
1647	11"	RAIN
1648	5"	BAY
1649	40"	OAK
1650	19"	OAK
1651	12"	PALM
1652	12"	OAK
1653	12"	PALM
1654	15"	OAK
1655	9"	OAK
1656	7"	OAK
1657	14"	PALM
1658	12"	RAIN
1659	12"	PALM
1660	12"	PALM
1661	12"	PALM
1662	12"	PALM
1663	12"	UNIDENTIFIED
1664	14"	PALM
1665	11"	RAIN
1666	5"	CHERRY
1667	11"	UNIDENTIFIED
1668	14"	PALM
1669	14"	PALM
1670	5"	CHERRY
1671	5"	OAK
1672	7"	OAK
1673	9"	OAK
1674	9"	OAK
1675	12"	PALM
1676	7"	OAK
1677	13"	PALM
1678	12"	PALM
1679	7"	RAIN
1680	29"	OAK
1681	9"	BAY
1682	5"	BAY
1683	13"	PALM
1684	12"	PALM
1685	17"	MAPLE
1686	14"	PALM
1687	9"	MAPLE
1688	12"	PALM
1689	13"	OAK
1690	12"	PALM
1691	14"	PALM
1692	6"	OAK
1693	10"	PALM
1694	12"	PALM
1695	13"	OAK
1696	5"	OAK
1697	5"	OAK
1698	12"	PALM
1699	7"	MAPLE
1700	17"	OAK
1701	30"	OAK
1702	5"	OAK
1703	17"	PINE
1704	19"	PINE
1705	6"	MAPLE
1706	28"	OAK
1707	5"	MAPLE
1708	14"	UNIDENTIFIED
1709	25"	UNIDENTIFIED
1710	32"	OAK
1711	14"	PALM
1712	8"	PINE
1713	5"	OAK
1714	5"	OAK
1715	12"	PINE
1716	16"	PINE
1717	8"	MAPLE
1718	13"	OAK
1719	32"	OAK
1720	20"	OAK
1721	21"	OAK
1722	25"	OAK
1723	20"	OAK
1724	14"	PALM
1725	16"	PALM
1726	15"	PALM
1727	15"	PALM
1728	16"	PALM
1729	10"	PALM
1730	13"	PALM
1731	32"	OAK
1732	19"	OAK
1733	12"	PALM
1734	14"	OAK
1735	16"	OAK
1736	17"	OAK
1737	16"	PALM
1738	9"	OAK

TREE CHART

Tree ID#	DBH Size	Tree Type
1739	11"	PALM
1740	5"	OAK
1741	14"	OAK
1742	8"	OAK
1743	10"	OAK
1744	6"	OAK
1745	11"	OAK
1746	6"	OAK
1747	6"	MAPLE
1748	45"	OAK
1749	14"	PALM
1750	10"	PALM
1751	12"	PALM
1752	22"	OAK
1753	10"	OAK
1754	10"	OAK
1755	14"	OAK
1756	6"	MAPLE
1757	5"	OAK
1758	12"	OAK
1759	13"	PALM
1760	16"	OAK
1761	10"	OAK
1762	12"	FUR
1763	5"	MAPLE
1764	5"	MAPLE
1765	8"	OAK
1766	10"	OAK
1767	12"	PALM
1768	12"	PALM
1769	5"	OAK
1770	15"	PALM
1771	18"	OAK
1772	10"	PALM
1773	12"	PALM
1774	10"	OAK
1775	20"	OAK
1776	10"	PALM
1777	20"	PALM
1778	8"	PINE
1779	10"	OAK
1780	12"	OAK
1781	20"	PINE
1782	5"	MAPLE
1783	40"	OAK
1784	10"	PINE
1785	15"	PALM
1786	15"	PALM
1787	25"	OAK
1788	12"	PALM
1789	20"	OAK
1790	18"	OAK
1791	18"	OAK
1792	5"	OAK
1793	8"	PALM
1794	12"	PALM
1795	12"	PALM
1796	8"	PALM
1797	12"	PALM
1798	10"	PALM
1799	12"	PALM
1800	10"	PALM
1801	12"	PALM
1802	30"	OAK
1803	8"	PALM
1804	8"	PALM
1805	10"	PALM
1806	12"	PALM
1807	8"	PALM
1808	10"	PALM
1809	12"	PALM
1810	13"	PINE
1811	14"	PALM
1812	10"	PALM
1813	40"	OAK
1814	15"	OAK
1815	5"	OAK
1816	12"	OAK
1817	35"	OAK
1818	14"	OAK
1819	10"	PALM
1820	15"	PALM
1821	10"	PALM
1822	20"	PINE
1823	11"	PALM
1824	10"	OAK
1825	12"	OAK
1826	13"	OAK
1827	13"	OAK
1828	14"	OAK
1829	15"	OAK
1830	12"	PALM
1831	10"	PALM
1832	9"	PALM
1833	13"	PALM
1834	13"	PALM
1835	6"	OAK
1836	12"	PALM
1837	10"	PALM
1838	6"	OAK
1839	41"	OAK
1840	31"	OAK
1841	12"	PALM
1842	10"	PALM
1843	6"	OAK
1844	7"	PINE
1845	9"	OAK
1846	11"	OAK
1847	11"	OAK
1848	12"	OAK
1849	12"	PALM
1850	13"	OAK
1851	14"	PALM
1852	14"	FUR
1853	9"	OAK
1854	9"	OAK
1855	10"	PALM
1856	13"	BAY
1857	12"	PALM
1858	14"	PALM
1859	14"	PALM
1860	25"	OAK
1861	11"	PALM
1862	10"	PINE
1863	10"	PALM
1864	9"	PALM
1865	5"	FUR
1866	11"	PALM
1867	12"	PALM
1868	13"	PALM
1869	13"	PALM
1870	12"	PALM
1871	13"	PALM
1872	10"	PALM
1873	5"	OAK
1874	11"	PALM
1875	9"	PALM
1876	13"	PALM
1877	12"	PALM
1878	12"	PALM
1879	13"	PALM
1880	13"	PALM
1881	11"	PALM
1882	14"	PALM
1883	12"	PALM
1884	11"	PINE
1885	12"	PALM
1886	12"	PALM
1887	15"	PALM
1888	12"	PALM
1889	10"	PALM
1890	14"	PALM
1891	12"	PALM
1892	17"	PALM
1893	11"	PALM
1894	11"	PALM
1895	12"	PALM
1896	19"	PALM

TREE CHART

Tree ID#	DBH Size	Tree Type
1897	16"	PALM
1898	18"	PALM
1899	12"	PINE
1900	15"	PINE
1901	12"	PALM
1902	13"	PINE
1903	9"	PINE
1904	8"	PINE
1905	9"	PINE
1906	12"	PALM
1907	13"	PALM
1908	13"	PALM
1909	8"	PINE
1910	8"	PINE
1911	11"	PINE
1912	9"	PINE
1913	11"	PINE
1914	8"	PINE
1915	12"	PALM
1916	5"	PINE
1917	14"	PINE
1918	17"	PINE
1919	17"	OAK
1920	12"	OAK
1921	14"	PALM
1922	12"	PALM
1923	18"	PALM
1924	13"	PALM
1925	11"	PALM
1926	14"	PALM
1927	21"	OAK
1928	13"	OAK
1929	12"	PALM
1930	12"	OAK
1931	10"	PALM
1932	10"	PALM
1933	9"	PALM
1934	9"	PALM
1935	8"	OAK
1936	12"	PALM
1937	24"	OAK
1938	11"	PALM
1939	11"	PALM
1940	25"	OAK
1941	30"	OAK
1942	9"	PALM
1943	14"	PALM
1944	6"	UNIDENTIFIED
1945	33"	OAK
1946	5"	FUR
1947	11"	PALM
1948	13"	PALM
1949	14"	PALM
1950	14"	PALM
1951	18"	PALM
1952	14"	PALM
1953	16"	PALM
1954	13"	PALM
1955	13"	PALM
1956	4"	OAK
1957	13"	PALM
1958	13"	PALM
1959	13"	PALM
1960	16"	PALM
1961	11"	PALM
1962	12"	PALM
1963	14"	PALM
1964	15"	PALM
1965	13"	PALM
1966	16"	PALM
1967	12"	PALM
1968	11"	PINE
1969	11"	PALM
1970	14"	PALM
1971	12"	PALM
1972	15"	OAK
1973	5"	OAK
1974	10"	PALM
1975	12"	OAK
1976	13"	PALM
1977	13"	PALM
1978	8"	OAK
1979	10"	OAK
1980	14"	OAK
1981	11"	OAK
1982	12"	PALM
1983	11"	PALM
1984	11"	PALM
1985	12"	PALM
1986	11"	OAK
1987	15"	PALM
1988	14"	PALM
1989	19"	PALM
1990	16"	PALM
1991	6"	OAK
1992	11"	OAK
1993	10"	PALM
1994	11"	PALM
1995	11"	PALM
1996	11"	PALM
1997	10"	OAK
1998	12"	PALM
1999	5"	CAMPHOR
2000	13"	PALM
2001	11"	PALM
2002	8"	PALM
2003	45"	OAK
2004	8"	UNIDENTIFIED
2005	5"	CAMPHOR
2006	12"	PALM
2007	6"	UNIDENTIFIED
2008	12"	PALM
2009	16"	PALM
2010	13"	PALM
2011	12"	PALM
2012	13"	PALM
2013	14"	PALM
2014	13"	PALM
2015	11"	PINE
2016	19"	PALM
2017	15"	PALM
2018	14"	PALM
2019	13"	PINE
2020	14"	PALM
2021	14"	PALM
2022	18"	PALM
2023	14"	OAK
2024	12"	PALM
2025	11"	PALM
2026	14"	PALM
2027	13"	PALM
2028	9"	PALM
2029	16"	PALM
2030	13"	PALM
2031	12"	PINE
2032	14"	PALM
2033	16"	PALM
2034	10"	PINE
2035	12"	PALM
2036	16"	PALM
2037	12"	PALM
2038	16"	PALM
2039	10"	PALM
2040	13"	PALM
2041	12"	PALM
2042	5"	HOLLY
2043	16"	PALM
2044	13"	PALM
2045	14"	PALM
2046	14"	PALM
2047	13"	PALM
2048	16"	PALM
2049	11"	PALM
2050	13"	PALM
2051	15"	PALM
2052	12"	UNIDENTIFIED
2053	11"	PALM
2054	18"	OAK

TREE CHART

Tree ID#	DBH Size	Tree Type
2055	6"	OAK
2056	13"	PINE
2057	4"	PINE
2058	10"	PALM
2059	17"	PALM
2060	16"	PALM
2061	14"	PALM
2062	13"	PALM
2063	15"	PALM
2064	7"	OAK
2065	7"	FUR
2066	6"	FUR
2067	15"	PALM
2068	12"	PALM
2069	4"	FUR
2070	4"	OAK
2071	16"	PALM
2072	18"	PALM
2073	14"	PALM
2074	9"	OAK
2075	14"	PALM
2076	14"	PALM
2077	12"	PALM
2078	12"	PALM
2079	5"	PINE
2080	15"	PINE
2081	13"	PALM
2082	13"	PALM
2083	12"	PALM
2084	12"	PALM
2085	15"	PALM
2086	13"	PALM
2087	12"	PALM
2088	11"	PALM
2089	17"	PALM
2090	13"	PALM
2091	12"	PALM
2092	18"	PALM
2093	16"	PALM
2094	13"	PALM
2095	12"	PALM
2096	13"	PALM
2097	11"	PALM
2098	7"	CHINESE TAMARACK
2099	12"	PALM
2100	10"	PALM
2101	14"	PALM
2102	13"	PALM
2103	13"	PALM
2104	12"	PALM
2105	12"	PALM
2106	12"	PALM
2107	13"	PALM
2108	11"	PALM
2109	9"	PALM
2110	12"	PALM
2111	15"	PALM
2112	16"	PALM
2113	13"	PALM
2114	14"	PALM
2115	14"	PALM
2116	13"	PALM
2117	12"	PALM
2118	12"	PALM
2119	17"	PINE
2120	12"	PALM
2121	11"	PALM
2122	11"	PALM
2123	12"	PALM
2124	14"	PALM
2125	12"	PALM
2126	9"	PINE
2127	10"	PALM
2128	9"	PALM
2129	9"	PALM
2130	13"	PALM
2131	12"	PALM
2132	13"	PALM
2133	5"	OAK
2134	5"	CHINESE TAMARACK
2135	13"	PALM
2136	18"	OAK
2137	15"	OAK
2138	11"	OAK
2139	12"	OAK
2140	9"	OAK
2141	11"	OAK
2142	15"	OAK
2143	15"	OAK
2144	14"	OAK
2145	16"	OAK
2146	16"	OAK
2147	17"	OAK
2148	18"	OAK
2149	26"	OAK
2150	15"	OAK
2151	15"	OAK
2152	15"	OAK
2153	16"	OAK
2154	11"	OAK
2155	18"	OAK
2156	26"	OAK
2157	24"	OAK
2158	38"	OAK
2159	20"	OAK
2160	15"	OAK
2161	14"	OAK
2162	30"	OAK
2163	29"	OAK
2164	19"	OAK
2165	31"	OAK
2166	18"	OAK
2167	15"	OAK
2168	13"	OAK
2169	2-26"	OAK
2170	23"	OAK
2171	12"	OAK
2172	28"	OAK
2173	12"	OAK
2174	13"	OAK
2175	12"	OAK
2176	14"	OAK
2177	16"	OAK
2178	13"	OAK
2179	11"	OAK
2180	14"	OAK
2181	15"	OAK
2182	16"	OAK
2183	15"	OAK
2184	12"	OAK
2185	23"	OAK
2186	33"	OAK
2187	24"	OAK
2188	15"	OAK
2189	12"	OAK
2190	14"	OAK
2191	44"	OAK

LEGEND

AC - AIR CONDITIONER
-BB- - BOTTOM OF BANK
BHM - BUILDING HEIGHT MEASUREMENT
- BACK FLOW PREVENTER
- BENCHMARK
- BOLLARD
-E- - BURIED ELECTRIC LINE
-C- - BURIED CABLE TELEVISION LINE
CALC - CALCULATED
C&M - CALCULATED & MEASURED
Δ - CENTRAL ANGLE
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CCR - CERTIFIED CORNER RECORD
CF - CONCRETE FLUME
CHW - CONCRETE HEADWALL
CLF - CHAIN LINK FENCE
℄ - CENTERLINE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
COVD - COVERED
CP - CONCRETE PAD
- CURB INLET
CW - CONCRETE WALKWAY
-D- - BURIED STORM/DRAIN LINE
DB - DEED BOOK
DE - DRAINAGE EASEMENT
- DOT INLET
(D) - DESCRIBED
DW - DRIVEWAY
- EASEMENT NUMBER
- ELECTRIC BOX
- ELECTRICAL METER
EL - ELEVATION
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FPRN - FLORIDA PERMANENT REFERENCE NETWORK
FIRM - FLOOD INSURANCE RATE MAP
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
-FM- - BURIED FORCE MAIN LINE
FND - FOUND
-FO- - BURIED FIBER OPTIC CABLE LINE
FOC - FIBER OPTIC CABLE BOX
FP - FLAG POLE
-G- - BURIED GAS LINE
- GAS METER
- GAS VALVE
- GREASE TRAP MANHOLE
- GUY WIRE ANCHOR
- HANDICAP PARKING
HDPE - HIGH DENSITY POLYETHYLENE PIPE
INST# - RECORD INSTRUMENT#
INV - INVERT ELEVATION
IP - IRON PIPE
IR - IRON ROD
L - ARC LENGTH
LB - LICENSED BUSINESS
- LIGHT POLE
LS - LICENSED SURVEYOR
LSA - LANDSCAPED AREA
MF - METAL FENCE
MS - METAL SHED
- MITERED END SECTION
- MONITORING WELL
N&D - NAIL & DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NAD - NORTH AMERICAN DATUM
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NTS - NOT TO SCALE
ORB - OFFICIAL RECORDS BOOK
-OW- - OVERHEAD WIRE
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PP - PER PLANS
PG - PAGE
PI - POINT OF INTERSECTION
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PRC - POINT OF REVERSE CURVATURE
PS - PARKING SPACES
PSM - PROFESSIONAL SURVEYOR & MAPPER
PSP - PEDESTRIAN SIGNAL POLE
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE PIPE
R - CURVE RADIUS
RCP - REINFORCED CONCRETE PIPE
-R- - REUSE WATER LINE
- REUSE WATER METER
- REUSE WATER VALVE
RP - RAMP
R/W - RIGHT-OF-WAY
- SANITARY MANHOLE
-S- - BURIED SANITARY LINE
SF - SQUARE FEET
SP - STATE PLANE
SDO - SHOWN FOR DIRECTION ONLY
SN - SIGN
(S) - SURVEYED
- SEWER VALVE
X00.00 - SPOT ELEVATION
- STORM MANHOLE
-T- - BURIED TELECOMMUNICATIONS LINE
- TELECOMMUNICATIONS MANHOLE
- STORM INLET
-TB- - TOP OF BANK
TP - TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TRANSFORMER/JUNCTION BOX
- TELEPHONE RISER
- TRAFFIC SIGNAL BOX
- TELEVISION RISER
TSW - TRAFFIC SIGNAL WIRE
TYP - TYPICAL
-U- - UNKNOWN UTILITY
UE - UTILITY EASEMENT
UP - UTILITY POLE
UM - UTILITY MARKER
VCP - VITRIFIED CLAY PIPE
VF - VINYL FENCE
-W- - BURIED WATER LINE
WF - WOOD FENCE
WS - WOOD SHED
- WATER VALVE
- WATER METER
YD - YARD DRAIN

ADDRESS:

RANGE ROAD
COCOA, FL 32926

Job Information

JOB NO. 904188
CF NO. BRV-19-24-36
FIELD DATE: 07-14-2021
SCALE: VARIES
DRAWN BY: PJT

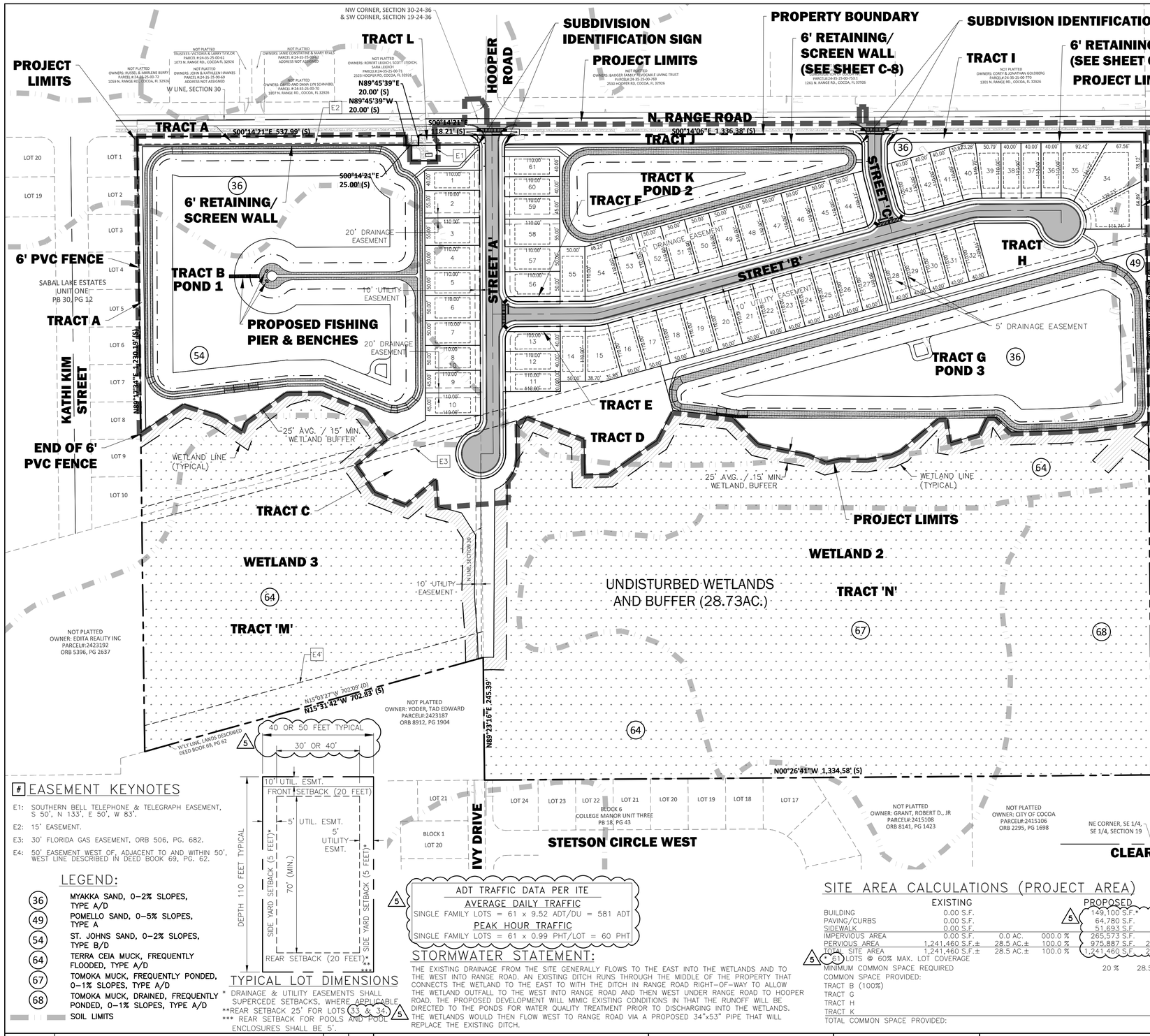
Revisions

Date:	Description	By:
12-28-2021	Inverts	PT
1/17/2022	Wetland Table	JB
1/21/2022	Storm Info	PT
03/16/2023	ADDITIONAL UTILITY/TOPOGRAPHY	DSK
03/29/2023	REMOVE WETLAND 1	JB

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

F.E.G. PROJECT NO.
19-070
SHEET NO.
C-6
SHEET 6 OF 12

SHEET 5 OF 5



COMMON AREAS

THE COMMON AREAS (TRACTS A, B, C, D, E, F, G, H, I, J, AND K) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. STREETS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF COCOA.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PHASING NOTE

THIS PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

SETBACK NOTE:

WHERE TWO SETBACKS APPLY, THE MORE RESTRICTIVE SHALL PREVAIL.

LANDSCAPE NOTE

ALL TREE PRESERVATION, REMOVAL AND PLANTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COCOA LAND DEVELOPMENT CODE.

UTILITY NOTE

ALL UTILITIES SHALL COMPLY WITH THE CITY OF COCOA UTILITY STANDARDS AND SPECIFICATIONS.

EASEMENT NOTE

ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY H.O.A. AND THE CITY OF COCOA UTILITIES DEPARTMENT.

STORMWATER SYSTEM NOTE

THE PROPOSED STORMWATER SYSTEM SHALL COMPLY WITH CITY OF COCOA & ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

SITE

PROPERTY LOCATION:	N. RANGE ROAD – COCOA, FLORIDA 32922
SECTION, TOWNSHIP, RANGE:	SECTIONS 19 & 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST
PARCEL ID:	24-36-19-00-00-501, 24-36-30-00-252 & 24-36-30-00-258
FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	RU-1-7 & RU-2-15
PROPOSED ZONING:	PUD
EXISTING USE:	VACANT LAND
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION
PROJECT AREA:	28.50± ACRES
NET DEVELOPABLE LAND:	
GROSS ACREAGE:	57.23± ACRES
WETLAND/BUFFER AREA:	28.73± ACRES
NET DEVELOPABLE AREA:	28.50± ACRES

RESIDENTIAL LOT INFORMATION: (5)

PROJECT STATEMENT: THE PROPOSED PROJECT CONSISTS OF (61) SINGLE FAMILY RESIDENTIAL LOTS LOCATED WITHIN RANGE ROAD SUBDIVISION.

TOTAL NUMBER OF LOTS:	61 LOTS
(5) MINIMUM LOT SIZE – STANDARD LOTS (40'):	4,000 S.F.
(5) MINIMUM LOT SIZE – STANDARD LOTS (50'):	5,000 S.F.
MINIMUM LOT WIDTH AT FRONT BUILDING LINE: (40' LOTS)	40'
MINIMUM LOT WIDTH AT FRONT BUILDING LINE: (50' LOTS)	50'
MINIMUM LIVING AREA:	1,200 S.F.
MAXIMUM LOT COVERAGE:	60%
MAXIMUM BUILDING HEIGHT:	35' (2 STORIES)
MINIMUM PARKING REQUIRED:	2 SPACES PER LOT
PARKING PROVIDED:	2 SPACES PER LOT (DRIVEWAY)
FRONT SETBACK (BUILD TO LINE):	20'
REAR SETBACK:	20'
INTERIOR SIDE SETBACK:	5'
STREET SIDE SETBACK:	15'
PROPOSED NET RESIDENTIAL DENSITY:	2.49 D.U./ACRE

NOTES:

1. SEE SHEET C-16 FOR TYPICAL ROADWAY SECTION.
2. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL CUTOFF SHIELDS.
3. SEE SHEET C-28 FOR VEHICLE TURNING PATH DETAILS.

EASEMENT KEYNOTES

E1: SOUTHERN BELL TELEPHONE & TELEGRAPH EASEMENT, S 50', N 133', E 50', W 83'.

E2: 15' EASEMENT.

E3: 30' FLORIDA GAS EASEMENT, ORB 506, PG. 682.

E4: 50' EASEMENT WEST OF, ADJACENT TO AND WITHIN 50', WEST LINE DESCRIBED IN DEED BOOK 69, PG. 62.

LEGEND:

(36) MYAKKA SAND, 0–2% SLOPES, TYPE A/D

(49) POMELLO SAND, 0–5% SLOPES, TYPE A

(54) ST. JOHNS SAND, 0–2% SLOPES, TYPE B/D

(64) TERRA CEIA MUCK, FREQUENTLY FLOODED, TYPE A/D

(67) TOMOKA MUCK, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D

(68) TOMOKA MUCK, DRAINED, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D

SOIL LIMITS

TYPICAL LOT DIMENSIONS

* DRAINAGE & UTILITY EASEMENTS SHALL SUPERCEDE SETBACKS, WHERE APPLICABLE

**REAR SETBACK 25' FOR LOTS (33) & (34) (5)

*** REAR SETBACK FOR POOLS AND POOL ENCLOSURES SHALL BE 5'.

(5) ADT TRAFFIC DATA PER ITE

AVERAGE DAILY TRAFFIC

SINGLE FAMILY LOTS = 61 x 9.52 ADT/DU = 581 ADT

PEAK HOUR TRAFFIC

SINGLE FAMILY LOTS = 61 x 0.99 PHT/LOT = 60 PHT

STORMWATER STATEMENT:

THE EXISTING DRAINAGE FROM THE SITE GENERALLY FLOWS TO THE EAST INTO THE WETLANDS AND TO THE WEST INTO RANGE ROAD. AN EXISTING DITCH RUNS THROUGH THE MIDDLE OF THE PROPERTY THAT CONNECTS THE WETLAND TO THE EAST TO WITH THE DITCH IN RANGE ROAD RIGHT-OF-WAY TO ALLOW THE WETLAND OUTFALL TO THE WEST INTO RANGE ROAD AND THEN WEST UNDER RANGE ROAD TO HOOPER ROAD. THE PROPOSED DEVELOPMENT WILL MIMIC EXISTING CONDITIONS IN THAT THE RUNOFF WILL BE DIRECTED TO THE PONDS FOR WATER QUALITY TREATMENT PRIOR TO DISCHARGING INTO THE WETLANDS. THE WETLANDS WOULD THEN FLOW WEST TO RANGE ROAD VIA A PROPOSED 34"x53" PIPE THAT WILL REPLACE THE EXISTING DITCH.

SITE AREA CALCULATIONS (PROJECT AREA)

	EXISTING			PROPOSED		
BUILDING	0.00 S.F.			(5) 149,100 S.F.*		
PAVING/CURBS	0.00 S.F.			64,780 S.F.		
SIDEWALK	0.00 S.F.			51,693 S.F.		
IMPERVIOUS AREA	0.00 S.F.	0.0 AC.	000.0 %	265,573 S.F.	6.10 AC.	21.4 %
PERVIOUS AREA	1,241,460 S.F.±	28.5 AC.±	100.0 %	975,887 S.F.	22.40 AC.	78.6 %
TOTAL SITE AREA	1,241,460 S.F.±	28.5 AC.±	100.0 %	1,241,460 S.F.	28.5 AC.±	100.0 %

(5) (61) LOTS @ 60% MAX. LOT COVERAGE

MINIMUM COMMON SPACE REQUIRED	20 %	28.5 x 0.20 = 5.7 Ac.
COMMON SPACE PROVIDED:		
TRACT B (100%)		6.96 Ac.
TRACT G		1.69 Ac.
TRACT H		0.20 Ac.
TRACT K		0.60 Ac.
TOTAL COMMON SPACE PROVIDED:		9.45 Ac.

PLAN LEGEND

PROPERTY BOUNDARY

LOT/TRACT LINE

EASEMENT LINE

WETLAND LINE

ROAD CENTERLINE

PROJECT AREA LIMITS

WETLAND AREA

WETLAND BUFFER

TRACTS SUMMARY

TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.48	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
B	6.96	STORMWATER POND/RECREATION	HOMEOWNER'S ASSOCIATION
C	0.97	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
D	0.90	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
E	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
F	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
G	5.93	STORMWATER POND/RECREATION	HOMEOWNER'S ASSOCIATION
H	0.20	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
I	0.39	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
J	0.32	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
K	2.03	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
L	0.05	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
M	0.05	WETLAND/BUFFER	HOMEOWNER'S ASSOCIATION
N	0.05	WETLAND/BUFFER	HOMEOWNER'S ASSOCIATION
STREETS A, B, & C	2.55	ROADWAYS	CITY OF COCOA

DATE	REVISIONS	BY	CHECKED
7/15/24	(5) REVISED PER CITY COMMENTS	JM	GRC
1/09/24	(4) REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	(3) REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	(2) REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	(1) REVISED PER CITY AND SJRWMD COMMENTS	JM	GRC

RANGE ROAD PRELIMINARY PUD

CITY OF COCOA, FLORIDA

FEG FLORIDA ENGINEERING GROUP

Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070

SCALE 1"=100'

DATE MAY 25, 2022

SHEET NO. C-7

SHEET 7 OF 12

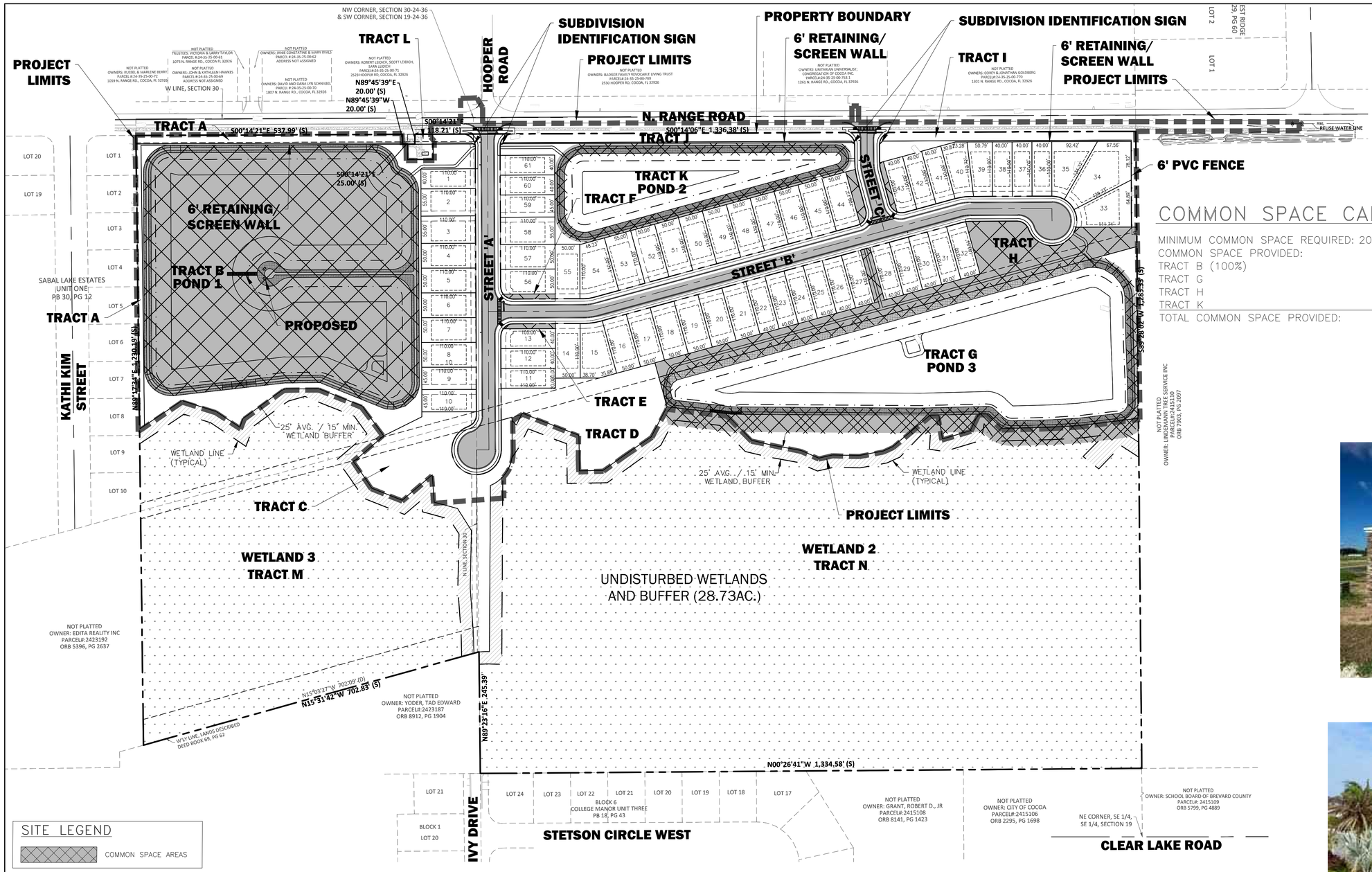
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FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. EB0006595

GREGORY R. CRAWFORD, P.E. LICENSE NO. 51335

STATE OF FLORIDA PROFESSIONAL ENGINEER No 51335

19-070 OverallSitePlan.dwg



COMMON SPACE CALCULATIONS

MINIMUM COMMON SPACE REQUIRED: 20% OF DEVELOPABLE AREA	28.5 x 0.20 = 5.7 Ac.
COMMON SPACE PROVIDED:	
TRACT B (100%)	6.96 Ac.
TRACT G	1.69 Ac.
TRACT H	0.20 Ac.
TRACT K	0.60 Ac.
TOTAL COMMON SPACE PROVIDED:	9.45 Ac.



ENTRANCE SIGN WALL



SCREEN WALL

DATE		REVISIONS	BY	CHECKED
7/15/24	5	REVISED PER CITY COMMENTS	JM	GRC
1/09/24	4	REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	3	REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	2	REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
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RANGE ROAD PRELIMINARY PUD

CITY OF COCOA, FLORIDA

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COMMON SPACE PLAN

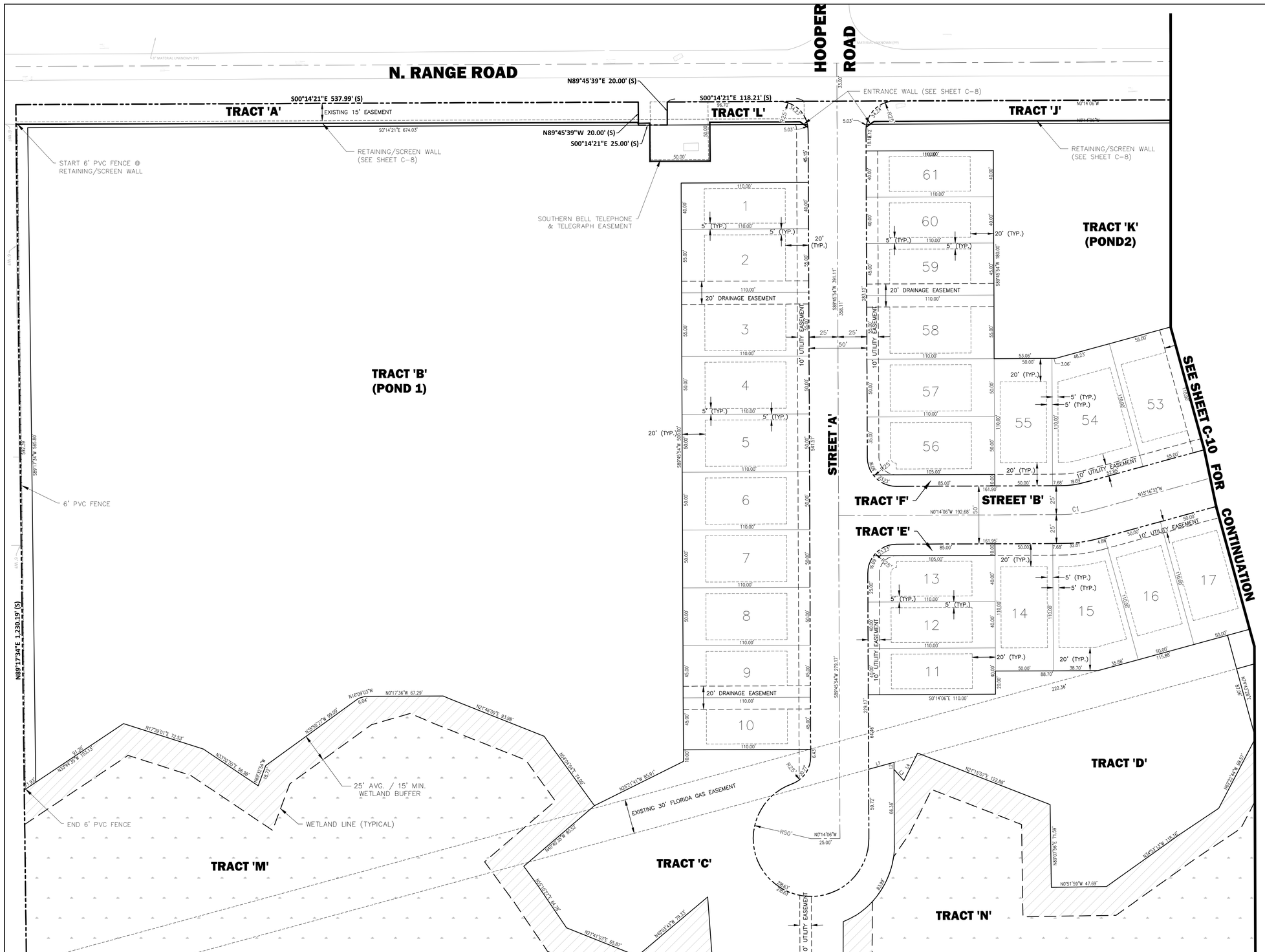
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070
SCALE 1"=100'
DATE MAY 25, 2022
SHEET NO. C-8
SHEET 8 OF 12

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FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB0006595
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

19-070 OverallSitePlan.dwg



GRAPHIC SCALE

40' 0 20' 40' 80'

1" = 40'

PLAN LEGEND

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- EASEMENT LINE
- WETLAND LINE
- ROAD CENTERLINE
- WETLAND AREA
- WETLAND BUFFER

Pond Area Table		
Pond #	Area (S.F.)	Area (Acres)
1	303,253.356	6.962
2	88,331.199	2.028
3	258,208.649	5.928

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	100.00'	26.25'	N07°45'19"W	X: 730039.450 Y: 1469256.884	X: 730035.918 Y: 1469282.820

Line Table: Alignments		
Line #	Bearing	Distance
L1	N15°16'32"W	22.79'
L2	S89°55'36"W	6.17'
L3	N48°16'47"W	12.77'
L4	N63°23'20"W	26.57'

Single Family Lot Area Table		
Lot #	Area (S.F.)	Area (Acres)
1	4400	0.101
2	6050	0.139
3	6050	0.139
4	5500	0.126
5	5500	0.126
6	5500	0.126
7	5500	0.126
8	5500	0.126
9	4950	0.114
10	4950	0.114
11	4400	0.101
12	4400	0.101
13	4376.09	.100
14	5500	0.126
15	6618.80	0.152
16	5500	0.126
17	5500	0.126
53	6050	0.139
54	7235.09	0.166
55	5500	0.126
56	5476.09	0.126
57	5500	0.126
58	5500	0.126
59	4950	0.114
60	4400	0.101
61	4400	0.101

NOTE:

CONTRACTOR TO USE THE FINAL PLAT, PREPARED BY ALTAMAX SURVEYING, FOR LOT STAKEOUT, CONSTRUCTION OF THE R/W, LOT LINES, CENTERLINES AND TRACTS.

DATE		REVISIONS	BY	CHECKED
7/15/24	5	REVISED PER CITY COMMENTS	JM	GRC
1/09/24	4	REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	3	REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	2	REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
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RANGE ROAD PRELIMINARY PUD

CITY OF COCOA, FLORIDA

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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070
SCALE NOTED
DATE MAY 25, 2022
SHEET NO. C-9
SHEET 9 OF 12

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GREGORY RAY CRAWFORD LICENSE No 51335 STATE OF FLORIDA PROFESSIONAL ENGINEER
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

19-070 Plans.dwg

N. RANGE ROAD

S00°14'06"E 1,336.38' (S)

S0°14'06"E 665.59'

S0°14'06"E 714.58'

TRACT 'J'

RETAINING/SCREEN WALL (SEE SHEET C-8)

ENTRANCE WALL (SEE SHEET C-8)

RETAINING/SCREEN WALL (SEE SHEET C-8)

START 6' PVC FENCE @ SCREEN WALL (SEE SHEET C-9 FOR DETAIL)

TRACT 'I'

N0°14'06"W 492.30'

N0°14'06"W 334.79'

TRACT 'K' (POND 2)

STREET 'C'

STREET 'B'

TRACT 'H'

10' UTILITY EASEMENT

20' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT

EXISTING 30' FLORIDA GAS EASEMENT

SEE SHEET C-9 FOR CONTINUATION

6' PVC FENCE

S89°28'02"W 1,285.33' (S)

TRACT 'G' (POND 3)

TRACT 'N'

25' AVG. / 15' MIN. WETLAND BUFFER

WETLAND LINE (TYPICAL)

END 6' PVC FENCE

GRAPHIC SCALE

40' 0 20' 40' 80'

1" = 40'

PLAN LEGEND

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- EASEMENT LINE
- WETLAND LINE
- ROAD CENTERLINE
- WETLAND AREA
- WETLAND BUFFER

Pond Area Table		
Pond #	Area (S.F.)	Area (Acres)
1	303,253.356	6.962
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Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C2	100.00'	26.25'	N07°45'19"W	X: 729836.065 Y: 1470012.396	X: 729833.135 Y: 1470038.322
C3	100.00'	26.25'	N82°14'37"E	X: 729738.315 Y: 1469828.569	X: 729764.246 Y: 1469832.101

Single Family Lot Area Table			Single Family Lot Area Table		
Lot #	Area (S.F.)	Area (Acres)	Lot #	Area (S.F.)	Area (Acres)
18	5500	0.126	38	4400	0.101
19	5500	0.126	39	4892.16	0.112
20	5500	0.126	40	5075.02	0.117
21	5500	0.126	41	4400	0.101
22	4400	0.101	42	4400	0.101
23	4400	0.101	43	4376.09	0.100
24	4400	0.101	44	5498.23	0.126
25	4400	0.101	45	5500	0.126
26	4400	0.101	46	5500	0.126
27	4400	0.101	47	5500	0.126
28	4400	0.101	48	5500	0.126
29	4400	0.101	49	5500	0.126
30	4400	0.101	50	5500	0.126
31	4400	0.101	51	5500	0.126
32	4398.60	0.101	52	5500	0.126
33	7400.58	0.170			
34	10,936.76	0.251			
35	6738.79	0.155			
36	4400	0.101			
37	4400	0.101			

NOTE:

CONTRACTOR TO USE THE FINAL PLAT, PREPARED BY ALTAMAX SURVEYING, FOR LOT STAKEOUT, CONSTRUCTION OF THE R/W, LOT LINES, CENTERLINES AND TRACTS.

DATE	REVISIONS	BY	CHECKED
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10/03/23	3 REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	2 REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
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RANGE ROAD PRELIMINARY PUD

CITY OF COCOA, FLORIDA

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SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070
SCALE NOTED
DATE MAY 25, 2022
SHEET NO. C-10
SHEET 10 OF 12

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GREGORY RAY CRAWFORD LICENSE No 51335 STATE OF FLORIDA PROFESSIONAL ENGINEER
GREGORY RAY CRAWFORD, P.E.
LICENSE NO. 51335

19-070 Plans.dwg

BEECH COLOR ELEVATIONS







FRASER COLOR ELEVATIONS







HAWTHORN COLOR ELEVATIONS







DATE		REVISIONS	BY	CHECKED
7/15/24	5	REVISED PER CITY COMMENTS	JM	GRC
1/09/24	4	REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	3	REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	2	REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	1	REVISED PER CITY AND SJRWMD COMMENTS	JM	GRC

RANGE ROAD PRELIMINARY PUD

CITY OF COCOA, FLORIDA

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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

ARCHITECTURAL ELEVATIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070
SCALE 1"=100'
DATE MAY 25, 2022
SHEET NO. A-1
SHEET 11 OF 12

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FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB0006595

GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

19-070 ArchitecturalElevations.dwg

PALM COLOR ELEVATIONS







PINE COLOR ELEVATIONS







DATE		REVISIONS	BY	CHECKED
7/15/24	5	REVISED PER CITY COMMENTS	JM	GRC
1/09/24	4	REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	3	REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	2	REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	1	REVISED PER CITY AND SJRWMD COMMENTS	JM	GRC

RANGE ROAD PRELIMINARY PUD

CITY OF COCOA, FLORIDA

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Engineering the Future

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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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ARCHITECTURAL ELEVATIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070
SCALE 1"=100'
DATE MAY 25, 2022
SHEET NO. A-2
SHEET 12 OF 12

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FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB0006595

GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

19-070 ArchitecturalElevations.dwg

Application # **PZ** - _____ - _____

Serving the Community

PLANNED UNIT DEVELOPMENT
- PRELIMINARY APPLICATION -

Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application or a tentative development plan meeting with Staff is **required**.

Please TYPE or PRINT this application neatly.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

1. **Preliminary PUD Project Name:** Range Road Subdivision

2. **Applicant Information:** * *NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): Florida Engineering Group, Inc.

Name: Gregory R. Crawford, P.E., P.S.M., Senior Project Manager

Mailing Address: 5127 S. Orange Avenue, Suite 200

City: Orlando State: FL Zip Code: 32809

Phone #: 407-895-0324 Fax #: 407-895-0325

Mobile #: _____ E-mail: GCrawford@feg-inc.us

3. **Property Owner Information:** * *Check here if same as Applicant* → ☐
* *If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): Karali Associates, LLC

Name: Srinivas Seela

Mailing Address: 2642 Fawnlake Trail

City: Orlando State: FL Zip Code: 32828

Phone #: 407-276-5407 Fax #: _____

Mobile #: _____ E-mail: seelasrinivas@yahoo.com

4. Surveyor:

Company (if applicable): ALTAMAX SURVEYING

Name: James Bray

Mailing Address: 910 Belle Avenue, Suite 1140

City: Casselberry State: FL Zip Code: 32708

Phone #: 407-677-0200 Fax #:

Mobile #: E-mail: James@Altamaxsureying.com

5. Engineer:

Company (if applicable): Florida Engineering Group, Inc.

Name: Gregory R. Crawford, P.E., P.S.M., Senior Project Manager

Mailing Address: 5127 S. Orange Avenue, Suite 200

City: Orlando State: FL Zip Code: 32809

Phone #: 407-895-0324 Fax #: 407-895-0325

Mobile #: E-mail: GCrawford@feg-inc.us

6. Property Information:

Street Address and Location: N. Ranger Road, Cocoa, FL 32926

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

24-36-19-00-501□□.□-□□□□.□□

24-36-30-00-252

24-36-30-00-258□□.□-□□□□.□□

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

2415105 2423188 2423194

Land Area: square feet or 57.23 acres

Existing Use(s) on Property: Vacant Land

Proposed Use(s) on Property: Single Family Residential

Existing Zoning Category: RU-2-15, RU-1-7

Existing Future Land Use Category: Low Density Residential

7. Please submit the following items in order complete the application:

a. ☑ **Notarized application.**

b. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to obtain these materials from the following for a nominal fee:

Brevard County Planning and Zoning, Attn: Graphics.
Brevard County Government Center, Building A
2725 Judge Fran Jamieson Way
Viera, FL 32940
Phone: (321) 633-2060 Fax: (321) 633-2152

c. ☑ **Petition.** Complete the Preliminary Planned Unit Development petition form. A sample "Petition" form is available from the City.

d. ☐ **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.

e. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

f. ☑ **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.

g. ☑ **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).

h. ☐ **Legal description.** Submit a typed copy of the legal description.

i. ☑ **Certified topographic data map.** Submit a topographic data map drawn to a scale of two hundred (200) feet to one inch or larger by a registered surveyor and/or engineer showing, at a minimum, the following: The location of existing property lines both for private property and public property, streets, buildings, watercourses, transmission lines, sewers, bridges, culverts and drain pipes, water mains, any public utility easements, wooded areas, streams, lakes, marshes, and any physical conditions affecting the site.

j. ☐ **Preliminary development plan.** Submit 2 paper copies (folded to about 8-1/2 x 11") and 1 electronic copy of a plan drawn to scale along with the required exhibits. The preliminary development plan shall not be smaller than 11" x 17", and shall, at a minimum, include the items below (combine elements on several sheets where applicable):

1. ☐ Vicinity map indicating the relationship between the planned unit development and its surrounding area including adjacent streets and thoroughfares.
2. ☐ Proposed name or title of project, the name of the engineer, architect, and developer.
3. ☐ North arrow, scale (1" = 200' or larger) date and legal description of the proposed site.
4. ☐ Boundaries of tract shown with bearings, distances and closures and bulkhead lines. All existing easements, section lines, and all existing streets and physical features in and adjoining the project, and the existing zoning.
5. ☐ Names and locations of adjoining developments and subdivisions.
6. ☐ Proposed parks, school sites, or other public or private open space.
7. ☐ Vehicular and pedestrian circulation systems including off-street [parking] and loading areas, driveways and access points.

8. ☐ Site data including tabulation of the total number of gross acres in the project, the acreage to be devoted to each of the several types of primary residential and secondary nonresidential uses, and the total number of dwelling units. All potential uses must be clearly listed on the preliminary development plan.

9. ☐ Proposed common space by type, including the proposed improvements and any complementary structures and the tabulation of the per cent of the total area devoted to common space by type. Areas qualifying for common space shall be specifically designated on the site plan.

10. ☐ Delineation of specific areas designated as a proposed stage. Commercial and residential areas being clearly delineated as separate areas.

11. ☐ General statement indicating proposed means of drainage for the site to insure conformity with natural drainage within the vicinity area or with the drainage plan established within the vicinity area.

12. ☐ General location within site of each primary residential and nonresidential use, and the proposed amount of land to be devoted to individual ownership.

13. ☐ Schematic drawings of the elevation and architectural construction of the proposed structures.

14. ☐ The proposed method of dedication and administration of proposed common open space.

15. ☐ Title Opinion: A title opinion from an attorney or a property information report that is prepared within the preceding 90 days showing the status of the title to the site encompassed by the preliminary development plan and all liens, encumbrances and defects, if any.

16. ☐ Traffic Report: A traffic study and analysis, prepared by a duly qualified expert, regarding both the estimated impact of the proposed preliminary development plan on the neighborhood and surrounding properties and the established level of service on affected roads.

k. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

l. ☐ **Resubmittals.** Resubmittals should be accompanied by a list of changes and a certified statement by the preparer that no other changes have been made to the drawings. Otherwise, delays may be experienced due to extra staff review time. Each resubmittal shall follow the same requirements.

8. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

9. **Dates and locations of public hearings.** Preliminary Planned Unit Development applications require one hearing in front of the Planning & Zoning Board and one hearing in front of the City of Cocoa Council. All regularly scheduled Planning & Zoning Board hearings are held on the first Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified. All regularly scheduled City of Cocoa Council meetings are held on the second and fourth Tuesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.

10. **Board types.** With respect to this type of application, the Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

11. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

12. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

13. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

14. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

15. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

In order to approve a Preliminary Planned Unit Development, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XI, Section 17 (I)(2)e. of the City of Cocoa Code) and include the findings of fact that serve as a basis for its recommendation. 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.

1. Degree of departure of proposed planned unit development from surrounding areas in terms of character and density.

The proposed development is located in the midst of a variety of lots that vary in size from 40 feet to 100 feet in width. The lots to the north and partially to the west are larger parcels of land. The lots to the east and south vary in size with single family residential lots. The properties located to the south of the property are in unincorporated Brevard County while the remaining lots to the north, east, and west are within the city limits of Cocoa. The proposed lots are 40 feet wide are similar to some of the properties to the south of the proposed development that have duplex units on lots that are 37.5 feet wide (Sabal Lake Estates and Space Coast Garden). The proposed lots for this property will be detached single family homes. Some of the lots located to the northeast of the property are 50 feet wide with detached single-family homes (Clear Lake Village) and the property located on the northwest corner of Range Road and Hooper Road (PZ-13-00800001) was previously approved by the City of Cocoa for 50-foot-wide lots.

2. Compatibility within the planned unit development and relationship with surrounding neighborhoods.

The proposed development will be compatible with the surrounding properties in that they will be detached single family homes like a majority of the adjacent properties and the proposed development will provide buffers from the adjacent property via landscape buffer areas as well as the existing wetlands located along the eastern portion of the property.

3. Prevention of erosion and degrading of surrounding area.

The site will protect against erosion via the Stormwater Pollution Prevention Plan that addresses the Florida Department of Environmental Protection's National Pollution Discharge Elimination System (NPDES) program during construction and via permanent vegetation of either sod or landscaping on all disturbed areas. The open space, stormwater management, and landscape areas will be maintained long term by a Homeowner's Association that will be responsible to keep the common areas in good condition.

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.

The project will not provide any public education on-site, but will need to address any concurrency issue for school. On-site, the project proposes a recreational tract as well as walking paths throughout the property and along the stormwater pond banks for dog walks and residences uses. The proposed development will have two (2) entrances to accommodate emergency access should one of the entrances become blocked; water and sewer services will be provided by the City of Cocoa Utilities via an existing water line along the west side of Range Road and an existing lift station located along the east side of Range Road; surface drainage, flood control, and soil conservation will be addressed with the proposed stormwater pond that are designed to comply with the water quality and quantity requirements of the City and state, as well as compensating storage for any flood plain encroachment of the development.

5. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of said common open space.

The proposed recreation and open space tracts are located throughout the development and along the stormwater ponds that will provide for recreation and walking along the pathways provided. All of the recreation and open spaces areas will be in separate tracts that will be owned and maintained by the Homeowner's Association in perpetuity. The preserved wetland areas will also be owned by the Homeowner's Association with a conservation easement over it to St. Johns River Water Management District.

6. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.

The proposed development will be constructed in a single phase and will not require any connection or infrastructure support of the adjacent residential developments. The only connections made outside of the property will be for water, sewer, stormwater, and transportation along Range Road.

7. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.

The internal roadways are local roadways that will have two (2) access points to Range Road. The traffic will be minimal (approximately 676 average daily trips) and can access other parts of the City by either going north on Range Road to Michigan Avenue and then east on Michigan Avenue to State Road A1A or by going south on Range Road to either Lake Drive or State Road 520

8. The availability and adequacy of water and sewer service to support the proposed planned unit development.

As mentioned, the proposed project will connect to an existing 12-inch water line located along the west side of Range Road. Sewer service will connect into and existing lift station located on the east side of Range Road that will pump the flow to the utility's wastewater treatment plant.

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.

The proposed development will take into account the existing environmental wetlands located on the property to preserve a majority of them on-site. The overall project has been designed to minimize the impact to the large wetland system on the east side of the property such that it can remain and provide a buffer between this property and the property to the east. In addition, the location of Street A has been adjusted to align with the existing Hooper Road to the west to allow the future connection of it to the existing Ivy Drive roadway located in the development to the east of the property once the needed right-of-way is obtained from others.

10. The conformity and compatibility of the planned unit development with any adopted development plan of the City of Cocoa.

The smaller lots are consistent with other previous approvals in the general areas as previously noted. The development located west of the project was previously approved for 50-foot-wide lots as well as existing lots located in the development to the northeast of the property (Clear Lake Village). Although the project will include smaller lots, the overall density for the property is 2.49 dwelling units per acre, which is less than the allowable density of 6 dwelling units per are allowed for a Low Density Residential Future Land Use designation. This doesn't include the approximately 28.7 acres of wetland and wetland buffer area that will be retained on the property undisturbed.

11. The conformity and compatibility of the proposed common open space, primary residential and secondary nonresidential uses within the proposed planned unit development.

This project is a single-family residential development that will not have any non-residential development uses included with it. The single-family component of the development is consistent with the other developments in the areas and includes common open space areas within it to be used by the residences of the development.

16. Signatures and Notarization.

STATE OF Florida COUNTY OF Orange. I, SRINIVAS Seela being first duly sworn, depose and say that:

☑ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

(APPLICANT SIGNATURE)

MARGARET A. Hughes
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced _____

MARGARET ANN HUGHES
Notary Public - State of Florida
Commission # HH 204504
My Comm. Expires Dec 8, 2025
Bonded through National Notary Assn.

Margaret A. Hughes
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 13th day of June, 2022

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:

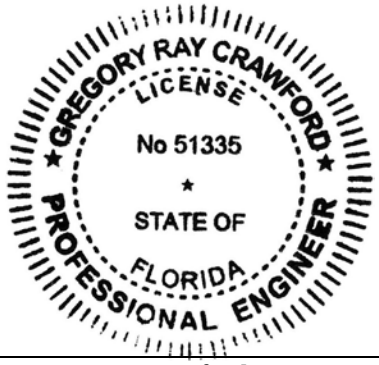
_____

FLORIDA ENGINEERING GROUP
5127 South Orange Avenue
Orlando, FL 32809
Phone: 407-895-0324

Engineering the Future

Surface Water Management System Report

Range Road Subdivision
N. Range Road
Cocoa, Florida 32926



Prepared for:
Karali Associates, LLC.
June 15, 2022
FEG 19-070

Gregory R. Crawford, PE #51335
Florida Engineering Group, Inc.
Certificate No. EB0006595

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I. Project Narrative

A. Project Location

The Range Road Subdivision project site is located on the east side of Range Road in the City of Cocoa, Brevard County, Florida. Specifically, the site is located in Sections 19 and 30, Township 24 South, Range 36 East. The proposed project includes Parcel ID numbers 24-36-19-00-501, 24-36-30-00-258, and 24-36-30-00-252. A Site Location Map is provided in **Appendix A** of this report.

B. Project Site Description

As mentioned, the proposed project is known as Range Road Subdivision which consist of approximately 57.23 acres. The existing conditions of the property are classified as undeveloped land with approximately 27.57 acres of wetlands.

The predominant soils on the project site are (36) Myakka sand, (49) Pomello sand, (54) St. Johns sand, (64) Terra Ceia muck, (67) Tomoka muck, (68) Tomoka muck. The NRCS Soil Survey for Brevard County, Florida classifies these soils as Hydrological Soil Group (HSG) Type A/D, B/D, and Type A.

Per FEMA FIRM Panel 12009C0320H (dated January 29, 2021) and Panel 12009C0425G (dated March 17, 2014), the site is located in Zone AE with a BFE of 21.70 (NAVD 88).

Copies of an aerial photography map, the USGS Quadrangle Map, the SCS Soil Survey Map, and the FEMA Flood Insurance Rate Map for the subject project site are included in **Appendix A** of this report.

C. Project Description

The proposed project consists of a 71-lot single-family residential development with its associated roadways, utility facilities, recreational areas, and stormwater system. The proposed stormwater system will consist of three (3) individual wet bottom ponds, which are interconnected, via a stormwater conveyance piping system, to operate as a single stormwater system. The lot areas will be a minimum of 4,000 square feet. As previously mentioned, the property contains approximately 27.57 acres of wetlands in five (5) separate wetland areas. A majority of the wetlands are located on the eastern portion of the property and there are three (3) isolated wetlands located in the middle of the property. The three (3) isolated wetlands will be impacted, as well as a small portion of the larger wetland to the east for the proposed improvements. The Pre- and Post-Development Basin Maps showing the proposed improvements are provided in **Appendix B** of this report. The basins are described as follows:

1. *Basin PRE*

The Pre basin comprises of 28.14 acres. This basin is mainly comprised of heavily wooded area and contains three (3) isolated wetland areas that will be impacted by the proposed improvements. The two (2) larger wetland areas located on the eastern portion of the property will undisturbed except for a small area that will be impacted for the grading of one (1) of the roadways. The buffer areas will have varying degrees of impact for compensating storage volume and to provide positive outfall for the ponds. Based on the existing topographic features, the basin generally drains easterly towards the larger wetland areas as well as to an existing swale that runs east and west through the middle of the property. The existing swale connects the easterly wetland areas to the existing roadway ditches located along the east side of Range Road. Based on the topography, the swale flows from east to west into the ditch along the east side of Range Road.

As previously mentioned, for the proposed conditions, the stormwater system will consist of three (3) individual wet bottom ponds, which are interconnected, via a stormwater conveyance piping system, to operate as a single stormwater system. These equalized stormwater ponds will provide water quality treatment and water quantity attenuation prior to discharging off-site. The site was divided into three (3) basins, each containing one (1) of the stormwater ponds.

2. *Basin POND-1*

Basin POND-1 comprises of 8.62 acres. The basin will collect the runoff from the south portion of the developed area and direct it to Pond 1 (Tract B) for water quality treatment and attenuation from the overall pond system prior to discharging off-site. POND-1 will include a two (2) outfall structures in it. The first is a broad-crested weir that is located along the eastern berm of the pond to allow the pond to discharge to the existing wetland area located on the east side of the property as it does in the existing conditions. The second outfall will be a control structure located on the southern portion of Pond 3 and will consist of a bleed-down orifice to control the water levels at elevation 18.75. The bleed-down control structure will flow west into the existing ditch along the east side of Range Road and flow north as it does in the existing conditions.

3. *Basin POND-2*

Basin POND-2 comprises of 6.00 acres. The basin will collect the runoff from the northwesterly portion of the developed area and direct it to POND 2 (Tract K) for water quality treatment and attenuation from the overall pond system. There are no outfall weirs or structures in POND-2.

4. *Basin POND-3*

Basin POND-3 comprises of 9.57 acres. The basin will collect the runoff from the northeasterly portion of the developed area and direct it to Pond 3 (Tract G) for water quality treatment and attenuation from the overall pond system prior to discharging off-site. POND-3 includes a broad-crested weir that is located along a portion of the eastern berm of the pond to allow the pond to

discharge to the existing wetland area located on the east side of the property as it does in the existing conditions.

Please see the stormwater calculations included in **Appendix B** of this report and the construction plans for more details.

All elevations listed in this report refer to NAVD 88, unless otherwise noted.

II. Pre-Development Stormwater Management Analysis

The proposed project site varies in elevation from approximately elevation 22 at the northern end of the property to approximately elevation 15 in the existing swale running through the middle of the property. The stormwater runoff generally sheet flows easterly across the property to the existing wetlands located along the eastern portion of the property, as well as flowing into an existing swale crossing east to west through the property. As previously mentioned, the existing swale generally is graded to flow from the east side of the property to the west and discharge into the existing roadside ditch along the east side of Range Road. The existing roadside ditch then flows south to an existing 38"x60" RCP that drains to the west under Range Road. No off-site flows drain to the project area.

The proposed development will be designed to attenuate the post-development peak discharge rate for the Mean Annual and 25-year/24-hour storm events. Please see **Table 1** for the pre-development peak discharge rates for the SJRWMD storm events. See **Appendix C** for the basin summary results.

Table 1: Pre-Development Peak Discharge Rates

PEAK DISCHARGE RATE (cfs)		
Mean Annual (FLMOD)	TW-PRE	28.13
25 year/24 hour (FLMOD)	TW-PRE	64.68

III. Post Development Stormwater Management Analysis

A. General Description and Regulatory Requirements

As mentioned, the surface water management system for the project will consist of three (3) wet detention stormwater ponds that are designed in accordance with the Water Quality and Quantity requirements of the City of Cocoa and SJRWMD requirements. Ponds 1, 2, and 3 are interconnected, via equalizing pipes, such that all of the ponds will act as one large pond for water quality treatment and attenuation prior to discharging to the on-site wetlands along the eastern portion of the property to mimic existing conditions.

The proposed wet detention ponds are designed to provide treatment and attenuation for the stormwater runoff from the proposed improvements for the Mean Annual and 25-year/24-hour storm events. Water Quality Treatment volume for the project is provided in the wet detention ponds to meet the requirements of the SJRWMD, as outlined in Chapter 40C-4, and pursuant to City of Cocoa requirements. As previously mentioned, the wet-detention ponds are interconnected with equalizing pipes that allow them to act as one (1) larger pond. Pond 1 will include a broad-crested weir as well as a drop structure for the bleed-down orifice that will control the water quality treatment, drawdown, and attenuation of the runoff and Pond 3 will include a broad-crested weir that will control the attenuation of the stormwater runoff from the development prior to discharging to the existing wetlands.

B. Environmental Issues

As previously mentioned, the proposed overall property contains wetlands that will mainly remain undisturbed during the construction of the proposed project. However, the three (3) isolated wetland areas located in the middle of the property will be impacted, as well as a small portion of the larger wetland on the east for roadway grading. A 25’ average buffer is also being proposed to ensure the that the wetlands that are proposed to remain will be protected. Please see the Environmental Assessment Report prepared by Ecological Consulting Solutions for the proposed impacts and preservation analysis of the wetlands.

C. Pond Seasonal High Water & Initial Routing Elevations

A geotechnical analysis was prepared for this project by Professional Service Industries, Inc. Within the report, the Seasonal High Water Elevations (SHWT) were determined for the property to be at an Elevation between 19 and 20.50 feet across the site. The proposed wet detention ponds will have a designed Normal Control Elevation of 18.75.

D. Water Quality

Water Quality Treatment volume is provided for the post-development basins using the proposed wet

detention ponds pursuant to the requirements of the SJRWMD as outlined in Chapter 40C-4 and pursuant to the City of Cocoa requirements. This project ultimately discharges into St. Johns River, which is not considered to be an Outstanding Florida Water Body.

The following sections of this report provide detailed Water Quality and Quantity related design calculations and methodology. **Appendix B** of this report provides the Pre-Development allowable peak discharge rate calculations (as previously described), the Post-Development Basin Map, and the Post-Development stormwater calculations. The Basin map delineates the limits of the Post-Development basins and the Calculations, also included in **Appendix B,** provide a breakdown of the pervious cover and impervious cover for the post-development conditions; provide tabulations of curve numbers for each ground cover; provide weighted curve numbers, and times of concentrations for the post-development conditions; Water Quality Treatment Volume determinations; Drawdown analysis; and Permanent Pool Calculations. **Appendix D** of this report provides the output from AdICPR that was used to model the water quality drawdown analysis.

E. Tailwater

The proposed project will discharge to the on-site wetland located to the west of the property as it does in the existing conditions. Based on the existing elevations, the tailwater elevation of 18.50 was used for the 25-year/24-hour storm event.

F. Water Quantity

In general, the same drainage patterns will be maintained in the post-development condition as those in the pre-development condition. Specifically, discharge from the project will be from the proposed on-site wet detention ponds, which are designed to attenuate the post-development flow from the improvement areas prior to discharging westerly to the on-site wetland area.

AdICPR was used to create multiple models of the post-development conditions to show the resulting peak discharge rates and stages in the proposed stormwater system during the Mean Annual (FLMOD) and 25-year/ 24-hour (FLMOD) storm events. See **Appendix D** for the input data and results showing the routing results. Please see **Table** 2 for a summary of the post-development peak discharge rates and stages for the SJRWMD storm events.

Table 2: Post-Development Peak Discharge Rates

PEAK DISCHARGE RATE (cfs)		
Mean Annual (FLMOD)	PRE (cfs)	28.13
	POST (cfs)	16.40
	STAGE (ft.)	19.28
25 year/24 hour (FLMOD)	PRE (cfs)	64.68
	POST (cfs)	64.59
	STAGE (ft.)	19.63

G. Secondary Stormwater Analysis

The proposed project will utilize a closed conveyance system for the runoff from the proposed improvements to the stormwater ponds. Please see **Appendix E** for the results of the secondary stormwater system.

H. Flood Plain Analysis

As mentioned previously, according to the FEMA Flood Insurance Rate Map, this property lies within Zone AE, the 100-year flood plain (Flood Elevation 21.7). Please see **Appendix F** for the 100-year flood plain encroachment volume calculations, as well as the compensating storage volume calculations.

I. Administrative

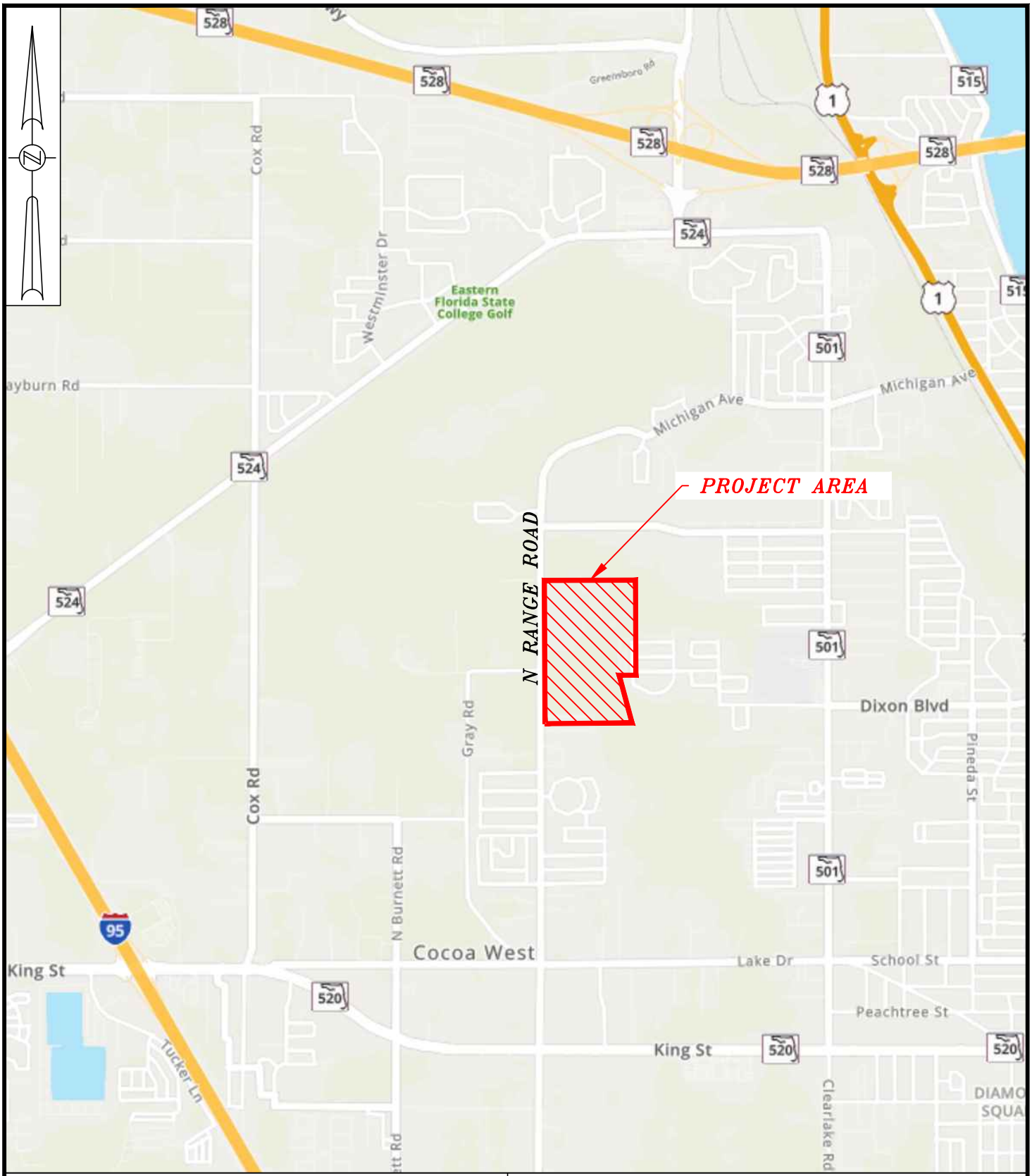
1. *Ownership*

The site is currently owned by Karali Associates, LLC

2. *Operation and Maintenance*

The Homeowners Association (HOA) will operate and maintain the stormwater management system.

Appendix A – Exhibits

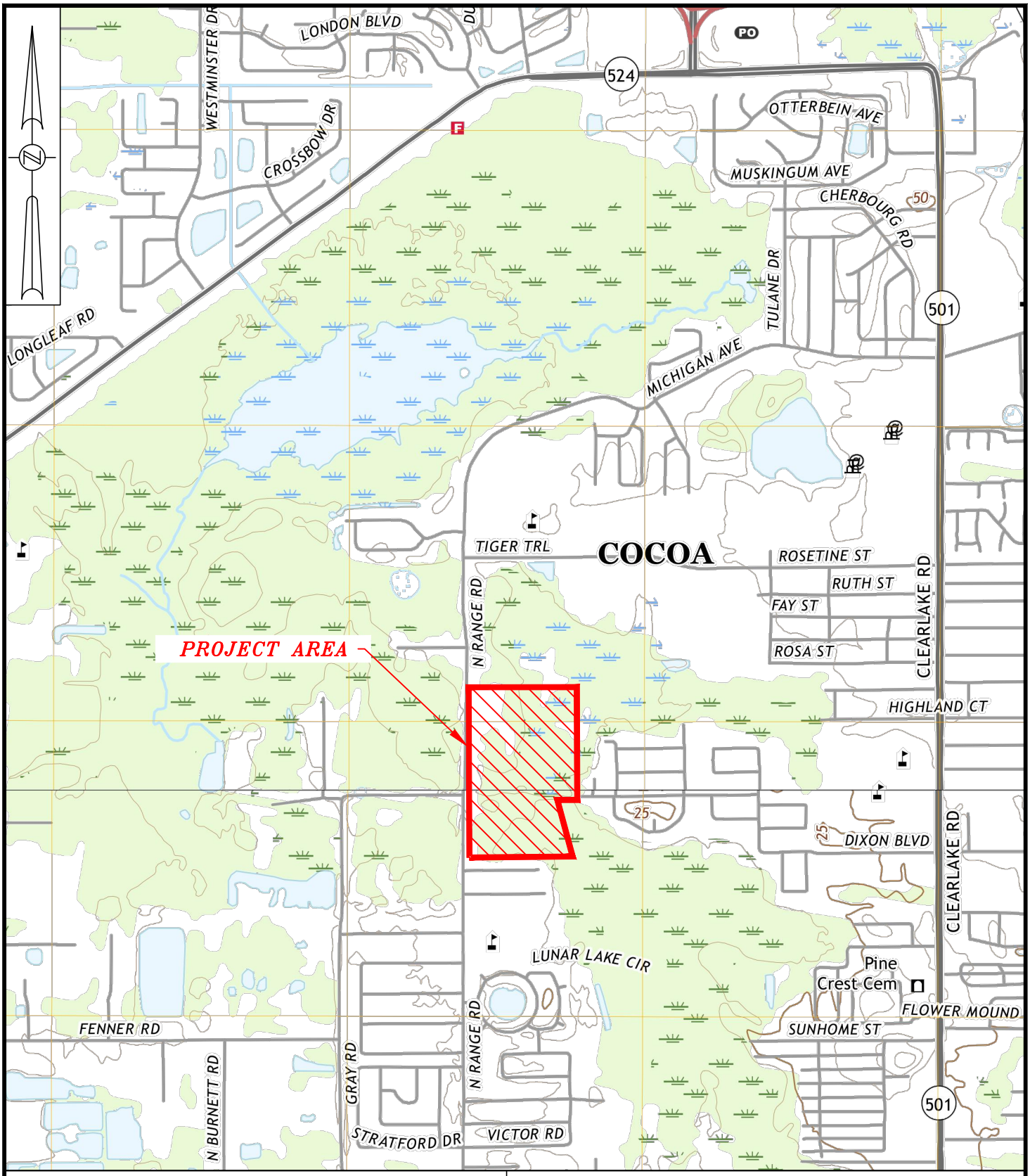


PROJECT NAME: RANGE ROAD SUBDIVISION	**SITE LOCATION MAP**
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E	**F.E.G. PROJECT NO.:** 19-070
DATE: APRIL 01, 2022	**SCALE:** 1" = 200'

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us



PROJECT NAME: RANGE ROAD SUBDIVISION	**U.S.G.S QUADRANGLE MAP**
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E	**F.E.G. PROJECT NO.:** 19-070
DATE: APRIL 01, 2022	**SCALE:** 1" = 1500"

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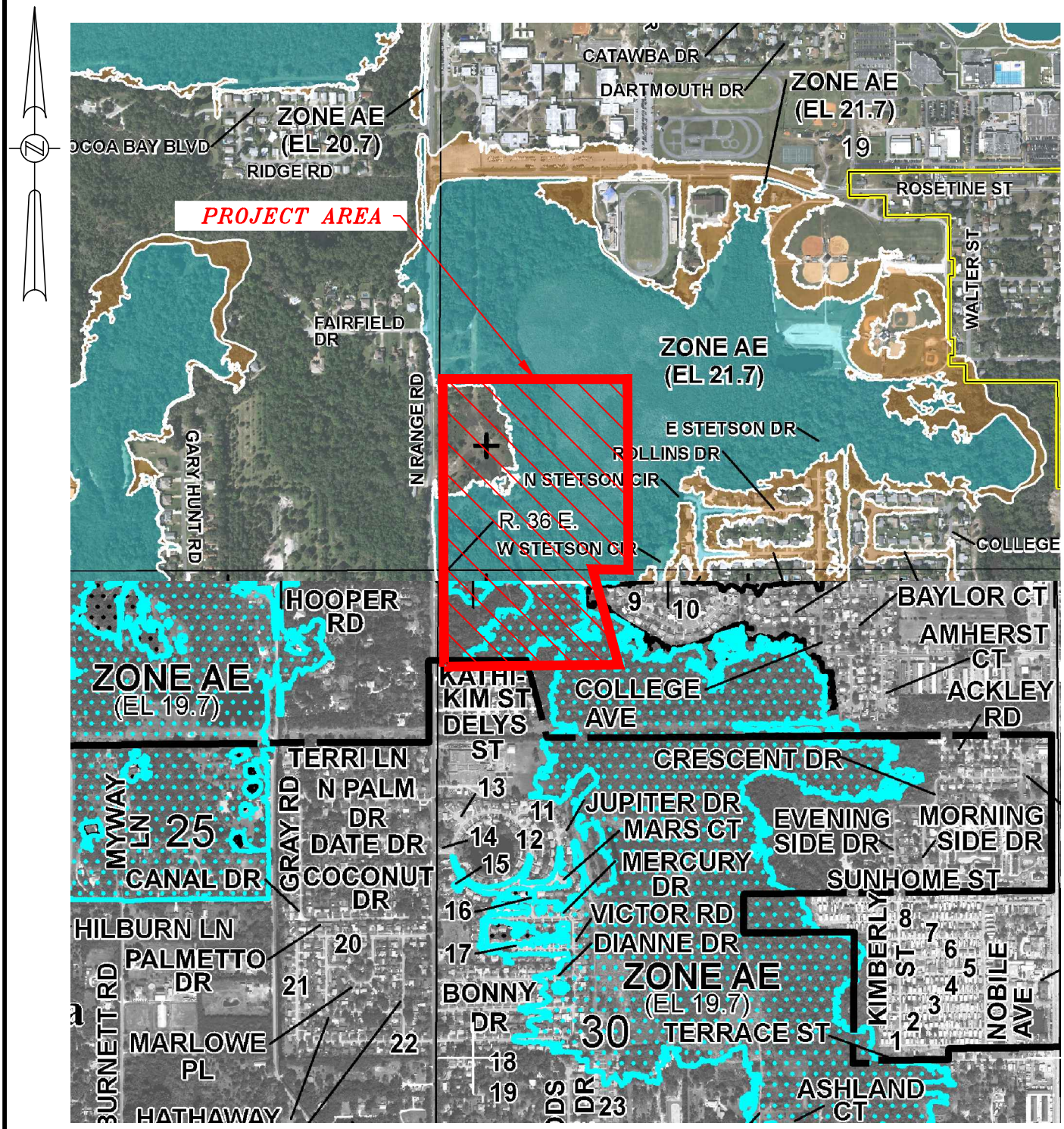
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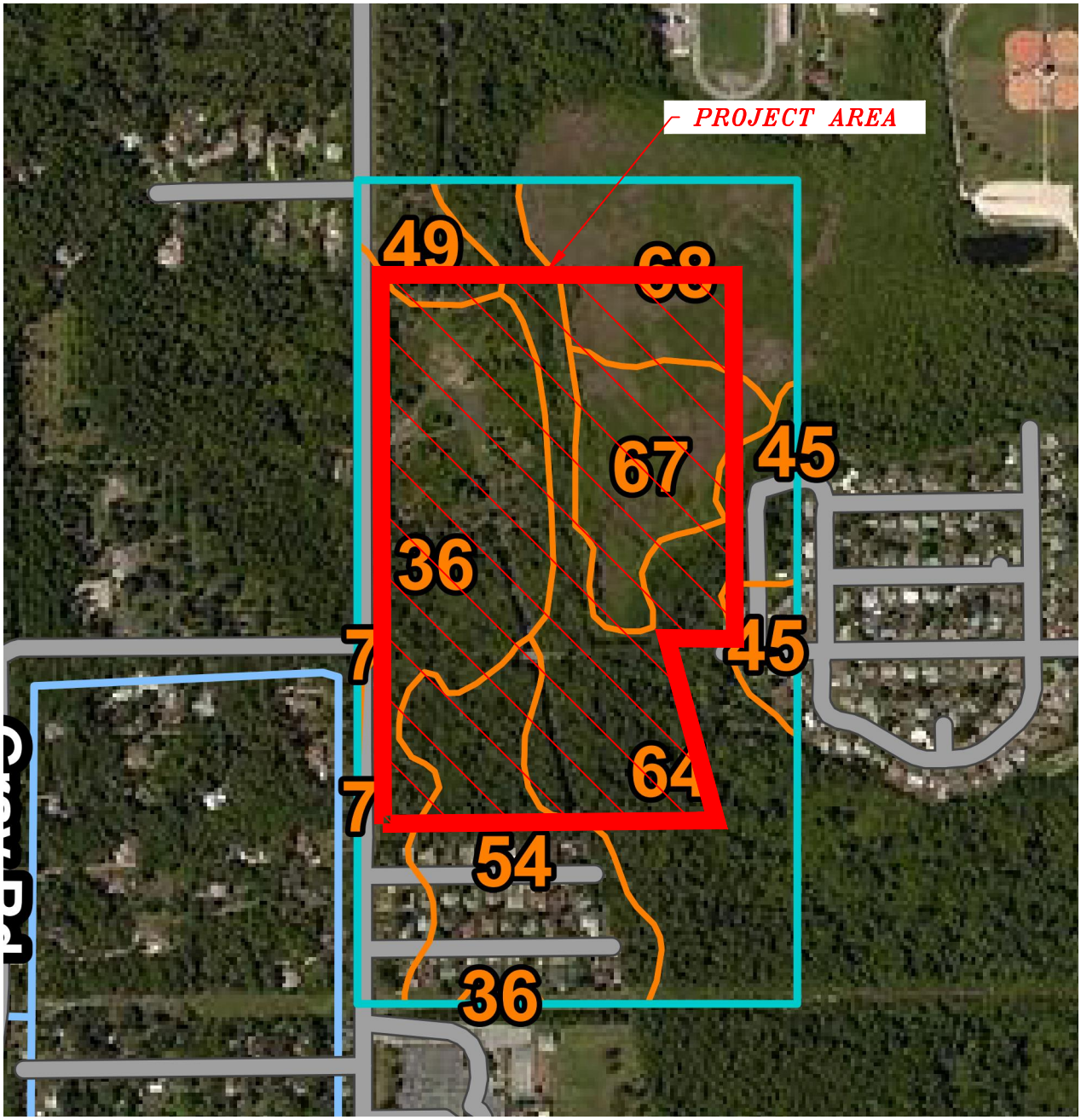
PROJECT NAME: RANGE ROAD SUBDIVISION	2022 AERIAL PHOTOGRAPHY MAP
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E	F.E.G. PROJECT NO.: 19-070
DATE: APRIL 01, 2022	SCALE: 1" = 500'

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PROJECT NAME: RANGE ROAD SUBDIVISION	FEMA F.I.R.M MAP PANEL # 12009C0320H (01/29/2021) & 12009C045G (03/17/2014)
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E	F.E.G. PROJECT NO.: 19-070
DATE: APRIL 01, 2022	SCALE: 1" = 1500'

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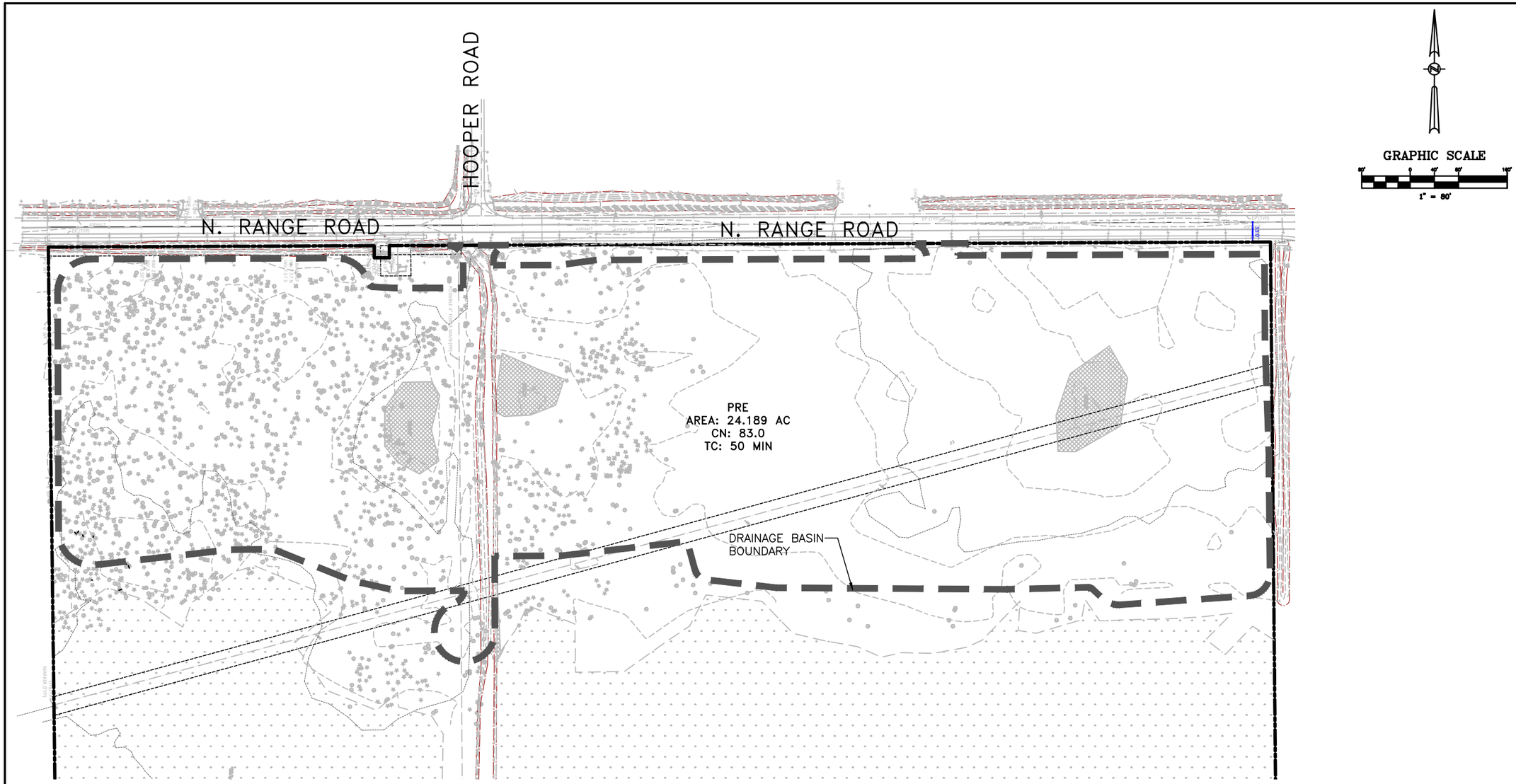
ON–SITE SOILS & LEGEND

36 – MYAKKA SAND, 0 TO 2 PERCENT SLOPES
49 – POMELLO SAND, 0 TO 5 PERCENT SLOPES
54 – ST. JOHNS SAND, 0 TO 2 PERCENT SLOPES
64 – TERRA CEIA MUCK, FREQUENTLY FLOODED

PROJECT NAME: RANGE ROAD SUBDIVISION	SOILS MAP
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E	F.E.G. PROJECT NO.: 19-070
DATE: APRIL 01, 2022	SCALE: 1" = 600'

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Appendix B – Pre- & Post-Development Basin Maps & Calculations



DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
RANGE ROAD SUBDIVISION
CITY OF COCOA, FLORIDA

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PRE DEVELOPMENT BASIN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	CPN	GRC	GRC

PROJECT NO.	19-070
SCALE	1"=100'
DATE	APRIL 01, 2022
SHEET NO.	PRE-1
SHEET	1 OF 1

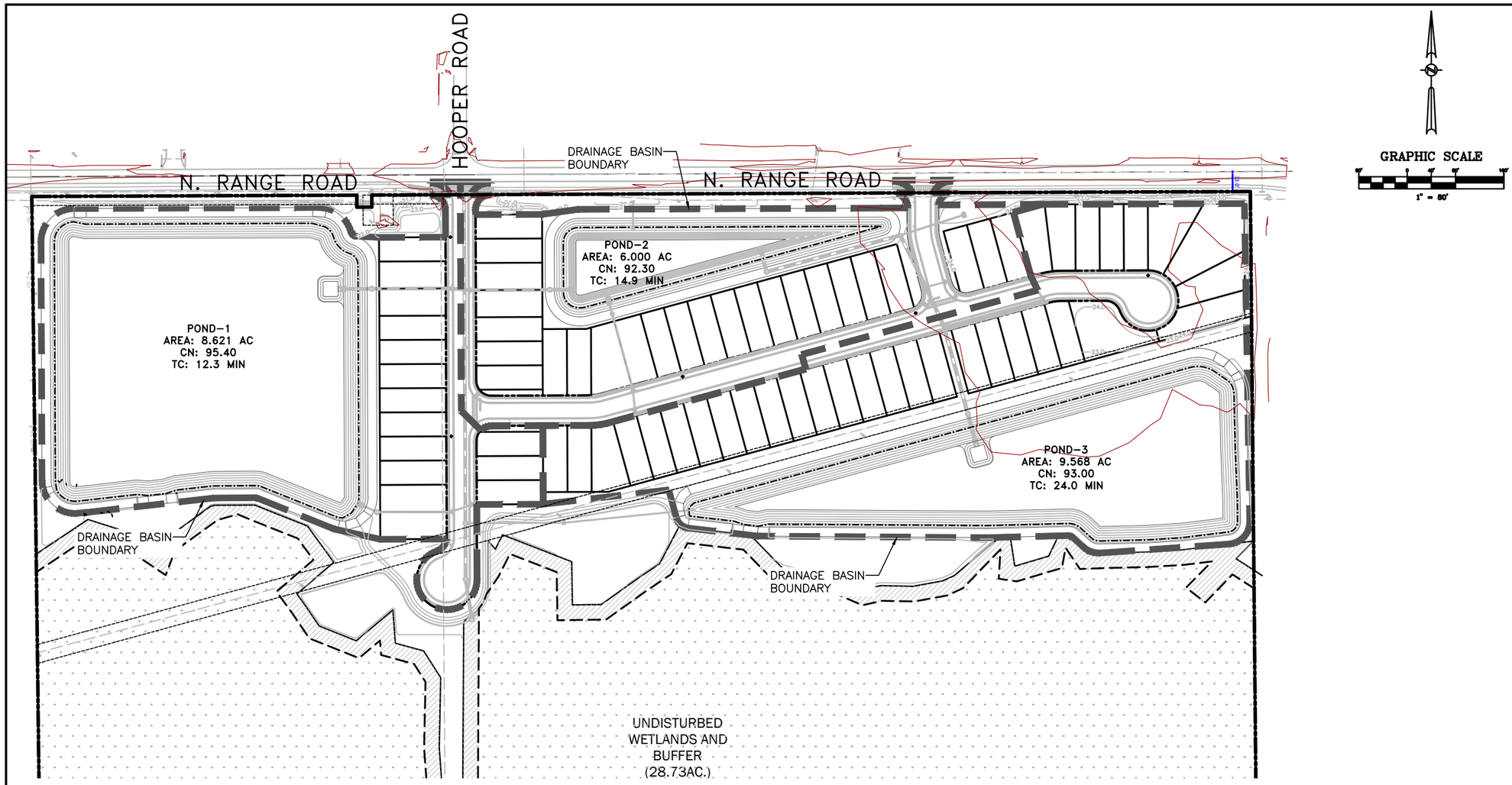
Florida Engineering Group, Inc.
5127 S. Orange Avenue, Suite 200
Orlando, Florida 32809
(407) 895-0324 Fax (407) 895-0325

COMP. BY: GRC
CHECKED BY: GRC
DATE: 05/21/22
SHT No.
JOB No. 19-070

PROJECT: Range Road Subdivision

PRE
RUNOFF CURVE NUMBER (CN)
PRE-DEVELOPMENT CONDITIONS

HYDROLOGIC SOIL GROUP	LAND USE DESCRIPTION - INCLUDE PRACTICE AND CONDITION	CN	% OR AREA (ACRES)	CN * A PRODUCT
	Impervious Area	98.0	0.00	0.00
	Woods (Poor) (Type D)	83.0	24.19	2007.69
24.189		TOTALS	24.19	2007.69
		IMP.AREA	0.00	
			CN (WEIGHTED)	83.0



GRAPHIC SCALE

1" = 80'

DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
RANGE ROAD SUBDIVISION
CITY OF COCOA, FLORIDA

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Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

POST DEVELOPMENT BASIN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	CPN	GRC	GRC

PROJECT NO.	19-070
SCALE	1"=100'
DATE	APRIL 01, 2022
SHEET NO.	POST-1
SHEET	1 OF 1

19-070 Plans.dwg

Florida Engineering Group, Inc.
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COMP. BY: GRC
CHECKED BY: GRC
DATE: 05/21/22
SHT No.
JOB No. 19-070

PROJECT: Range Road Subdivision

POND 1
RUNOFF CURVE NUMBER (CN)
POST-DEVELOPMENT CONDITIONS

HYDROLOGIC SOIL GROUP	LAND USE DESCRIPTION - INCLUDE PRACTICE AND CONDITION	CN	% OR AREA (ACRES)	CN * A PRODUCT
	Impervious Area	98.0	1.78	174.39
	Pond (at NCL)	100.0	5.02	501.65
	Open Space (Good) (Type D)	80.0	1.82	145.99
8.621	TOTALS		8.62	822.03
	IMP.AREA		1.78	
			CN (WEIGHTED)	95.4

POND 2
RUNOFF CURVE NUMBER (CN)
POST-DEVELOPMENT CONDITIONS

HYDROLOGIC SOIL GROUP	LAND USE DESCRIPTION - INCLUDE PRACTICE AND CONDITION	CN	% OR AREA (ACRES)	CN * A PRODUCT
	Impervious Area	98.0	3.12	305.95
	Pond (at NCL)	100.0	0.85	84.98
	Open Space (Good) (Type D)	80.0	2.03	162.38
6.002	TOTALS		6.00	553.32
	IMP.AREA		3.12	
			CN (WEIGHTED)	92.2

POND 3
RUNOFF CURVE NUMBER (CN)
POST-DEVELOPMENT CONDITIONS

HYDROLOGIC SOIL GROUP	LAND USE DESCRIPTION - INCLUDE PRACTICE AND CONDITION	CN	% OR AREA (ACRES)	CN * A PRODUCT
	Impervious Area	98.0	3.22	315.48
	Pond (at NCL)	100.0	3.29	328.64
	Open Space (Good) (Type D)	80.0	3.06	245.01
9.568	TOTALS		9.57	889.13
	IMP.AREA		3.22	
			CN (WEIGHTED)	92.9

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Q=CA*(2gH)^.5
C=0.6

NUMBER OF ORIFICES: 3
DIAMETER OF EACH ORIFICE: 4.00 INCHES
EQUIVILENT DIAMETER ORIFICE: 6.93 INCHES

ORIFICE RELEASES TOTAL P.A.V. IN 90.85 HRS

DIA.= 6.93 IN.
P.A.V.= 2.700 (AC-FT)

ORIFICE RELEASES 50% OF P.A.V. IN 27.62 HRS

EL (FT)	H (FT)	AREA (AC)	FLOW (CFS)	AVG. FLOW (CFS)	AVG. AREA (AC)	INC. DEPTH (FT)	INC. VOL. (AC-FT)	TOTAL VOL. (AC-FT)	INC. TIME (HR)	TOTAL TIME (HR)
18.55	0.30	9.313	0.690							
				0.660	9.300	0.05	0.465	0.465	8.52	8.52
18.50	0.25	9.286	0.630							
				0.597	9.273	0.05	0.464	0.929	9.40	17.93
18.45	0.20	9.260	0.563							
				0.526	9.246	0.05	0.462	1.391	10.64	28.57
18.40	0.15	9.233	0.488							
				0.443	9.220	0.05	0.461	1.852	12.59	41.15
18.35	0.10	9.206	0.398							
				0.340	9.193	0.05	0.460	2.312	16.35	57.51
18.30	0.05	9.179	0.282							
				0.141	9.166	0.05	0.458	2.770	39.37	96.87
18.25		9.153								

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COMP: BY GRC
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DATE: 05/21/22
JOB # 19-070

PROJECT: **Range Road Subdivision**

ST JOHNS RIVER WATER MANAGEMENT DISTRICT

STAGE-STORAGE CALCULATION
POST DEVELOPMENT

POND 1

	STAGE ELEVATION (NAVD)	AREA (SF)	INC. VOLUME (CF)	CUM. VOLUME (CF)	CUM. VOLUME (AC-FT)
	10.00	180,888	751,560	1,621,528	37.225
	11.00	184,350	765,612	1,438,906	33.033
	12.00	187,839	779,769	1,252,813	28.761
PPV	13.00	191,353	801,304	1,068,676	24.533
	14.00	194,892	196,674	869,968	19.972
	15.00	198,456	200,250	673,295	15.457
	16.00	202,045	205,672	473,044	10.860
	17.00	209,299	212,976	267,372	6.138
	18.00	216,653	54,396	54,396	1.249
NCL	18.25	218,517	0	0	0.000
	20.00	237,280	398,823	398,823	9.156
	21.00	243,388	240,334	639,157	14.673
	22.00	249,537	246,462	885,619	20.331

POND 2

	STAGE ELEVATION (NAVD)	AREA (SF)	INC. VOLUME (CF)	CUM. VOLUME (CF)	CUM. VOLUME (AC-FT)
	10.00	16,217	17,031	239,103	5.489
	11.00	17,844	18,695	222,072	5.098
	12.00	19,546	20,433	203,377	4.669
PPV	13.00	21,321	22,246	182,944	4.200
	14.00	23,171	24,133	160,698	3.689
	15.00	25,095	26,094	136,565	3.135
	16.00	27,093	29,203	110,471	2.536
	17.00	31,313	33,571	33,571	0.771
	18.00	35,829	9,106	81,268	1.866
NCL	18.25	37,019	0	0	0.000
	20.00	45,452	72,162	72,162	1.657
	21.00	50,417	47,934	120,096	2.757
	22.00	55,483	52,950	173,046	3.973

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ST JOHNS RIVER WATER MANAGEMENT DISTRICT

STAGE-STORAGE CALCULATION
POST DEVELOPMENT

POND 3

	STAGE ELEVATION (NAVD)	AREA (SF)	INC. VOLUME (CF)	CUM. VOLUME (CF)	CUM. VOLUME (AC-FT)
	13.00	112,584	114,577	782,412	17.962
PPV	14.00	116,571	118,579	667,834	15.331
	15.00	120,587	122,615	549,255	12.609
	16.00	124,642	128,719	426,641	9.794
	17.00	132,796	136,929	136,929	3.143
	18.00	141,063	35,527	297,922	6.839
NCL	18.25	143,156	0	0	0.000
	20.00	156,724	262,395	262,395	6.024
	21.00	161,523	159,123	421,518	9.677
	22.00	166,322	163,922	585,441	13.440

COMBINED PONDS

	STAGE ELEVATION (NAVD)	AREA (SF)	INC. VOLUME (CF)	CUM. VOLUME (CF)	CUM. VOLUME (AC-FT)
	10.00	197,105	199,650	2,256,761	51.808
	11.00	202,194	204,790	2,057,112	47.225
	12.00	207,385	258,537	1,852,322	42.523
	13.00	309,689	322,161	1,593,785	36.588
	14.00	334,634	339,386	1,271,624	29.192
	15.00	344,138	348,959	932,238	21.401
	16.00	353,780	363,594	583,279	13.390
	17.00	373,407	383,476	383,476	8.803
	18.00	393,545	99,030	219,685	5.043
NCL	18.25	398,692	0	0	0.00
W.Q.	18.55	405,680	120,656	120,656	2.77
	20.00	439,456	733,379	733,379	16.84
	21.00	455,327	447,391	1,180,771	27.11
	22.00	471,342	463,334	1,644,105	37.74

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SHT No.
JOB No. 19-070

PROJECT: Range Road Subdivision

WATER QUALITY TREATMENT VOLUME DETERMINATION (POND)

WET DETENTION POND

BASIN AREA (Total - Onsite & Offsite)=	24.19	Ac.	
Proposed Total (Non-Pond) Impervious Area =	8.12	Ac.	

TREATMENT VOLUME REQUIRED

Method A
FOR FIRST 1.0 INCH OF RUNOFF OVER TOTAL SITE AREA:
REQUIRED WATER QUALITY VOLUME = **2.02** **Ac.-Ft.** **(Method A)**

Method B
IMPERVIOUS (NON-POND) AREA 8.12 Ac

2.5" X IMPERVIOUS (NON-POND) AREA + 0.5" X BASIN AREA
REQUIRED WATER QUALITY VOLUME = **2.70** **Ac.-Ft.** **(Method B)**

REQUIRED WATER QUALITY VOLUME	**2.70**	**Ac-Ft**
TOTAL REQUIRED WATER QUALITY VOLUME	**2.70**	**Ac-Ft**

TOTAL WATER QUALITY VOLUME PROVIDED: 2.77 **Ac-Ft** **at** **18.55**

PERMANENT POOL CALCULATIONS:

PPV = (((DA)*(C)*(WS RAINFALL)*(RESIDENCE TIME))/(WET SEASON)*(12))

DA = DRAINAGE AREA	24.19	Ac.
C = RUNOFF COEFFIENT	**0.70**	
C= [((0.9)*(Impervious+NCL Area(Acres)) + (0.2)*(Pervious Area(Acres))]/TotalArea(Acres)		
WS RAINFALL = WET SEASON RAINFALL (FIGURE 29-1)	32.0	inches
RESIDENCE TIME = 14 DAYS (MIN)	14.0	Days

REQUIRED PERMANENT POOL VOLUME:	**4.131**	**Ac-Ft**
50% EXTRA (NO LITTORAL ZONE):	***2.065***	**Ac-Ft**
TOTAL REQUIRE PERMANENT POOL VOLUME:	**6.196**	**Ac-Ft**
50% EXTRA (DISCHARGE TO OFW):	***3.098***	**Ac-Ft**
TOTAL REQUIRE PERMANENT POOL VOLUME:	**9.295**	**Ac-Ft**

PROVIDED PERMANENT POOL VOLUME: 42.714 **Ac-Ft**

MEAN DEPTH CALCULATIONS

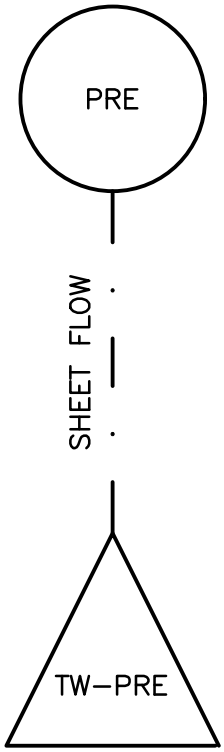
Mean Depth = PPV(p) / A(p)

PPV(p) = Permanent Pool Volume Provided	42.714	Ac-Ft
A(p) = Area at NCL	**9.15**	Acres

REQUIRED MEAN DEPTH	**2 FT < MD < 8 FT**	
MD PROVIDED	**4.667**	**FT**

Appendix C – Pre-Development ICPR Routings

Name:	PRE	PRE
Group:	BASE	BASE
Simulation:	25-24	Mean-24
Node:	TW-PRE	TW-PRE
Type:	SB	SB
Spec Time Inc(min):	5.00	5.00
Comp Time Inc(min):	5.00	5.00
Rain File:	Flmod	Flmod
Rain Amount(in):	9.500	5.000
Duration(hrs):	24.00	24.00
Status:	Onsite	Onsite
TC(min):	50.00	50.00
Time Shift(hrs):	0.00	0.00
Area(ac):	24.189	24.189
Curve Num:	83.000	83.000
DCIA(%):	0.000	0.000
Time Max(hrs):	12.17	12.17
Flow Max(cfs):	64.82	28.19
Runoff Volume(in):	7.419	3.174
Runoff Volume(ft3):	651415	278705



PROJECT NAME: RANGE ROAD SUBDIVISION	**PRE-NODAL DIAGRAM**
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E / F.E.G. PROJECT NO.: 19-070	
DATE: JUNE 15, 2022 / SCALE: NONE	

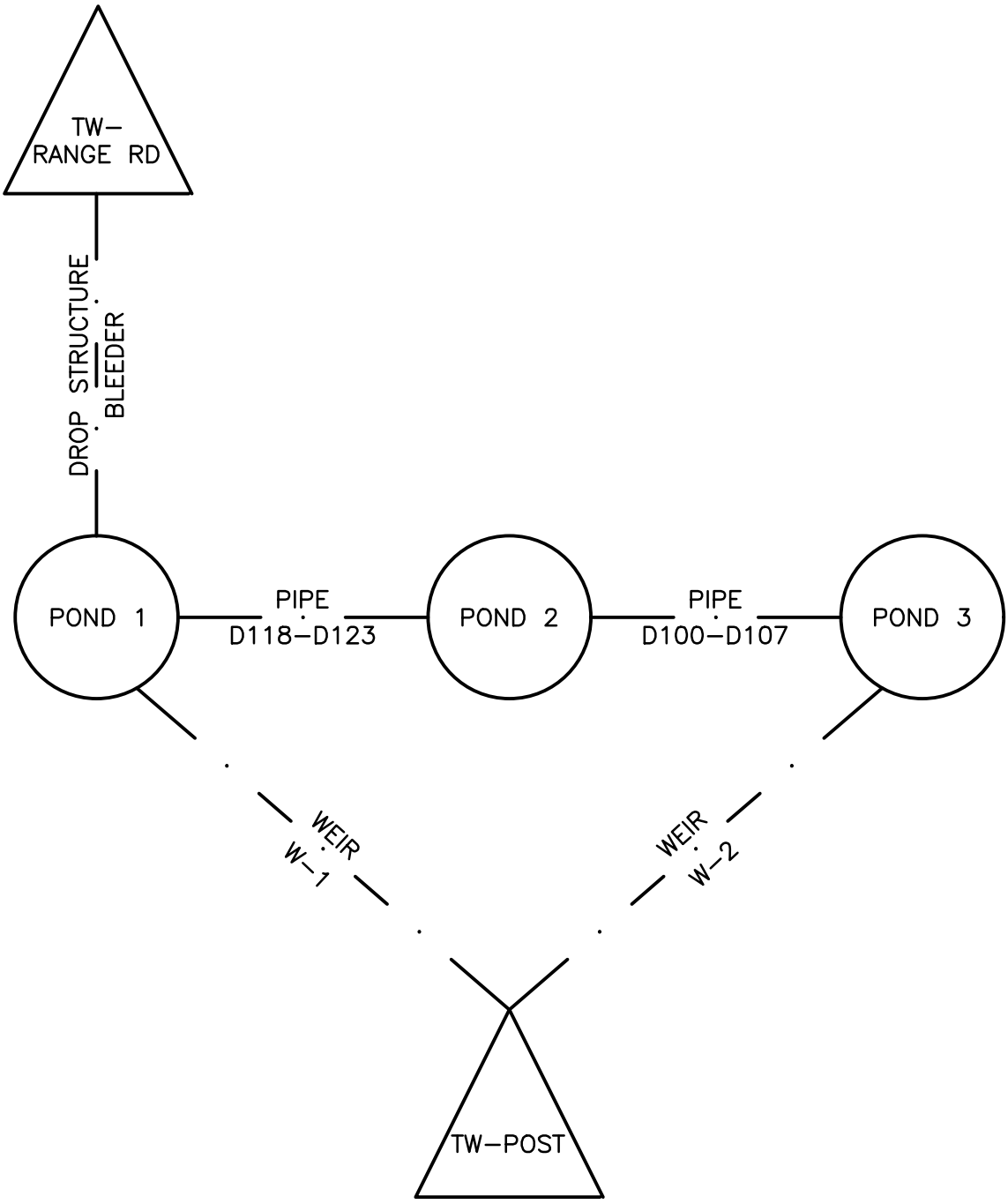
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Appendix D – Post-Development ICPR Routings

Name:	POND-1	POND-2	POND-3	POND-1	POND-2
Group:	BASE	BASE	BASE	BASE	BASE
Simulation:	25-24	25-24	25-24	Mean-24	Mean-24
Node:	POND 1	POND 2	POND 3	POND 1	POND 2
Type:	SB	SB	SB	SB	SB
Spec Time Inc(min):	5.00	5.00	5.00	5.00	5.00
Comp Time Inc(min):	5.00	5.00	5.00	5.00	5.00
Rain File:	Flmod	Flmod	Flmod	Flmod	Flmod
Rain Amount(in):	9.500	9.500	9.500	5.000	5.000
Duration(hrs):	24.00	24.00	24.00	24.00	24.00
Status:	Onsite	Onsite	Onsite	Onsite	Onsite
TC(min):	12.30	14.90	24.00	12.30	14.90
Time Shift(hrs):	0.00	0.00	0.00	0.00	0.00
Area(ac):	8.621	6.000	9.568	8.621	6.000
Curve Num:	95.500	92.300	93.000	95.500	92.300
DCIA(%):	0.000	0.000	0.000	0.000	0.000
Time Max(hrs):	11.92	11.92	12.00	11.92	11.92
Flow Max(cfs):	49.34	31.51	42.09	25.42	15.69
Runoff Volume(in):	8.957	8.567	8.653	4.476	4.122
Runoff Volume(ft3):	280304	186597	300530	140068	89771

Name:	POND-3
Group:	BASE
Simulation:	Mean-24
Node:	POND 3
Type:	SB
Spec Time Inc(min):	5.00
Comp Time Inc(min):	5.00
Rain File:	Flmod
Rain Amount(in):	5.000
Duration(hrs):	24.00
Status:	Onsite
TC(min):	24.00
Time Shift(hrs):	0.00
Area(ac):	9.568
Curve Num:	93.000
DCIA(%):	0.000
Time Max(hrs):	12.00
Flow Max(cfs):	21.14
Runoff Volume(in):	4.198
Runoff Volume(ft3):	145801

Name:	POND-1	POND-2	POND-3
Group:	BASE	BASE	BASE
Simulation:	100-24	100-24	100-24
Node:	POND 1	POND 2	POND 3
Type:	SB	SB	SB
Spec Time Inc(min):	5.00	5.00	5.00
Comp Time Inc(min):	5.00	5.00	5.00
Rain File:	Flmod	Flmod	Flmod
Rain Amount(in):	10.500	10.500	10.500
Duration(hrs):	24.00	24.00	24.00
Status:	Onsite	Onsite	Onsite
TC(min):	12.30	14.90	24.00
Time Shift(hrs):	0.00	0.00	0.00
Area(ac):	8.621	6.000	9.568
Curve Num:	95.500	92.300	93.000
DCIA(%):	0.000	0.000	0.000
Time Max(hrs):	11.92	11.92	12.00
Flow Max(cfs):	54.62	34.99	46.70
Runoff Volume(in):	9.955	9.561	9.648
Runoff Volume(ft3):	311533	208244	335086



PROJECT NAME: RANGE ROAD SUBDIVISION	POST-NODAL DIAGRAM
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E	F.E.G. PROJECT NO.: 19-070
DATE: JUNE 15, 2022	SCALE: NONE

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==========
==== Basins ====
==========

Name: POND-1 Node: POND 1 Status: Onsite
Group: BASE Type: Santa Barbara CN

Rainfall File: Flmod Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 12.30
Area(ac): 8.621 Time Shift(hrs): 0.00
Curve Number: 95.50 Time Increment(min): 5.00
DCIA(%): 0.00 Max Allowable Q(cfs): 999999.000

Name: POND-2 Node: POND 2 Status: Onsite
Group: BASE Type: Santa Barbara CN

Rainfall File: Flmod Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 14.90
Area(ac): 6.000 Time Shift(hrs): 0.00
Curve Number: 92.30 Time Increment(min): 5.00
DCIA(%): 0.00 Max Allowable Q(cfs): 999999.000

Name: POND-3 Node: POND 3 Status: Onsite
Group: BASE Type: Santa Barbara CN

Rainfall File: Flmod Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 24.00
Area(ac): 9.568 Time Shift(hrs): 0.00
Curve Number: 93.00 Time Increment(min): 5.00
DCIA(%): 0.00 Max Allowable Q(cfs): 999999.000

Name: PRE Node: TW-PRE Status: Onsite
Group: BASE Type: Santa Barbara CN

Rainfall File: Flmod Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 50.00
Area(ac): 24.189 Time Shift(hrs): 0.00
Curve Number: 83.00 Time Increment(min): 5.00
DCIA(%): 0.00 Max Allowable Q(cfs): 999999.000

==========
==== Nodes ====
==========

Name: POND 1 Base Flow(cfs): 0.000 Init Stage(ft): 18.250
Group: BASE Warn Stage(ft): 22.000
Type: Stage/Area

Stage(ft)	Area(ac)
10.000	4.1526
16.000	4.6383
18.500	5.0592
22.000	5.7286

Name: POND 2 Base Flow(cfs): 0.000 Init Stage(ft): 18.250

Group: BASE Warn Stage(ft): 22.000
Type: Stage/Area

Stage(ft)	Area(ac)
10.000	0.3732
16.000	0.6220
18.500	0.8771
22.000	1.2737

Name: POND 3 Base Flow(cfs): 0.000 Init Stage(ft): 18.250
Group: BASE Warn Stage(ft): 22.000
Type: Stage/Area

Stage(ft)	Area(ac)
13.000	2.5846
16.000	2.8614
18.500	3.3344
22.000	3.8182

Name: TW-POST Base Flow(cfs): 0.000 Init Stage(ft): 18.000
Group: BASE Warn Stage(ft): 22.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	18.000
12.00	18.250
24.00	18.200
60.00	18.200
72.00	18.100

Name: TW-PRE Base Flow(cfs): 0.000 Init Stage(ft): 18.500
Group: BASE Warn Stage(ft): 18.500
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	18.500
12.00	18.500
24.00	18.500
60.00	18.500
72.00	18.500

Name: TW-RANGERD Base Flow(cfs): 0.000 Init Stage(ft): 18.000
Group: BASE Warn Stage(ft): 18.250
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	18.000
12.00	18.250
24.00	18.000

==========
==== Pipes ==========

```
================================================================================

         Name: D100-D107           From Node: POND 2             Length(ft): 536.00
        Group: BASE                  To Node: POND 3                  Count: 1
                                                          Friction Equation: Automatic
               UPSTREAM       DOWNSTREAM                Solution Algorithm: Most Restrictive
     Geometry: Circular       Circular                                Flow: Both
     Span(in): 60.00          60.00                   Entrance Loss Coef: 0.00
     Rise(in): 60.00          60.00                       Exit Loss Coef: 1.00
   Invert(ft): 12.180         12.400                      Bend Loss Coef: 0.00
  Manning's N: 0.013000       0.013000                 Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                   Stabilizer Option: None


Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


--------------------------------------------------------------------------------------------------------
         Name: D118-D123           From Node: POND 1             Length(ft): 562.00
        Group: BASE                  To Node: POND 2                  Count: 1
                                                          Friction Equation: Automatic
               UPSTREAM       DOWNSTREAM                Solution Algorithm: Automatic
     Geometry: Circular       Circular                                Flow: Both
     Span(in): 60.00          60.00                   Entrance Loss Coef: 0.00
     Rise(in): 60.00          60.00                       Exit Loss Coef: 1.00
   Invert(ft): 11.080         10.890                      Bend Loss Coef: 0.00
  Manning's N: 0.013000       0.013000                 Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                   Stabilizer Option: None


Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


================================================================================
==== Drop Structures ===========================================================
================================================================================

         Name: BLEEDER             From Node: POND 1             Length(ft): 45.00
        Group: BASE                  To Node: TW-RANGERD              Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Circular       Circular                Solution Algorithm: Automatic
     Span(in): 15.00          15.00                                Flow: Both
     Rise(in): 15.00          15.00                   Entrance Loss Coef: 0.500
   Invert(ft): 17.500         17.250                      Exit Loss Coef: 1.000
  Manning's N: 0.013000       0.013000                 Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                        Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall
```

```
*** Weir 1 of 1 for Drop Structure BLEEDER ***
                                                                                TABLE
                 Count: 3                      Bottom Clip(in): 0.000
                  Type: Horizontal                Top Clip(in): 0.000
                  Flow: Both                    Weir Disc Coef: 3.130
              Geometry: Circular              Orifice Disc Coef: 0.600

              Span(in): 4.00                        Invert(ft): 18.250
              Rise(in): 4.00                   Control Elev(ft): 18.250


================================================================================
==== Weirs =====================================================================
================================================================================

         Name: W-1                 From Node: POND 1
        Group: BASE                  To Node: TW-POST
         Flow: Both                    Count: 1
         Type: Vertical: Mavis      Geometry: Trapezoidal

            Bottom Width(ft): 30.00
        Left Side Slope(h/v): 20.00
       Right Side Slope(h/v): 20.00
                  Invert(ft): 18.550
       Control Elevation(ft): 18.550
      Struct Opening Dim(ft): 9999.00
                                          TABLE
             Bottom Clip(ft): 0.000
                Top Clip(ft): 0.000
          Weir Discharge Coef: 2.600
      Orifice Discharge Coef: 0.600



--------------------------------------------------------------------------------------------------------
         Name: W-2                 From Node: POND 3
        Group: BASE                  To Node: TW-POST
         Flow: Both                    Count: 1
         Type: Vertical: Mavis      Geometry: Trapezoidal

            Bottom Width(ft): 24.00
        Left Side Slope(h/v): 20.00
       Right Side Slope(h/v): 20.00
                  Invert(ft): 18.550
       Control Elevation(ft): 18.550
      Struct Opening Dim(ft): 9999.00
                                          TABLE
             Bottom Clip(ft): 0.000
                Top Clip(ft): 0.000
          Weir Discharge Coef: 2.600
      Orifice Discharge Coef: 0.600



================================================================================
==== Hydrology Simulations =====================================================
================================================================================

         Name: 10-24
     Filename: P:\2019\19-070_RangeRoad\ENGINEERING\DRAINAGE\ICPR\10-24.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Flmod
    Rainfall Amount(in): 8.00

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

--------------------------------------------------------------------------------------------------------
```

Name: 100-24
Filename: P:\2019\19-070_RangeRoad\ENGINEERING\DRAINAGE\ICPR\100-24.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 10.50

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 25-24
Filename: P:\2019\19-070_RANGEROAD\ENGINEERING\DRAINAGE\ICPR\25-24.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.50

Time(hrs)	Print Inc(min)
30.000	5.00

Name: Mean-24
Filename: P:\2019\19-070_RANGEROAD\ENGINEERING\DRAINAGE\ICPR\Mean-24.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 5.00

Time(hrs)	Print Inc(min)
30.000	5.00

==========
==== Routing Simulations ==========
==========

Name: 10-24 Hydrology Sim: 10-24
Filename: P:\2019\19-070_RangeRoad\ENGINEERING\DRAINAGE\ICPR\10-24.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 24.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 100-24 Hydrology Sim: 100-24
Filename: P:\2019\19-070_RangeRoad\ENGINEERING\DRAINAGE\ICPR\100-24.I32

Execute: Yes Restart: No Patch: No
Alternative: No

```
       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 24.00
    Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
       Boundary Stages: 100YR                   Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------------
        Name: 25-24              Hydrology Sim: 25-24
    Filename: P:\2019\19-070_RANGEROAD\ENGINEERING\DRAINAGE\ICPR\25-24.I32

     Execute: Yes         Restart: No            Patch: No
 Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 24.00
    Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------------
        Name: Mean-24            Hydrology Sim: Mean-24
    Filename: P:\2019\19-070_RANGEROAD\ENGINEERING\DRAINAGE\ICPR\Mean-24.I32

     Execute: Yes         Restart: No            Patch: No
 Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 24.00
    Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


===============================================================================================
==== Boundary Conditions ======================================================================
===============================================================================================

     Name: 100YR                Node: TW-POST              Type: Stage
```

Time(hrs)	Stage(ft)
0.000	16.900
12.000	21.700
24.000	21.700

Range Road Subdivision
May 20, 2022
Project Number: 19-070
Post-Development Routing Results

Name	Simulation	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow cfs	Max Outflow cfs
POND 1	25-24	19.04	22.00	0.0046	224944	49.33	21.20
POND 1	Mean-24	18.76	22.00	0.0047	222642	25.35	4.50
POND 2	25-24	19.07	22.00	0.0050	41136	17.06	7.72
POND 2	Mean-24	18.77	22.00	0.0050	39674	8.08	6.85
POND 3	25-24	19.07	22.00	0.0049	148717	49.37	30.95
POND 3	Mean-24	18.77	22.00	0.0050	146922	22.56	7.22
TW-POST	25-24	18.25	22.00	0.0003	0	64.54	0.00
TW-POST	Mean-24	18.25	22.00	0.0003	0	15.76	0.00
TW-RANGERD	25-24	18.25	18.25	0.0003	0	1.09	0.00
TW-RANGERD	Mean-24	18.25	18.25	0.0003	0	0.89	0.00

Range Road Subdivision
May 20, 2022
Project Number: 19-070
Post-Development Routing Results

Name	Simulation	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow cfs	Max Outflow cfs
POND 1	100-24	21.72	22.00	0.0049	247264	54.61	46.63
POND 2	100-24	21.75	22.00	0.0049	54379	21.25	15.57
POND 3	100-24	21.72	22.00	0.0050	164701	60.73	60.13
TW-POST	100-24	21.70	22.00	-1.1000	0	120.12	0.00

Florida Engineering Group, Inc.
5127 S. Orange Avenue, Suite 200
Orlando, Florida 32809

Appendix E – Secondary Stormwater Calculations

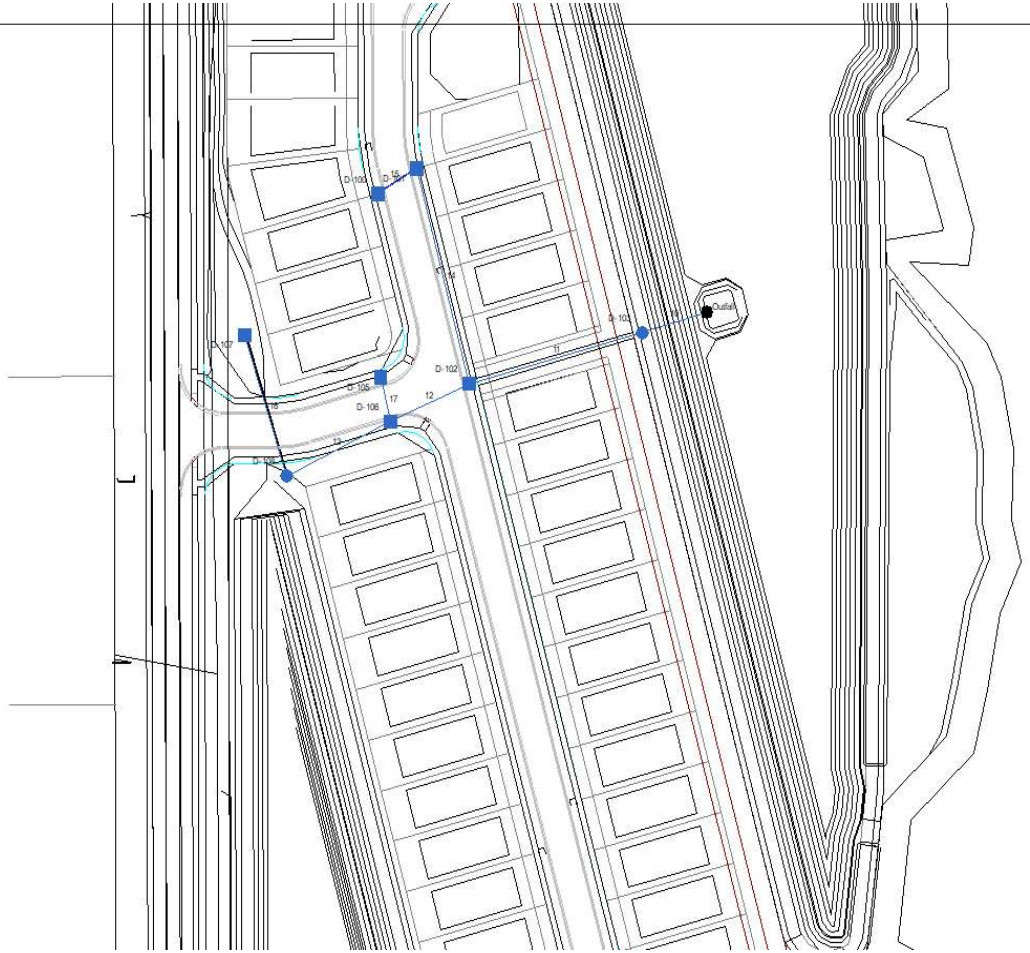
Sub-basin Drainage Area Calculations

Range Road Subdivision

FEG Project Number: 19-070

STRUCTURE	TOTAL (ac)	IMP (ac)	PER (ac)	C
D-100	1.093	0.534	0.559	0.54
D-101	0.152	0.106	0.046	0.69
D-102	0.418	0.186	0.232	0.51
D-103	0.001	0	0.001	0.20
D-105	0.321	0.203	0.118	0.64
D-106	0.372	0.215	0.157	0.60
D-107	0.332	0.1	0.232	0.41
D-108	0.001	0	0.001	0.20
D-109	0.001	0	0.001	0.20
D-111	1.033	0.59	0.443	0.60
D-112	0.547	0.37	0.177	0.67
D-113	0.001	0	0.001	0.20
D-115	0.399	0.241	0.158	0.62
D-116	0.385	0.258	0.127	0.67
D-117	0.001	0	0.001	0.20
D-120	0.001	0	0.001	0.20
D-121	0.325	0.173	0.152	0.57
D-122	0.294	0.15	0.144	0.56
D-123	0.001	0	0.001	0.20

Hydraflow Plan View



Project File: 2022-05-20_19-070_TEST.stm	No. Lines: 17	05-21-2022

FL-DOT Report

Line No	To Line	Type of struc	n - value	Len	Drainage Area			Time of conc	Time of flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	Actual		Date: 05-21-2022
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 10 yrs
														Elev of Invert							Proj: 2022-05-20_19-070_TE
					Increment (ac)	Sub-total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
17	12	Curb	0.013	35.0	0.00	0.00	0.00	10.00	0.49	7.05	0.21	0.00	22.88	19.59	19.57	0.02	15	0.05	1.19	1.45	
					0.00	0.00	0.00					1.45		19.65	19.57		15	0.23	2.52	3.09	
					0.00	0.00	0.00							18.40	18.32	0.08	Cir				
---	---																				
16	13	DrGrt	0.013	113.0	0.00	0.00	0.00	10.00	2.41	7.05	0.14	0.00	22.50	19.01	18.98	0.02	15	0.02	0.78	0.96	
					0.00	0.00	0.00					0.96		18.35	17.75		15	0.53	3.83	4.71	
					0.00	0.00	0.00							17.10	16.50	0.60	Cir				
---	---																				
15	14	Curb	0.013	38.0	0.00	0.00	0.00	10.00	0.27	7.05	0.59	0.00	23.71	19.51	19.45	0.06	18	0.16	2.36	4.16	
					0.00	0.00	0.00					4.16		18.52	18.45		18	0.18	2.55	4.51	
					0.00	0.00	0.00							17.02	16.95	0.07	Cir				
14	11	Curb	0.013	170.0	0.00	0.00	0.00	10.27	1.03	7.01	0.70	0.00	23.74	19.35	18.98	0.37	18	0.22	2.76	4.87	
					0.00	0.00	0.00					4.87		18.35	17.87		18	0.28	3.16	5.58	
					0.00	0.00	0.00							16.85	16.37	0.48	Cir				
---	---																				
13	12	MH	0.013	96.0	0.00	0.00	0.00	12.41	33.25	6.68	0.14	0.00	22.50	18.98	18.98	0.00	60	0.00	0.05	0.91	
					0.00	0.00	0.00					0.91		17.30	17.36		60	-0.06	0.00	0.00	
					0.00	0.00	0.00							12.30	12.36	-0.06	Cir				
12	11	Curb	0.013	72.0	0.00	0.00	0.00	45.65	6.11	3.84	0.56	0.00	22.88	18.98	18.98	0.00	60	0.00	0.11	2.17	
					0.00	0.00	0.00					2.17		17.46	17.50		60	-0.06	0.00	0.00	
					0.00	0.00	0.00							12.46	12.50	-0.04	Cir				
11	10	Curb	0.013	150.0	0.00	0.00	0.00	51.76	4.93	3.57	1.47	0.00	23.26	18.98	18.98	0.00	60	0.00	0.27	5.25	
					0.00	0.00	0.00					5.25		17.50	17.41		60	0.06	3.25	63.80	
					0.00	0.00	0.00							12.50	12.41	0.09	Cir				
10	End	MH	0.013	56.0	0.00	0.00	0.00	56.69	1.88	3.37	1.47	0.00	22.00	18.98	18.98	0.00	60	0.00	0.25	4.97	
					0.00	0.00	0.00					4.97		15.02	15.00		60	0.04	2.51	49.22	
					0.00	0.00	0.00							10.02	10.00	0.02	Cir				
---	---																				
9	8	Curb	0.013	35.0	0.00	0.00	0.00	10.00	0.24	7.05	0.62	0.00	22.95	19.92	19.87	0.05	18	0.15	2.50	4.37	
					0.00	0.00	0.00					4.37		20.00	19.87		18	0.37	3.62	6.40	
					0.00	0.00	0.00							18.50	18.37	0.13	Cir				

NOTES: Intensity = 281.36 / (Inlet time + 31.90) ^ 0.99 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2022-05-20_19-070_TEST.stm

FL-DOT Report

Line No	To Line	Type of struc	n - value	Len	Drainage Area			Time of conc	Time of flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	Actual		Date: 05-21-2022
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 10 yrs
														Elev of Invert							Proj: 2022-05-20_19-070_TE
					Increment (ac)	Sub-total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
8	7	Grate	0.013	130.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.24	0.98	7.02	0.99	0.00 6.92	22.95	19.17 17.67 15.67	19.05 18.97 16.97	0.12 -1.30	24 24 Cir	0.09 -1.00	2.20 0.00	6.92 0.00	
7	End	MH	0.013	29.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.22	0.22	6.86	0.99	0.00 6.77	22.00	19.01 18.87 16.87	18.98 18.57 16.57	0.03 0.30	24 24 Cir	0.09 1.03	2.15 7.32	6.77 23.00	
---	---																				
6	5	Curb	0.013	37.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	0.42	7.05	0.25	0.00 1.75	23.60	21.73 21.73 20.73	21.72 21.65 20.65	0.01 0.08	12 18 Elip	0.04 0.22	1.48 2.38	1.75 2.81	
5	4	Curb	0.013	123.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.42	1.02	6.99	0.51	0.00 3.53	23.59	21.60 21.77 20.27	21.48 21.48 19.98	0.12 0.29	18 18 Cir	0.10 0.24	2.06 2.89	3.53 5.10	
4	End	MH	0.013	36.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.44	0.30	6.82	0.51	0.00 3.45	23.00	19.04 19.58 18.08	18.98 19.50 18.00	0.06 0.08	18 18 Cir	0.18 0.22	2.85 2.80	3.45 4.95	
---	---																				
3	2	Curb	0.013	35.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	5.61	7.05	0.19	0.00 1.31	23.43	18.98 15.06 11.06	18.98 15.04 11.04	0.00 0.02	48 48 Cir	0.00 0.06	0.10 2.73	1.31 34.34	
2	1	Curb	0.013	130.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.61	11.09	6.23	0.35	0.00 2.18	23.43	18.98 15.04 11.04	18.98 14.98 10.98	0.00 0.06	48 48 Cir	0.00 0.05	0.17 2.46	2.18 30.86	
1	End	MH	0.013	56.0	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	26.70	4.87	5.07	0.35	0.00 1.77	22.00	18.98 14.03 10.03	18.98 14.00 10.00	0.00 0.03	48 48 Cir	0.00 0.05	0.14 2.65	1.77 33.25	

NOTES: Intensity = 281.36 / (Inlet time + 31.90) ^ 0.99 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2022-05-20_19-070_TEST.stm

Range Road Subdivision
May 20, 2022
Project Number: 19-070
Post-Development Routing Results

Name	Simulation	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow cfs	Max Outflow cfs
POND 1	10-24	18.96	22.00	0.0046	224298	41.38	18.99
POND 2	10-24	18.98	22.00	0.0050	40704	13.98	6.85
POND 3	10-24	18.98	22.00	0.0049	148198	40.17	22.51

Appendix F – Flood Plain Compensating Storage Calculations

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−1.56	0.00	155799.61	
2	0.00	1.00	329008.17	
3	1.00	2.00	447562.68	
4	2.00	3.00	254341.20	
5	3.00	4.00	24173.03	
6	4.00	4.70	610.77	

Cut/Fill Report

Generated: 2022-02-23 16:39:16

By user: johnm

Drawing: P:\2019\19-070_RangeRoad\DRAWINGS\CONCEPT\XREF\P:\2019\19-070_RangeRoad\DRAWINGS\CONCEPT\XREF\CompensationStorageOption3.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Existing to 21.7	full	1.000	1.000	1211495.47	2327.42	58211.47	55884.05<Fill>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	1211495.47	2327.42	58211.47	55884.05<Fill>

* Value adjusted by cut or fill factor other than 1.0

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−2.44	0.00	706991.46	
2	0.00	1.50	167839.31	

Cut/Fill Report

Generated: 2022-02-23 16:31:04

By user: johnm

Drawing: P:\2019\19-070_RangeRoad\DRAWINGS\CONCEPT\XREF\P:\2019\19-070_RangeRoad\DRAWINGS\CONCEPT\XREF\CompensationStorageOption3.dwg

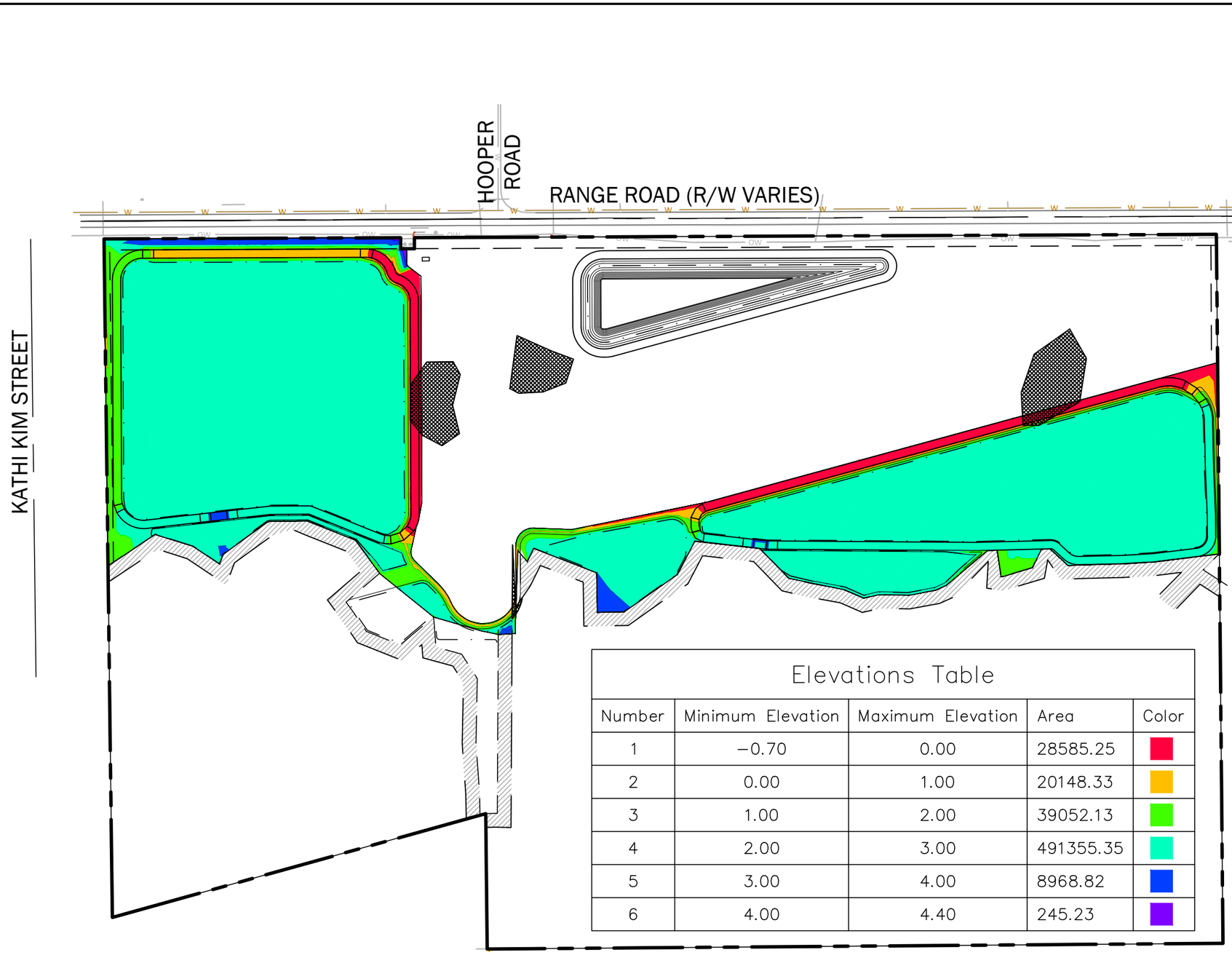
Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
EXISTING TO SHWT	full	1.000	1.000	874830.77	21237.92	2346.70	18891.23<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	874830.77	21237.92	2346.70	18891.23<Cut>

* Value adjusted by cut or fill factor other than 1.0



GRAPHIC SCALE

200 0 100 200 400

1" = 200'

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−0.70	0.00	28585.25	
2	0.00	1.00	20148.33	
3	1.00	2.00	39052.13	
4	2.00	3.00	491355.35	
5	3.00	4.00	8968.82	
6	4.00	4.40	245.23	

Cut/Fill Report

Generated: 2022-03-17 17:44:59
By user: johnm
Drawing: P:\2019\19-070_RangeRoad\DRAWINGS\CONCEPT\XREF\P:\2019\19-070_RangeRoad\DRAWINGS\CONCEPT\XREF\CompensationStorageOption5.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
NWL - 21.7	full	1.000	1.000	588835.64	331.19	51617.06	51285.86<Fill>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	588835.64	331.19	51617.06	51285.86<Fill>

* Value adjusted by cut or fill factor other than 1.0

DATE	REVISIONS	BY	CHECKED

RANGE ROAD SUBDIVISION
CITY OF COCOA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

FLOOD PLAIN COMPENSATING STORAGE

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	JWM	GRC	GRC

PROJECT NO. 19-070
SCALE 1" = 200'
DATE JUNE, 2022
SHEET NO.
SHEET OF

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON June 17, 2022 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0000596

No 51335
STATE OF FLORIDA
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

June 11, 2021

Karali Associates, LLC
2642 Fawnlake Trail
Orlando, Florida 32828

RE: Range Road Subdivision
Brevard County, Cocoa, Florida
Listed Species Report
ECS Project No. 875.01.20

To whom it may concern:

On March 24th, 2021, ECS biologists conducted a listed species survey of the proposed project site located immediately east of N Range Road, west of E Stetson Circle, and north of Kathi Kim Street in Cocoa, Florida. More specifically the project site is located in Section 19 & 30, Township 24 South, and Range 36 East in Brevard County, Florida (Figure 1).

The subject property consists of mostly forested habitat. There is a dirt roadway through the center of the property. Two large wetland systems are present within the property boundary as well as a man-made ditch and three additional small wetlands.

A survey of the property boundaries was conducted to assess the potential occurrence of flora and fauna listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA). Tables 1 and 2 provide a listing of the species known to occur within Brevard County and their expected occurrence of the project site. The findings and conclusions of the survey are reported in this letter.

The survey was conducted by Ecological Consulting Solutions Inc (ECS) for the purpose of evaluating the site for the presence or absence of wetland habitat and protected flora and fauna or their habitat. The survey was conducted by means of pedestrian transects in the early morning to assure the potential of observing listed fauna as recommended by the FWC and the USFWS.

The following resources were used for supporting information during the site assessment and letter preparation:

- Color aerial photographs (1" = 300), 2020, Google Earth, Volusia County, Florida.
- United States Geological Survey (USGS) 7.5-minute quadrangle map, Volusia County, Florida, (ArcGIS).
- National Wetlands Inventory Mapping, U.S. Fish and Wildlife Service.
- Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (USFWS and FWC).

Pedestrian and vehicular surveys of the proposed project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to *the Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). Six (06) land-use types were determined for the project site (Figure 2). A brief description of each FLUCFCS community is provided below.

420 – Upland Hardwood Forests

Located in the western portion of the project site this is the only upland habitat located on site. This habitat has a dense canopy cover, species observed consist of slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), live oak (*Quercus laurifolia*), cabbage palms (*Sabal palmetto*), loblolly bay (*Gordonia lasianthus*), and camphor tree (*Cinnamomum camphora*). The shrub layer species include Brazilian pepper (*Schinus terebinthifolia*), American beauty berry (*Callicarpa americana*), and American elm (*Ulmus americana*). Groundcover species observed were greenbriar (*Smilax rotundifolia*), blackberry (*Rubus fruticosa*), bracken fern (*Pteridium aquilinum*), saw palmetto (*Serenoa repens*), broomsedge (*Andropogon virginicus*), and some cogon grass (*Imperata cylindrica*).

513 – Ditch

Found through the center of the property is a man-made ditch that runs offsite in both directions. Vegetation observed within the ditch and along the edge consists of Brazilian pepper, wax myrtle (*Myerica cerifera*), primrose willow (*Ludwigia peruviana*), soft rush (*Juncus effuses*), and arrowhead (*Sagittaria lancifolia*).

617 – Mixed Wetland Hardwoods

Found in two places in the southern portion of the property this habitat type is heavily forested. Vegetation observed includes Brazilian pepper, beak rush (*Rhynchospora crinipes*), soft rush, wax myrtle, water hyssop (*Bacopa monnieri*), gall berry (*Ilex glabra*), red maple (*Acer rubrum*), swamp fern (*Blechnum serrulatum*), royal fern (*Osmunda regalis*), American elm, poison ivy (*Toxicodendron radicans*), cabbage palm, laurel oak, and cinnamon fern (*Osmunda cinnamomea*).

619 – Exotic Wetland Hardwoods

Adjacent to the onsite ditch this habitat is densely vegetated with Brazilian pepper. Other species observed include swamp fern, cinnamon fern, cabbage palm, and sugar berry.

641 – Freshwater Marshes

The largest wetland habitat type found onsite, is located in the north eastern portion of the property. This habitat is densely vegetated, species observed include giant leather fern (*Acrostichum danaeifolium*), cattails (*Typha spp.*), sawgrass (*Cladium jamaicense*), marsh pennywort (*Hydrocotyle umbellate*), primrose willow, Carolina willow (*Salix carolinianna*), Brazilian pepper, cabbage palm, sugar berry (*Celtis laevigata*), poison ivy, live oak, water oak (*Quercus nigra*), and wax myrtle.

643 – Wet Prairie

Located in the north west portion of the property is an isolated wetland defined by a low-lying area within the uplands. Vegetation found within this habitat consists of soft rush, blackberry, gall berry, little blue maiden cane (*Amphicarpum muehlenbergianum*), St. john wort (*Hypericum perforatum*), marsh pennywort, and primrose willow.

Listed Species Survey

A survey was conducted using pedestrian transects throughout the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA).

ECS biologists searched the USFWS database at http://endangered.fws.gov for the presence of critical habitats within the proposed project site. There are no critical habitats within the project boundaries.

On January 11, 2017, the FWC State listing status changes, originally proposed back in 2010, became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• 15 species were removed from Florida's Endangered and Threatened Species List: Eastern chipmunk, Florida mouse, brown pelican, limpkin, snowy egret, white ibis, peninsula ribbon snake (Lower Keys population), red rat snake Lower Keys population), striped mud turtle (Lower Keys population), Suwannee cooter, gopher frog, Pine Barrens tree frog, Lake Eustis pupfish, mangrove rivulus, and Florida tree snail.

• 23 species changed from State-designated Species of Special Concern to State-designated Threatened species: Sherman's short-tailed shrew, Sanibel rice rat, little blue heron, tricolored heron, reddish egret, roseate spoonbill, American oystercatcher, black skimmer, Florida burrowing owl, Marian's marsh wren, Worthington's Marsh wren, Scott's seaside sparrow, Wakulla seaside sparrow, Barbour's map turtle, Florida Keys mole skink, Florida pine snake, Georgia blind salamander, Florida bog frog, bluenose shiner, saltmarsh top minnow, Southern tessellated darter, Santa Fe crayfish, and Black Creek crayfish.

• 14 species keep their State-designated Threatened status: Everglades mink, Big Cypress fox squirrel, Florida sandhill crane, snowy plover, least tern, white-crowned pigeon, Southeastern American kestrel, Florida brown snake (Lower Keys population), Key ringneck snake, short-tailed snake, rim rock crowned snake, Key silverside, blackmouth shiner, and crystal darter.

• Five species listed as State-designated Species of Special Concern: (list species): Homosassa shrew, Sherman's fox squirrel, osprey (Monroe County population), alligator snapping turtle, and harlequin darter.

On December 23, 2018, the State listing status changes that were proposed in 2011 as part of the newly implemented imperiled species management system became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• Four species were removed from Florida's Endangered and Threatened Species List as State Species of Special Concern: Harlequin darter, Osprey (Monroe County population), Homosassa shrew, and Sherman's fox squirrel.

• The Alligator snapping turtle was taxonomically reclassified into three subspecies. The Suwannee alligator snapping turtle was listed as a State-designated Threatened species. • Two species were listed as Federally-designated Threatened species: Giant manta ray and Nassau grouper. • Four species had changes in their scientific names: Short tailed snake, Bluetail mole skink, Florida Keys mole skink, and sand skink.

Birds

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. Overall, about fifteen (15) are expected to occur in central Florida.

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Brevard County, the USFWS federally lists five (5) bird species. Only about fifteen (15) are expected to occur in central Florida. No listed birds were observed at this site (Table 1).

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is not suitable.

There was no open pine flatwood habitat with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna),* little blue heron (*Egretta caerulea),* tricolored heron (*Egretta tricolor),* white ibis (*Eudocimus albus)* and wood stork *(Mycteria americana)* were not observed. The onsite ditch and wetlands do provide wading bird habitat. Wading birds likely use the interior of the marsh habitat due to the dense vegetation throughout the remainder of the site.

Florida Scrub-Jay

Brevard County contains the Florida scrub-jay (*Aphelocoma coerulescens)* which is listed as threatened by the USFWS.

A 1993 statewide census documented about 4,000 breeding pairs of Florida scrub-jays remaining in Florida, including 374 pairs in mainland Brevard County. In addition, an estimated 850 breeding pairs of scrub-jays are on the Federal lands of Kennedy Space Center, Merritt Island National Wildlife Refuge, and Cape Canaveral Air Force Station. Brevard County's 1993 Florida scrub-jay population was the highest of any county in the state.

The onsite habitat is not suitable for the presence of the Florida scrub jay as there is no scrub habitat available. As previously discussed, the upland habitats are densely vegetated with pine and oak dominated canopy cover.

The survey methodology per the prescribed guidelines established by the USFWS which were adapted from the "*Ecology and development-related habitat requirements of the Florida scrub-jay, Florida Game and Freshwater Fish Commission, Nongame Wildlife Program Technical Report No. 8"* were reviewed prior to the site visits. No Florida scrub jays were seen or vocalizations heard.

Bald Eagle

Bald eagles (*Haliaeetus leucocephalus*) or their nests were observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660 foot protection zone around a bald eagle nest.

ECS searched the Audubon's Eagle Watch website to determine if any documented bald eagle nests are within 660 feet of the site. There are no FWC verified nest located on or adjacent to the project site. For current nesting data, ECS also checked with Audubon Eagle Watch which collects bald eagle nesting data for the FWC, no nests were documented on site or nearby.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is no foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Florida sandhill cranes (*Grus canadensis pratensis*), a Threatened Species, were not observed within the project boundaries.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Brevard County, the USFWS federally lists eight (8) reptile species. Five ae species of sea turtles which are not of concern for this property. No listed reptile or amphibian species were observed within the project boundaries.

Gopher Tortoise

Surveys were conducted throughout the property for gopher tortoises (*Gopherus polyphemus),* a species listed by the FWC as a Threatened species. No gopher tortoises or their burrows were observed. The property is densely forested with a dense shrub layer. The onsite habitats are considered poor for the gopher tortoise.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana capito)* and eastern indigo snake (*Drymarchon corais couperi)* also receive protection, but were not observed.

Eastern Indigo Snake

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential aboveground and underground refugia, which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations. Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

The USFWS has established new programmatic effect determination key (Key) as part of the eastern indigo snake management. The Key allows the USFWS to require mitigation for eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development.

The USFWS has established a fund that a developer can pay into for mitigation.

A developer can pay up front and then no surveys for the eastern indigo snakes are required. The survey is a minimum 5-day survey. To save time and monies associated with the surveys, the developer can pay a fee and expedite the permitting process.

To determine if the site has eastern indigo snake habitat will be up to the USFWS reviewer assigned to the project.

The Key only applies if a project has Army Corps of Engineers jurisdictional wetlands. It was designed to speed up the permitting process for indigo snakes when there are Army Corps of Engineers jurisdictional wetlands onsite. The idea is a developer pays into the fund and gets a permit quickly.

If a project site does not have Army Corps of Engineers jurisdictional wetlands, then the programmatic key cannot be used. Under this circumstance, formal consultation with the USFWS would have to be conducted which can take up to 6 months to obtain a permit to impact eastern indigo snake habitat.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities.

The notification has to include an eastern indigo snake protection/education plan. This notification can occur via email with the protection/education plan attached.

As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Brevard County, the USFWS federally lists two (2) mammal species.

ECS searched for the presence of Southern fox squirrels (*Sciurus niger niger*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. The absence of gopher tortoise burrows decreases the likelihood for the Florida mouse.

No mammal species were observed.

Listed Plants

There were no protected plant species found on the project site (Table 2).

Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered", "commercially exploited" and "threatened".

There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property. However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

Wetlands

There are five wetlands and one surface water within the boundaries of the project site.

St. Johns River Water Management District

The St. Johns River Water Management District (SJRWMD) regulates any proposed development including alterations to wetlands and surface waters. Any proposed development of the site will require a review of the wetland delineation and a submittal of an Environmental Resource Permit (ERP) application to the SJRWMD.

If the onsite wetland is larger than 0.5 acres in size, then mitigation will be required for any proposed wetland impacts. The SJRWMD operates on 30 day timeframes.

Florida Department of Environmental Protection

The Florida Department of Environmental Protection (DEP) now has federal authority over this project and not the U.S. Army Corps of Engineers (ACOE). According to DEP, if no wetland impacts are proposed, then a federal permit will not be necessary.

There is no separate permit application for the DEP. All of the water management districts now have a joint permit application form. The permit application is to be submitted to SJRWMD, who will then provide a copy to the local office of the DEP. Both agencies will attempt to conduct wetland reviews at the same time. Currently DEP is taking longer than the SJRWMD to review flagged wetland lines and is averaging around three months to get a site visit scheduled.

As part of the wetland review process, wetland and upland data forms must be submitted to DEP for review. DEP will also require an alternative site analysis should wetland impacts be proposed. The alternative site analysis must demonstrate why the proposed property was chosen to develop and that other properties with less wetlands were not available. DEP also requires the applicant to provide self-addressed envelopes, with postage, for every adjacent property owner. The envelopes are necessary so that DEP can send out public notice as part of the permit process. DEP will also require mitigation for any proposed wetland impacts.

DEP is typically taking 150 to 240 days to complete the permitting process.

Summary

In summary, no listed species were observed within the project site.

Prior to any land clearing or construction activities, the USFWS must be provided with an eastern indigo snake protection/education plan. The USFWS must approve the protection/education plan prior to construction. There were no other environmental concerns observed for this project.

Ecological Consulting Solutions Inc. appreciates the opportunity to provide you with our services. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS INC



Chris Krack

PHOTOGRAPH OF THE SUBJECT PROPERTY

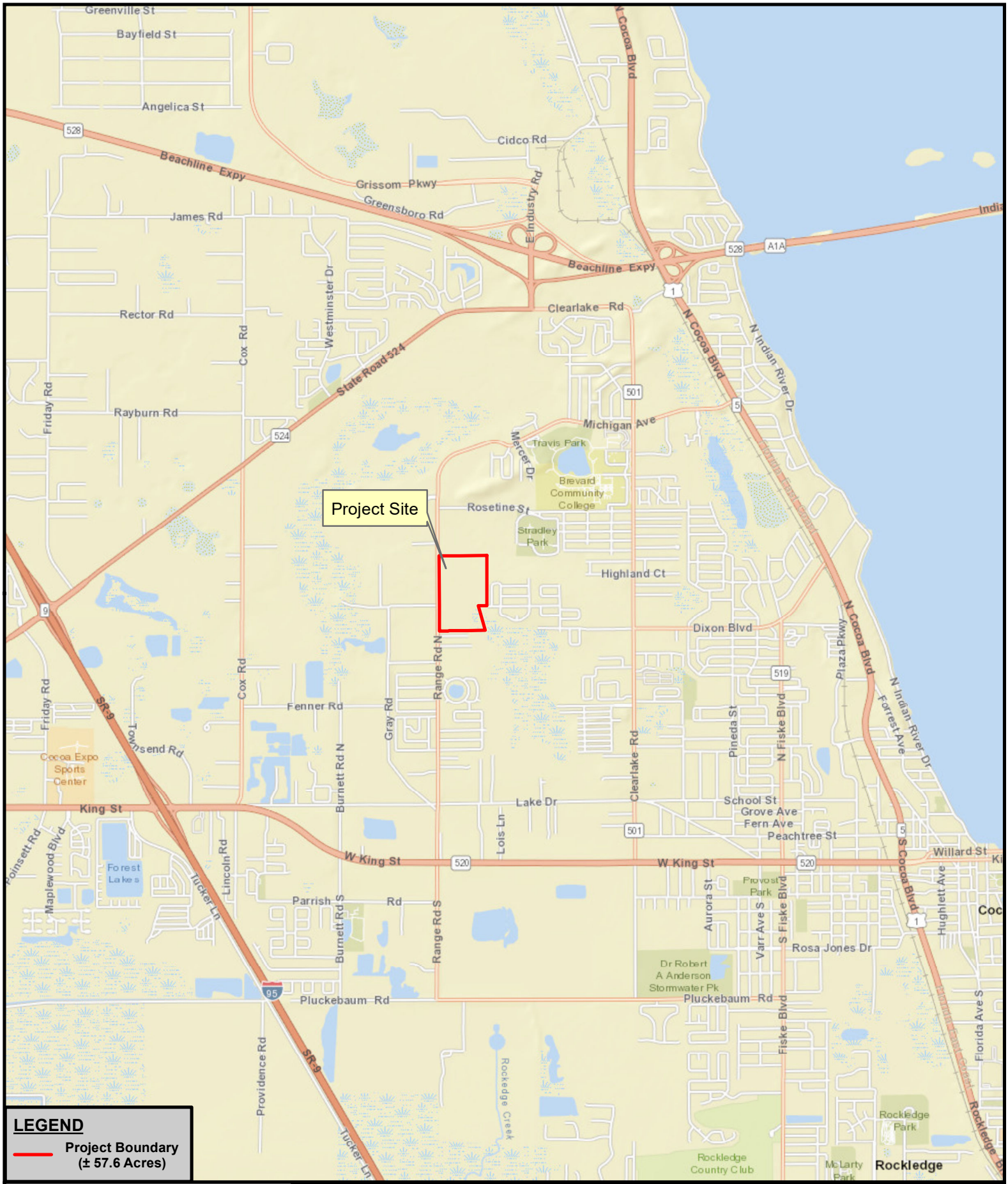


Ditch Habitat Located Onsite.



Wetland Habitat Located Onsite.

FIGURES



LEGEND

Project Boundary (± 57.6 Acres)

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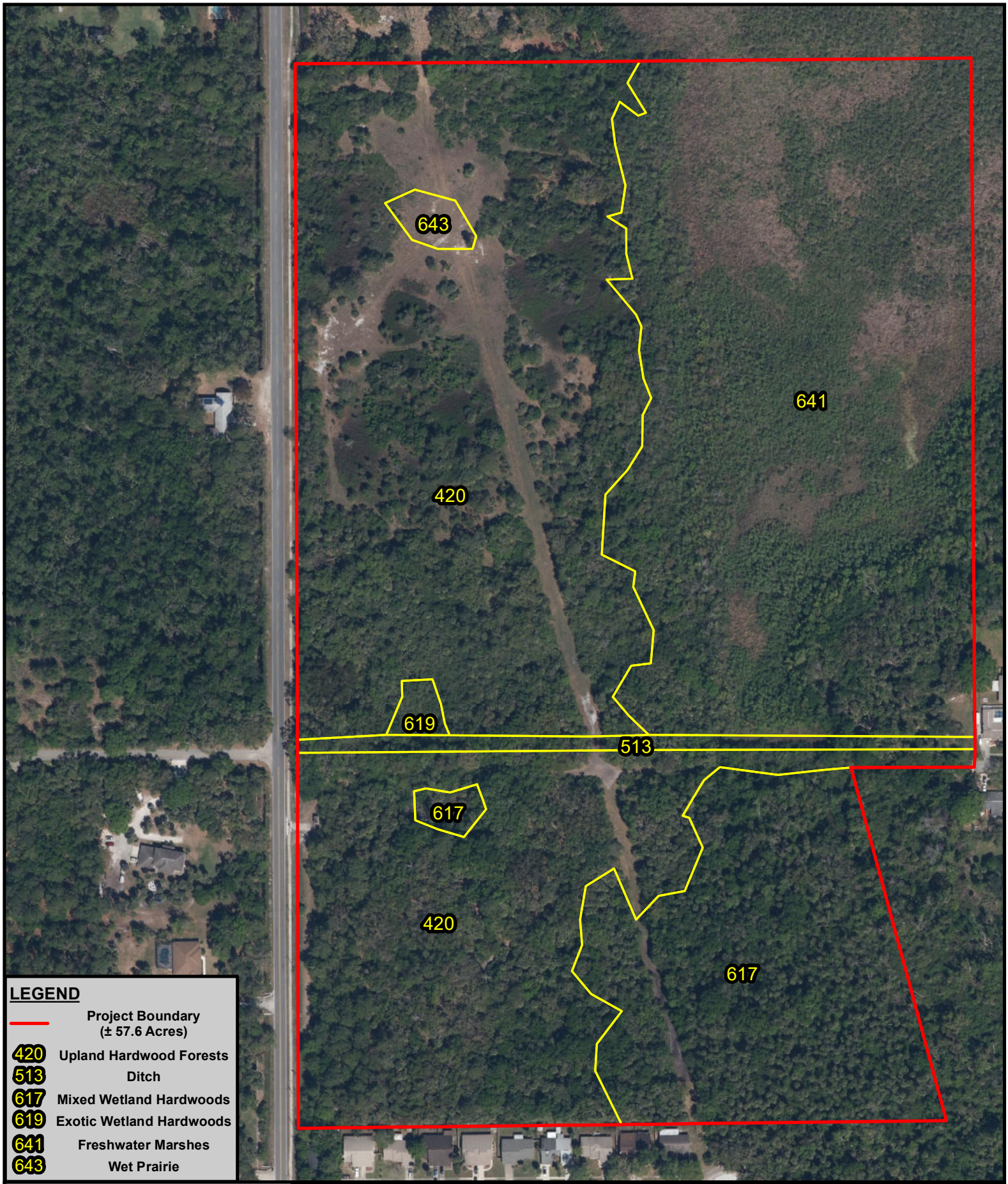
RANGE ROAD
BREVARD COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 875.01.20 **DATE: 03/23/21** **FIGURE #: 1**

0 1,000 2,000 4,000 6,000 8,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



LEGEND

	Project Boundary (± 57.6 Acres)
420	Upland Hardwood Forests
513	Ditch
617	Mixed Wetland Hardwoods
619	Exotic Wetland Hardwoods
641	Freshwater Marshes
643	Wet Prairie

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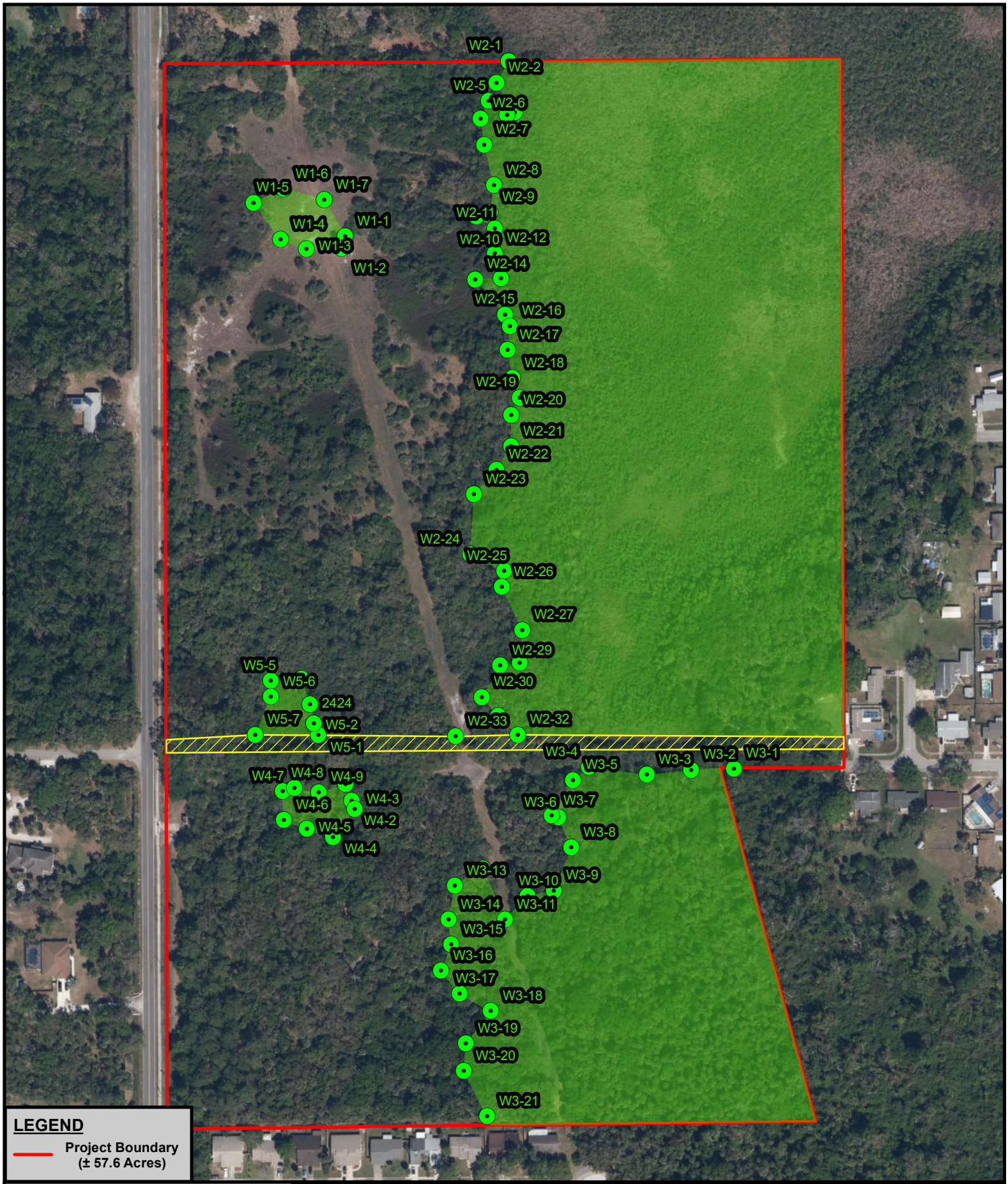
RANGE ROAD
BREVARD COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 875.01.20 DATE: 03/23/21 FIGURE #: 2

0 100 200 400 600 Feet

N

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CKrack@ecsfl.cc



LEGEND

Project Boundary (± 57.6 Acres)

www.ecologicalcs.com

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RANGE ROAD
BREVARD COUNTY, FLORIDA
WETLAND MAP

PROJECT #: 875.01.20 **DATE: 03/23/21** **FIGURE #: 3**

0 100 200 400 600 Feet

N

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IPaC: Federally-listed Species in Florida
Related Sites of Interest

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Bald Eagle
Florida Manatee
Eastern Indigo Snake
Florida Scrub-Jay
Sand Skinks
Sea Turtles
Whooping Crane
Wood Stork

Federally Listed Species in Brevard County, Florida

This information is provided as a guide to project planning, and is not a substitute for site-specific surveys. Such surveys may be needed to assess species' presence or absence, as well as the extent of project effects on listed species and/or designated critical habitat.

The following table lists those federally-listed species known to be present in the county.
Code Key: E = Endangered, T = Threatened, CH = Critical Habitat Designated, C=Candidate Note 1

Category	Species Common Name	Species Scientific Name	Code
Mammals	West Indian (Florida) Manatee	*Trichechus manatus latirostris*	E/CH
	Southeastern Beach Mouse	*Peromyscus polionotus nineiventris*	T
Birds	Audubon's Crested Caracara	*Polyborus plancus audubinii*	T
	Florida Scrub-jay	*Aphelocoma coeruluscens*	T
	Piping Plover	*Charadrius melodus*	T
	Wood Stork	*Mycteria americana*	T
	Red-cockaded Woodpecker	*Picoides borealis*	E
Fish	None		
Reptiles	Atlantic Salt Marsh Snake	*Nerodia clarkii (=fasciata)taeniata*	T
	Eastern Indigo Snake	*Dymarchon corais couperi*	T
	Green Sea Turtle	*Chelonia mydas*	E
	Hawksbill Sea Turtle	*Eremochelys imbricata*	E
	Leatherback Sea Turtle	*Dermochelys coriacea*	E
	Kemp's ridley Sea Turtle	*Lepidochelys kempii*	E
	Loggerhead Sea Turtle	*Caretta caretta*	T
	Gopher Tortoise	*Gopherus polyphemus*	C
Amphibians	None		
Mollusks	None		
Crustaceans	None		
Plants	Carter's Mustard	*Warea carteri*	E

▶ Home ▶ Species: North Florida County ▶ Species: South Florida County ▶ Species: Panhandle County

For a list of State species by county use the Florida Natural Areas Inventory's Tracking Lists at http://www.fnai.org/trackinglist.cfm

For State listed species details, please go to http://myfwc.com/imperiledspecies//

Note 1. Candidate species receive no statutory protection under the ESA. The FWS encourages cooperative conservation efforts for these species because they are, by definition, species that may warrant future protection under the ESA.

NOTE: Bald eagles were removed from the endangered species list in June 2007 because their populations recovered sufficiently. However, the protections under the Bald and Golden Eagle Act (Eagle Act) continue to apply. Please see the eagle information on our Landowner Tools page or our national website at http://www.fws.gov/migratorybirds/baldeagle.htm for information regarding new permit requirements under the Eagle Act.

RANGE ROAD
BREVARD COUNTY, FLORIDA

ENVIRONMENTAL SUPPORT DOCUMENT

Prepared For:

St. Johns River Water Management District
Palm Bay Office
525 Community College Parkway, S.E.
Palm Bay, Florida 32909

Prepared By:



410 North Street
#130
Longwood, FL 32750

May 2022

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APPENDICES

Appendix A: Conservation Area Wetland Tables:

Table 1: Project Wetland (WL) and Other Surface Water (SW) Summary

Table 2: Project On-Site Mitigation Summary

Table 3: Project Off-Site Mitigation Summary

Appendix B: Part I - Qualitative Description of Assessment / Part II – Quantification of Assessment Areas

Appendix C: Proposed Site Plan

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

ENVIRONMENTAL SUPPORT DOCUMENT

RANGE ROAD SUBDIVISION
BREVARD COUNTY, FLORIDA

1.0 INTRODUCTION

The ±57.23-acre Range Road property is located immediately east of N Range Road, west of E Stetson Circle, and north of Kathi Kim Street in Cocoa, Florida. More specifically the project site is located in Section 19 & 30, Township 24 South, and Range 36 East in Brevard County, Florida (Figure 1).

The subject property consists of mostly forested habitat. There is a dirt roadway through the center of the property. Two large wetland systems are present within the property boundary as well as a man-made ditch and three additional small wetlands.

The purpose of this application is to obtain a permit for wetland impacts associated with a residential development and stormwater management system consisting of three stormwater ponds.

This application is based on the attached site plan (Appendix C). The total project area is 57.23 acres, with wetlands totaling 27.5694 acres and a surface water totaling 0.76 acres. Five wetlands are present onsite and are located throughout the property with the largest systems on the eastern half of the property. There is an onsite ditch that runs through the middle of the project site.

Proposed wetland impacts total 0.7646 acres and consists of four impact areas. Three of the impact areas are to isolated wetlands less than 0.5 acres. Approximately 0.48 acres of surface waters will also be impacted however the water flow will remain through underground piping. As compensation for the remaining impact, the applicant proposes to purchase mitigation bank credits. Figure 6 depicts the proposed wetland impacts.

This project site is within the Southern St. Johns River hydrologic basin.

The project site was reviewed to determine the geological features of the landscape (e.g., soils and topography), to identify the remaining vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the parcel. The findings and conclusions of these studies are presented within this document.

2.0 SITE CHARACTERISTICS

2.1 TOPOGRAPHY

According to the U.S.G.S. 7.5 Minute Topographic Map, the project site elevations between 15 and 20 feet above sea level (Figure 2). Elevations are fairly uniform with elevations decreasing towards the onsite wetlands and drainage ditch.

2.2 SOILS

Soil composition information for the subject site was obtained from the *Soils Survey of Brevard County, Florida,* United States Department of Agriculture; Soil Conservation Service (Figure 3). Seven (07) soil types lie within the subject site of which, four (04) soil type (Basinger sand, St. Johns sand, Terra Ceia muck, Tomoka muck) are considered hydric.

2.3 VEGETATIVE COMMUNITY ANALYSIS

Pedestrian surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to th*e Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT 1999). Six (06) land-use types were determined for the project site. A brief description of each FLUCFCS community is provided below (Figure 4).

420 – Upland Hardwood Forests

Located in the western portion of the project site this is the only upland habitat located on site. This habitat has a dense canopy cover, species observed consist of slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), live oak (*Quercus laurifolia*), cabbage palms (*Sabal palmetto*), loblolly bay (*Gordonia lasianthus*), and camphor tree (*Cinnamomum camphora*). The shrub layer species include Brazilian pepper *(Schinus terebinthifolia*), American beauty berry (Callicarpa americana), and American elm (*Ulmus americana*). Groundcover species observed were greenbriar (*Smilax rotundifolia*), blackberry (*Rubus fruticosa*), bracken fern (*Pteridium aquilinum*), saw palmetto (*Serenoa repens*), broomsedge (*Andropogon virginicus*), and some cogon grass (*Imperata cylindrica*).

513 – Ditch

Found through the center of the property is a man-made ditch that runs offsite in both directions. Vegetation observed within the ditch and along the edge consists of Brazilian pepper, wax myrtle (*Myerica cerifera*), primrose willow (*Ludwigia peruviana),* soft rush (*Juncus effuses*), and arrowhead *(Sagittaria lancifolia*).

617 – Mixed Wetland Hardwoods

Found in two places in the southern portion of the property this habitat type is heavily forested. Vegetation observed includes Brazilian pepper, beak rush (*Rhynchospora crinipes*), soft rush, wax myrtle, water hyssop (*Bacopa monnieri*), gall berry (*Ilex glabra*), red maple (*Acer rubrum*), swamp fern (*Blechnum serrulatum*), royal fern (*Osmunda regalis*), American elm, poison ivy (*Toxicodendron radicans*), cabbage palm, laurel oak, and cinnamon fern (*Osmunda cinnamomea*).

619 – Exotic Wetland Hardwoods

Adjacent to the onsite ditch this habitat is densely vegetated with Brazilian pepper. Other species observed include swamp fern, cinnamon fern, cabbage palm, and sugar berry.

641 – Freshwater Marshes

The largest wetland habitat type found onsite, is located in the northeastern portion of the property. This habitat is densely vegetated, species observed include giant leather fern (*Acrostichum danaeifolium*), cattails (*Typha spp*.), sawgrass (*Cladium jamaicense*), marsh pennywort (*Hydrocotyle umbellate*), primrose willow, Carolina willow (*Salix carolinianna*), Brazilian pepper, cabbage palm, sugar berry (*Celtis laevigata*), poison ivy, live oak, water oak (*Quercus nigra*), and wax myrtle.

643 – Wet Prairie

Located in the northwest portion of the property is an isolated wetland defined by a low-lying area within the uplands. Vegetation found within this habitat consists of soft rush, blackberry, gall berry, little blue maiden cane (*Amphicarpum muehlenbergianum*), St. john wort (*Hypericum perforatum*), marsh pennywort, and primrose willow.

3.0 THREATENED AND ENDANGERED SPECIES

3.1 METHODOLOGY

Pedestrian and vehicular transects were conducted throughout 100% of the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) and the U. S. Fish and Wildlife Services (USFWS). Various resources were employed to assist with the survey. These resources included ArcGIS aerial maps; Florida Natural Areas Inventory and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FWC).

3.2 Fauna

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. For Brevard County, the USFWS federally lists five (5) bird species. No listed birds were observed at this site (Table 1).

Red-cockaded woodpeckers (*Picoides borealis*) are listed as endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed, and the upland habitat type is not suitable.

There was no open pine flatwood habitat with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*) and wood stork (*Mycteria americana*) were not observed. The onsite ditch and wetlands do provide wading bird habitat. Wading birds likely use the interior of the marsh habitat due to the dense vegetation throughout the remainder of the site.

Brevard County contains the Florida scrub-jay (*Aphelocoma coerulescens*) which is listed as threatened by the USFWS.

A 1993 statewide census documented about 4,000 breeding pairs of Florida scrub-jays remaining in Florida, including 374 pairs in mainland Brevard County. In addition, an estimated 850 breeding pairs of scrub-jays are on the Federal lands of Kennedy Space Center, Merritt Island National Wildlife Refuge, and Cape Canaveral Air Force Station. Brevard County's 1993 Florida scrub-jay population was the highest of any county in the state.

The onsite habitat is not suitable for the presence of the Florida scrub jay as there is no scrub habitat available. As previously discussed, the upland habitats are densely vegetated with pine and oak dominated canopy cover and a dense understory of Brazilian pepper.

The survey methodology per the prescribed guidelines established by the USFWS which were adapted from the "Ecology and development-related habitat requirements of the Florida scrub-jay, Florida Game and Freshwater Fish Commission, Nongame Wildlife Program Technical Report No. 8" were reviewed prior to the site visits. No Florida scrub jays were observed, or vocalizations heard.

Bald eagles (*Haliaeetus leucocephalus*) or their nests were observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660-foot protection zone around a bald eagle nest.

ECS searched the Audubon's Eagle Watch website to determine if any documented bald eagle nests are within 660 feet of the site. There are no FWC verified nest located on or adjacent to the project site. For current nesting data, ECS also checked with Audubon Eagle Watch which collects bald eagle nesting data for the FWC, no nests were documented on site or nearby.

No other listed raptors such as Southeastern American kestrels (*Falco sparverius paulus*) or Arctic peregrine falcons (*Falco peregrinus tundrius*) were observed on or around the site. There is no foraging habitat for kestrels. No birds were observed on or offsite at the time of the survey.

Florida sandhill cranes (*Grus canadensis pratensis*), a Threatened Species, were not observed within the project boundaries.

About thirty (30) species of Florida's amphibians and reptiles are protected. For Brevard County, the USFWS federally lists eight (8) reptile species. Five ae species of sea turtles which are not of concern for this property. No listed reptile or amphibian species were observed within the project boundaries.

Surveys were conducted throughout the property for gopher tortoises (Gopherus polyphemus), a species listed by the FWC as a Threatened species. No gopher tortoises or their burrows were observed. The property is densely forested with a dense shrub layer. The onsite habitats are considered poor for the gopher tortoise.

Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Lithobates capito*) and eastern indigo snake (*Drymarchon corais couperi*) also receive protection, but were not observed.

Thirty-three (33) mammals are currently protected in Florida. For Brevard County, the USFWS federally lists two (2) mammal species.

ECS searched for the presence of Southern fox squirrels (*Sciurus niger niger*) and the Florida mouse (*Podomys floridanus*) and their possible den or nest sites. The absence of gopher tortoise burrows decreases the likelihood for the Florida mouse.

No mammal species were observed.

3.3 Flora

There were no protected plant species found on the project site (Table 2).

Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered", "commercially exploited" and "threatened".

There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property. However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

3.4 REGULATORY REVIEW

U. S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has responsibility for terrestrial and freshwater species. In Florida, 104 species are federally listed as threatened and endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the Florida Fish and Wildlife Conservation Commission (FWC) to "exercise the regulatory and executive powers in the state with regard to the wild animal life and freshwater aquatic life..." The FWC regulates the taking of individuals listed as endangered, threatened, or of special concern and their nests. The FWC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife and their habitat. The regulatory role of the FWC is currently restricted to protecting animals, not their habitats. However, current FWC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FWC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, the Department of Environmental Protection, the U.S. Army Corps of Engineers, water management districts, regional planning councils and local governments. Currently, the FWC lists 106 species of animals.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F. S., the Florida Legislature delegated to the Department of Agriculture and Consumer Services (FDA) authority to designate and regulate plants listed as "endangered," "commercially exploited" and "threatened." There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from its own property. It is unlawful for an individual to harvest

from the private land of another or any public land without first obtaining written permission of the landowner and a permit from FDA. Harvesting three or more commercially exploited plants will also require an FDA permit.

4.0 WETLAND ANALYSIS

A total of five wetlands are present onsite as well as a single surface water. The onsite wetlands consist of three different types of wetland freshwater marsh, mixed wetland hardwoods, and exotic wetland hardwoods. There is a large ditch system present through the center of the project site. The onsite wetlands all contained standing water in the center of the wetlands. The hydroperiod of the isolated fluctuates with rainfall and frequently are dry during the winter months. The larger wetland (Wetland 2 and Wetland 3) contains standing water year-round. There are varying amounts of nuisance and exotic species present.

Wetland No. 1 (0.3177 acres), located in the northwestern portion of the property, is of moderate quality and typical of the wetlands found in inner Brevard County. It contained little standing water, with herbaceous hydric soil dependent vegetation. Hydric soils were observed. This wetland is isolated.

Wetland No. 2 (19.323 acres), located along the eastern boundary of the project site, consists of a large portion of a larger wetland that extends offsite to the north and east. This wetland is of moderate quality. Native wetland vegetation was present throughout. Standing water was present.

Wetland No. 3 (7.495 acres), located on the northeastern boundary of the project site, is of moderate quality and typical of the wetlands found in inner Brevard County. It contained standing water, with dense canopy cover of wetland hardwoods. Hydric soils were observed.

Wetland No. 4 (0.2486 acres), located in the southeastern portion of the property, is of low quality and typical of the wetlands found in inner Brevard County. It contained little standing water, with minimal wetland vegetation, this area is a low-lying area where water will pool. Hydric soils were observed. This wetland is isolated.

Wetland No. 5 (0.1851 acres), located in the center portion of the property, is of low quality and typical of the wetlands found in inner Brevard County. It contained little standing water, and densely vegetated with Brazilian pepper. Hydric soils were observed. This wetland is isolated.

Surface water (0.76 acres) is a man-made drainage ditch that runs east / west through the center of the property, between Wetland 2 and Wetland 3. An access trail is present on the south side of the ditch.

All of the wetlands appear to be naturally occurring wetlands, typical of this area.

4.1 IMPACT AVOIDANCE AND MINIMIZATION ANALYSIS

Avoidance and minimization (reduction of wetland impacts) to the onsite wetlands has been achieved by the design of site plan. The largest wetlands (Wetland No. 2 and Wetland No. 3) comprise the entire east half of the property. As a result, the applicant has shifted the proposed development to the west half of the property. Proposed wetland impacts have been limited to the isolated wetlands onsite and a small sliver of Wetland 2. Additionally, the isolated wetlands are the poorest quality wetland habitats located on site. The applicant has avoided the higher quality wetland habitats.

Due to the location of the onsite wetlands, impacts are unavoidable. Proposed wetland impacts to Wetland No. 1 (interior isolated wetland) are necessary for lot development and stormwater pond construction. Due to the limited amount of uplands onsite this impact is unavoidable.

A small impact area is proposed to the southern perimeter of Wetland No. 2. The applicant considered alternative designs to shift interior roads to avoid wetland impacts, however there is no opportunity since there is limited upland habitat on site, and road safety standards and setbacks requirements must be met per City requirements. The proposed cul-de-sac was minimized to avoid additional impacts. The impact is due to providing safe side slopes for the interior "Street A" and will only impact 437 s.f.

The impacts to Wetland No. 4 are necessary for five residential lots as well as stormwater. Since the entry to the project site is limited, these impacts are necessary for lot development.

The impacts to Wetland No. 5 are necessary for four residential lots as well as roadway offsets. Since the entry to the project site is limited, these impacts are necessary for lot development.

Development of the subdivision is proposed in the upland portion of the property. Interior roads and stormwater ponds (a total of three) have all been designed to avoid the highest quality onsite wetland habitats. Approximately 26.8048 acres of onsite wetlands will be preserved. There are four wetland impacts proposed.

The remaining onsite wetland habitat and corresponding upland buffers will continue to provide habitat for wildlife species.

The proposed impact to wildlife and fish is considered minimal. The applicant does propose mitigation that provides regional ecological value.

4.1.1 Wetland Impacts

The wetland impacts associated with the proposed development are shown in Figure 6. Approximately 0.7646 acres of impacts are proposed.

Wetland Impact Area 1 – 0.3177 acres (13,839 sf.)
Wetland Impact Area 2 – 0.0132 acres (437 sf.)
Wetland Impact Area 3 – 0.2486 acres (10,825 sf.)
Wetland Impact Area 4 – 0.1851 acres (8,063 sf.)
Surface Water Impact - 0.4800 acres (32,954 sf.)

Wetland Impact Area 1 is to the entirety of Wetland No. 1. This impact is necessary for construction of a dry retention as well as three lots and a roadway. The impact area has poor hydrology. Vegetation species consisting of soft rush, blackberry, little blue maiden cane, St. john's wort, and primrose willow.

Wetland Impact Area 2 is located on the south side of Wetland No. 2. This impact is necessary for grading (side slopes) construction associated with a cull de sac (Street A). The impact area has moderate hydrology. Vegetation species consisting of Brazilian pepper, cabbage palm, sugar berry, Carolina willow, and marsh pennywort.

Wetland Impact Area 3 is the entirety of Wetland No. 4. This impact is necessary for construction of a stormwater pond and five lots. Vegetation species consisting of cabbage palm, laurel oak, American elm, cinnamon fern, and royal fern.

Wetland Impact Area 4 is to the entirety of Wetland No. 5. This impact is necessary for construction of a stormwater pond as well as three lots. This wetland contains a dense Brazilian pepper, cinnamon fern, and cabbage palm.

The surface water impact is necessary to pipe the water underground. This impact is for the construction of Street A. The water flow will be maintained so there will be no offsite impacts to upstream habitats.

Mitigation is proposed for the 0.0132 acres of wetland impacts (Wetland Impact Area 2). These impacts will be compensated for by credits from a mitigation bank. The remaining impacts (Wetland Impact Area 1,3, & 4) are to isolated wetlands under 0.5 acres, so no mitigation is proposed. Mitigation is not proposed for the surface water impact as it is man-made and the purpose of the ditch, water conveyance, will be maintained via underground piping.

4.2 SECONDARY AND CUMULATIVE IMPACTS

The criteria within Sections 4.2.7 and 4.2.8 of the SFWMD Applicants Handbook could be reviewed to provide reasonable assurances that any proposed wetland impacts would not result in adverse secondary or cumulative impacts to the water resources associated with this project.

Secondary impacts were assessed for Wetland Impact Area 2. Secondary impacts were not assessed for Wetland Impact Area 1, 3, & 4 since the entirety of these wetlands are proposed for impacts. Secondary impacts were not assessed for the surface water. Therefore, secondary impacts were assessed for 0.0132 acres of wetland impacts. The distance of the impact areas and a depth of 100 feet was used to determine the limits of secondary impacts and is discussed under Section 5.3.

Secondary impact items are addressed below according to their corresponding 12.2.7, A.H., subsection.

(a). The applicant proposed to preserve an upland buffer around the remaining onsite wetland perimeters to preclude secondary impacts as allowed by Section 12.2.7 (a), A.H.

(b). No on-site uplands could be considered to provide significant habitat for listed species.

(c). No historical and archaeological resources are known or likely to occur on the site; and

(d). This permit application and subsequent Environmental Resource Permit addresses all impacts within the project.

No listed species were identified within or adjacent to the project area. Impacts to the upland-nesting habitat of listed species that are aquatic, or wetland dependent are not expected to occur.

The proposed mitigation offsets the project's adverse impacts, and it is in the same drainage basin; therefore, the project complies with 12.2.8, ERP A.H.

5.0 UNIFORM MITIGATION ASSESSMENT METHOD

Per subsection 373.414(18), F.S., a uniform mitigation assessment method (UMAM) was employed to determine the amount of mitigation needed to offset adverse impacts to wetlands and other surface waters and\or to award and deduct mitigation bank credits.

The standardized procedures for assessing the functions provided by wetlands and other surface waters, the amount that those functions are reduced by a proposed impact and the amount of mitigation necessary to offset wetland and surface water loss, were adhered to as outlined in Chapter 62-345.

A qualitative description, per Section 62-345.00.400, F.A.C. (referred to as Part I) and quantification of assessment areas, per Sections 62-345.500 and .600, F.A.C. (referred to as Part II) was conducted for the onsite wetland. Reasonable scientific judgment was used when applying this method.

5.1 Part I – Qualitative Description of Impact Area

The information provided on the data sheets (Appendix B) has been previously discussed in this document. Please refer to the vegetative descriptions under Section 2.3 "Vegetative Community Analysis" and Section 3.3 "Listed Species Survey Results" for detailed information as summarized on the data sheet.

5.2 Part II – Quantification of Impact Assessment Area

One (01) assessment area was analyzed to determine the degree to which the assessment area provides the functions identified in Part I and the amount of function lost or gained by the project for the impacted jurisdictional onsite wetlands. The areas chosen represent wetland vegetation, soils and hydrology of the onsite wetland and upland buffer and include existing sub-canopy and groundcover vegetative species. The assessment area represents current conditions of the existing onsite wetland and upland buffer. Three categories of indicators of wetland function were scored to the extent that they affect the ecological value of the assessment areas. These indicators include: 1) location and landscape support, 2) water environment and 3) community structure.

Wetland Assessment Area 2 is the 0.0132 acres of impact to the perimeter of the on-site wetland (Wetland No. 2). The current condition of the impact area was assessed and a delta of 0.7 was determined. Multiplying the delta (0.7) with the impact acreage (0.0132) yielded a functional loss (FL) of 0.009. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The functional loss for the proposed wetland impacts is 0.009.

5.3 Secondary Impacts

Secondary impacts were assessed for Wetland No. 2. Since the entirety of Wetland No. 1, 4, & 5 will be impacted and is isolated, no secondary impacts were assessed.

More specifically, secondary impacts were assessed along the boundary of the direct wetland impact area. A depth of 100 feet was assessed for secondary impacts or 0.332 acres.

The current condition of the secondary impact area (Wetland No.2) was assessed and a score of 0.7 was determined. A score of 0.63 was determined for the without condition. The difference is a delta of 0.07. Multiplying the delta (0.07) with the impact secondary acreage (0.332) yielded a functional loss (FL) of 0.02. Please see the data sheet for the individual information determined for the three indicators of wetland function (Appendix B).

The combined functional loss for the direct and secondary impacts is 0.029.

6.0 PROPOSED MITIGATION

The loss of wetland function due to the proposed impacts can be sufficiently mitigated with the purchase of mitigation credits. The proposed mitigation plan will more than compensate for the loss of the aforementioned wetland areas. The onsite wetlands are not proposed as mitigation.

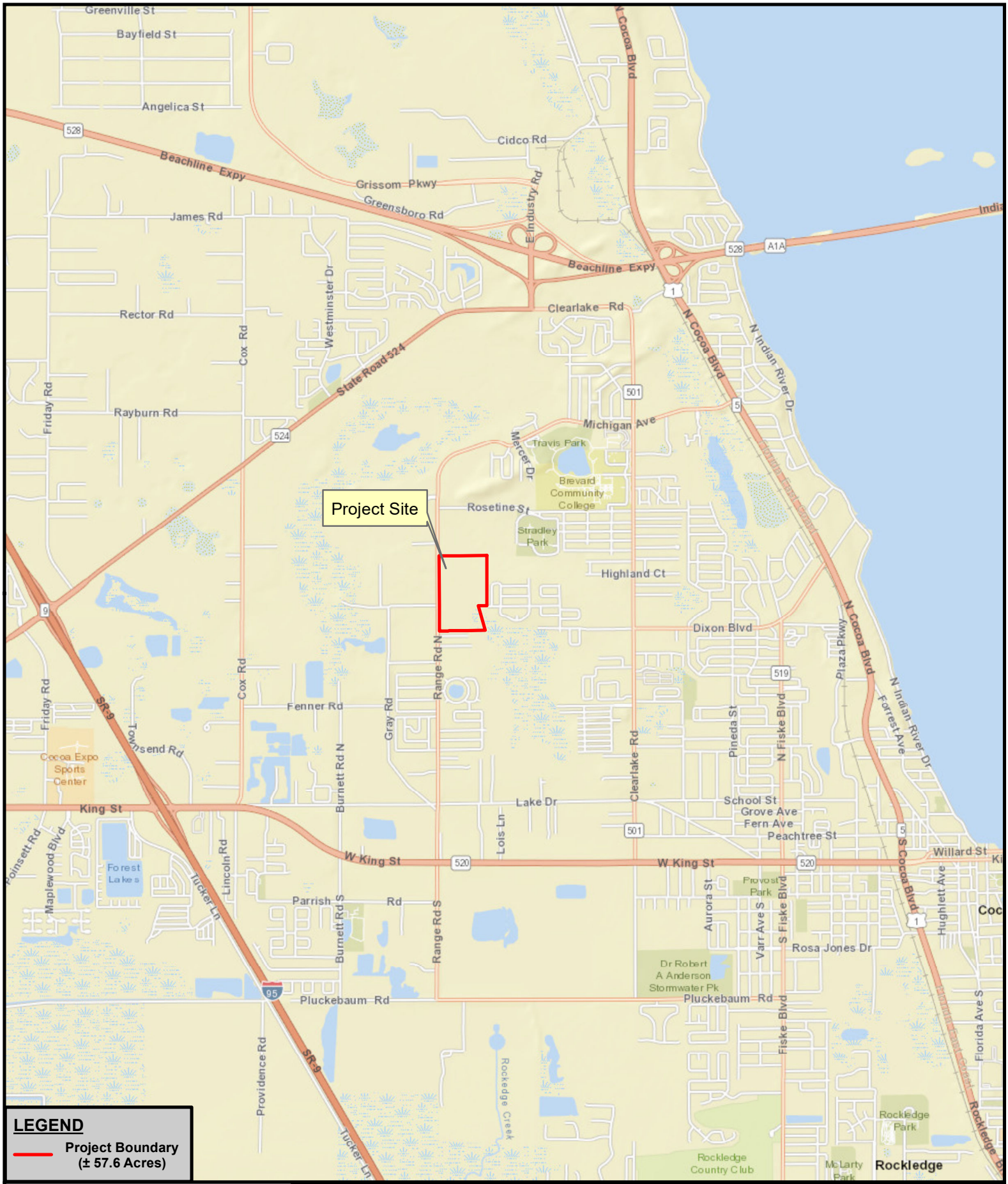
Approximately 0.03 freshwater forested mitigation bank credits will be purchased from the Farmton Mitigation Bank.

7.0 SUMMARY

As previously discussed, approximately 1.24 acres of wetland impacts are proposed. Mitigation is proposed for 0.0132 acres of proposed wetland impacts, and 0.332 acres of proposed secondary impacts. A total functional loss of 0.029 was determined for the direct impacts and secondary impacts to onsite wetlands.

Mitigation will be provided through the purchase of 0.03 credits from Farmton Mitigation Bank. Once District staff has approved the credit amount, a reservation letter will be obtained from the mitigation bank and provide to District staff.

FIGURES



LEGEND

Project Boundary (± 57.6 Acres)

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Ecological Consulting Solutions, Inc.

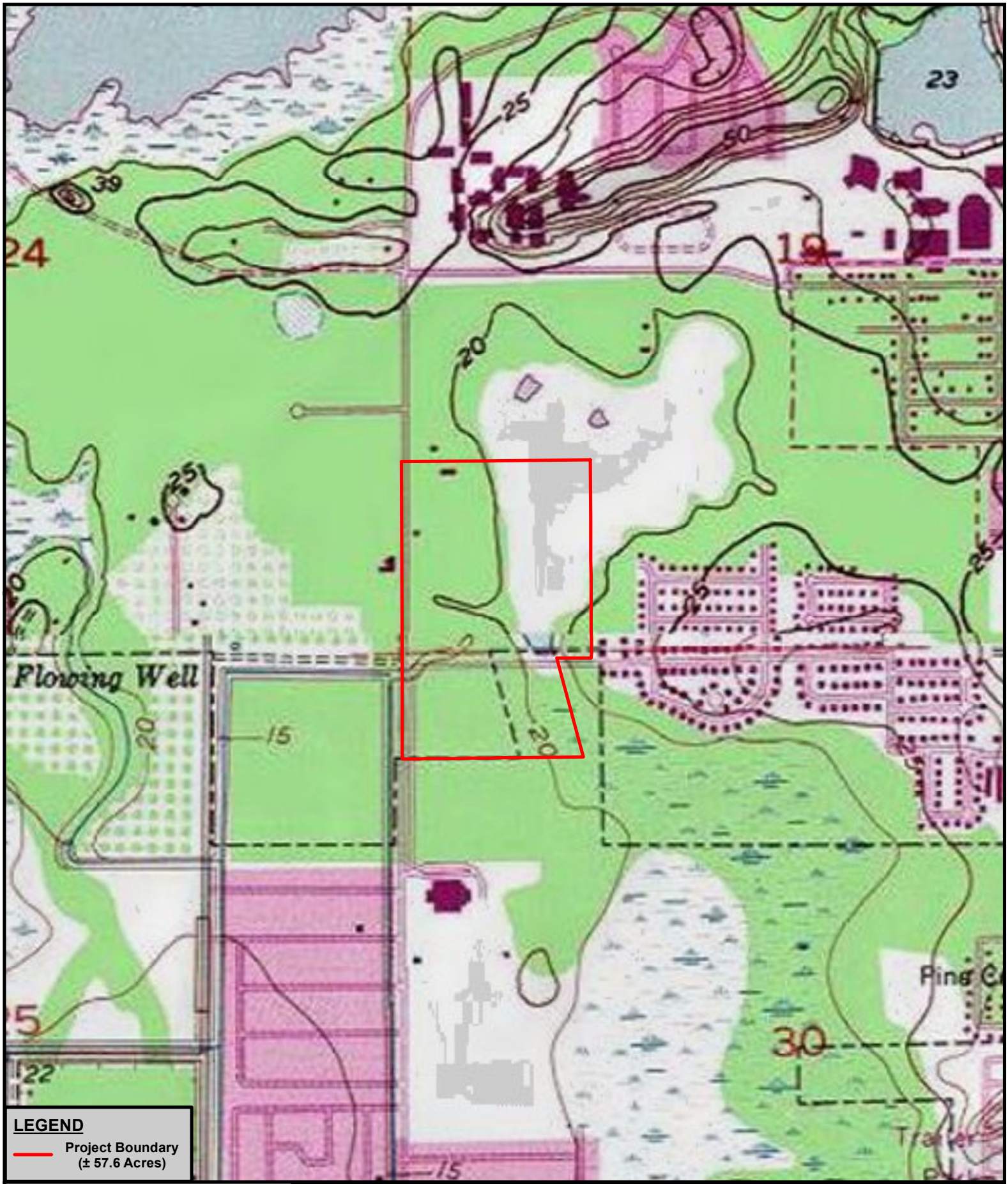
RANGE ROAD
BREVARD COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 875.01.20 **DATE: 03/23/21** **FIGURE #: 1**

0 1,000 2,000 4,000 6,000 8,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
CKrack@ecsfl.cc



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Ecological Consulting Solutions, Inc.

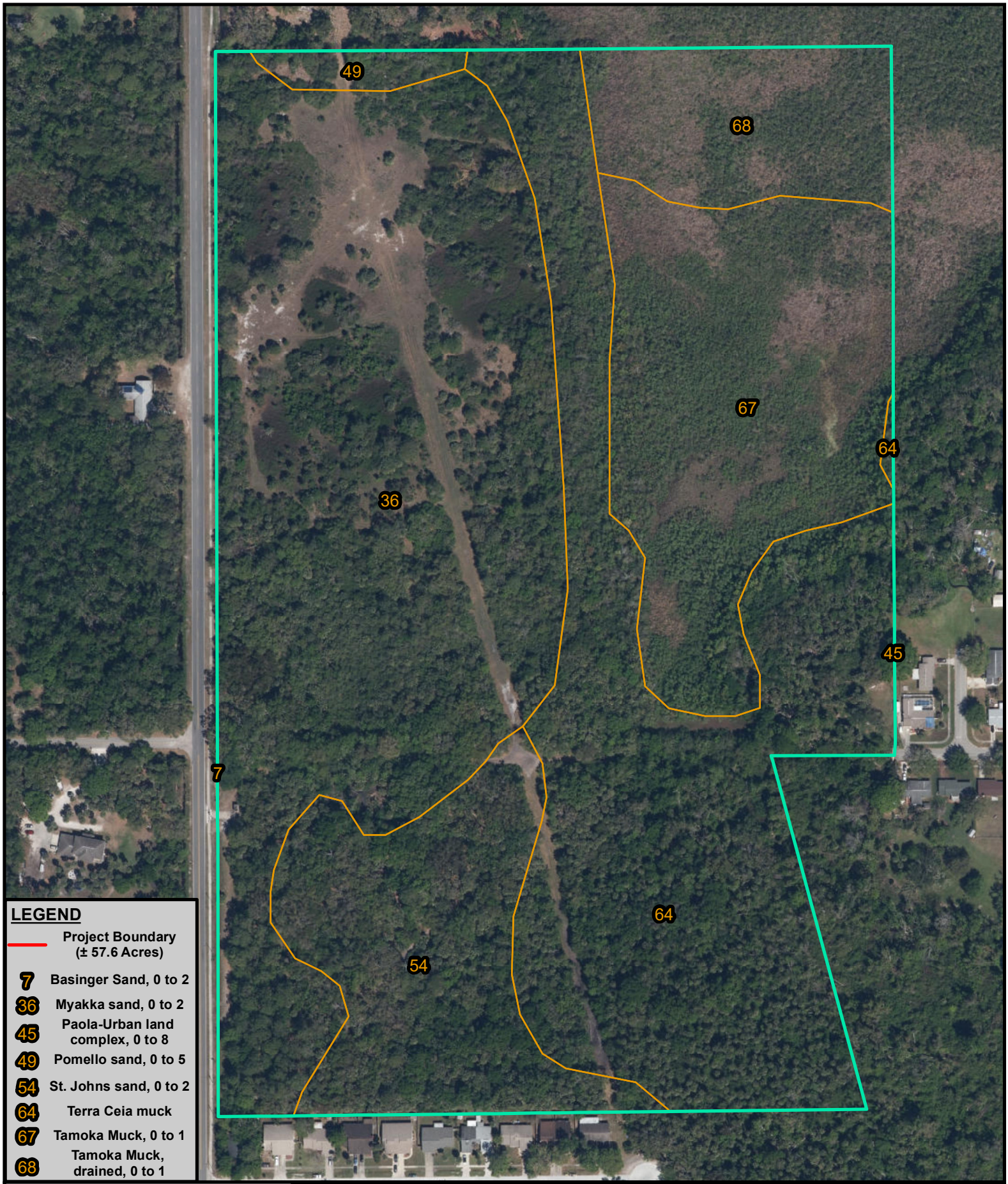
RANGE ROAD
BREVARD COUNTY, FLORIDA
TOPO MAP

PROJECT #: 875.01.20 DATE: 03/23/21 FIGURE #:2

0 1,000 2,000 Feet

N

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LEGEND

- Project Boundary (± 57.6 Acres)
- 7 Basinger Sand, 0 to 2
- 36 Myakka sand, 0 to 2
- 45 Paola-Urban land complex, 0 to 8
- 49 Pomello sand, 0 to 5
- 54 St. Johns sand, 0 to 2
- 64 Terra Ceia muck
- 67 Tamoka Muck, 0 to 1
- 68 Tamoka Muck, drained, 0 to 1

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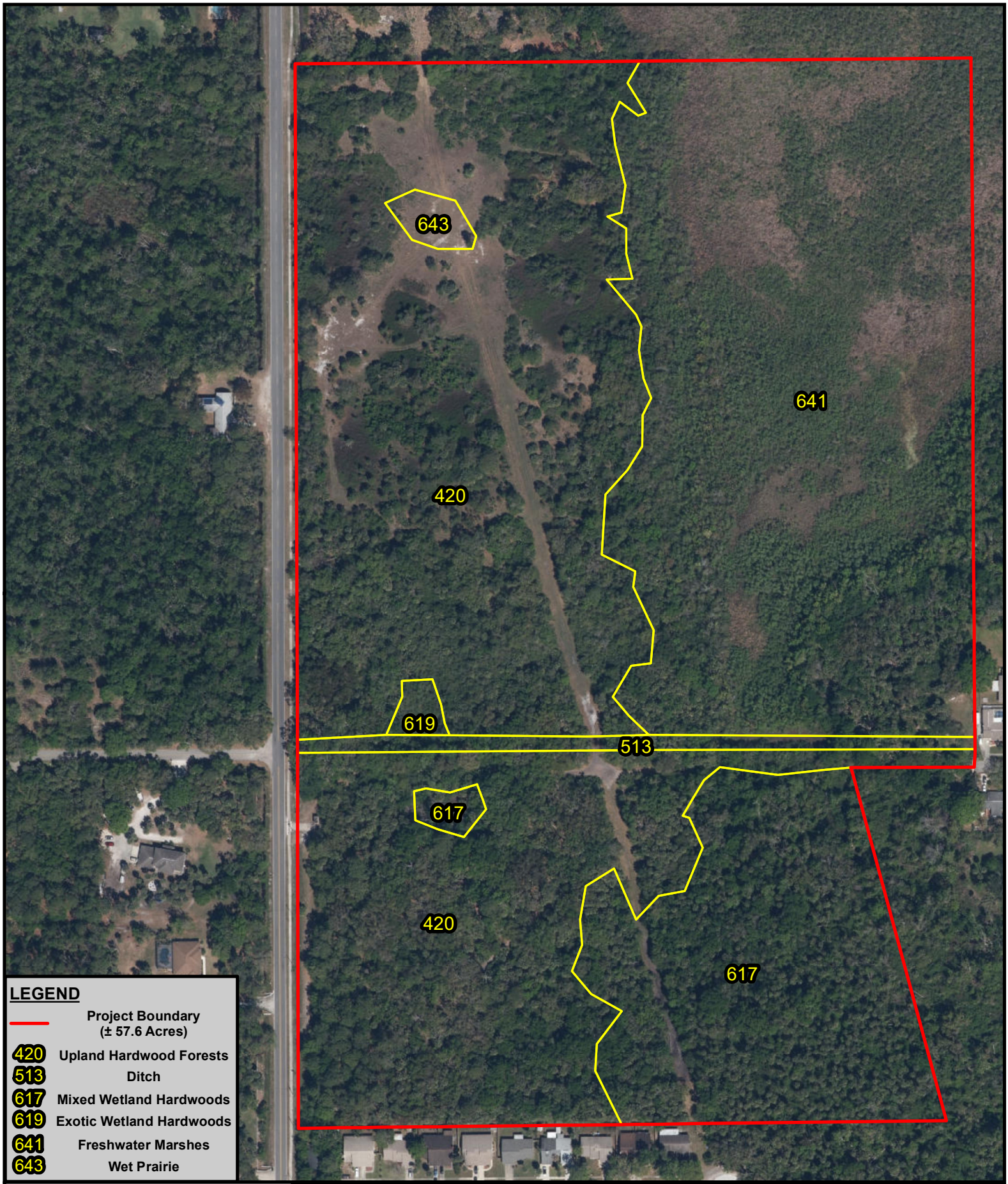
RANGE ROAD
BREVARD COUNTY, FLORIDA
NRCS SOILS MAP

PROJECT #: 875.01.20 **DATE: 03/23/21** **FIGURE #:3**

0 100 200 400 600 Feet

N

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LEGEND

	Project Boundary (± 57.6 Acres)
420	Upland Hardwood Forests
513	Ditch
617	Mixed Wetland Hardwoods
619	Exotic Wetland Hardwoods
641	Freshwater Marshes
643	Wet Prairie

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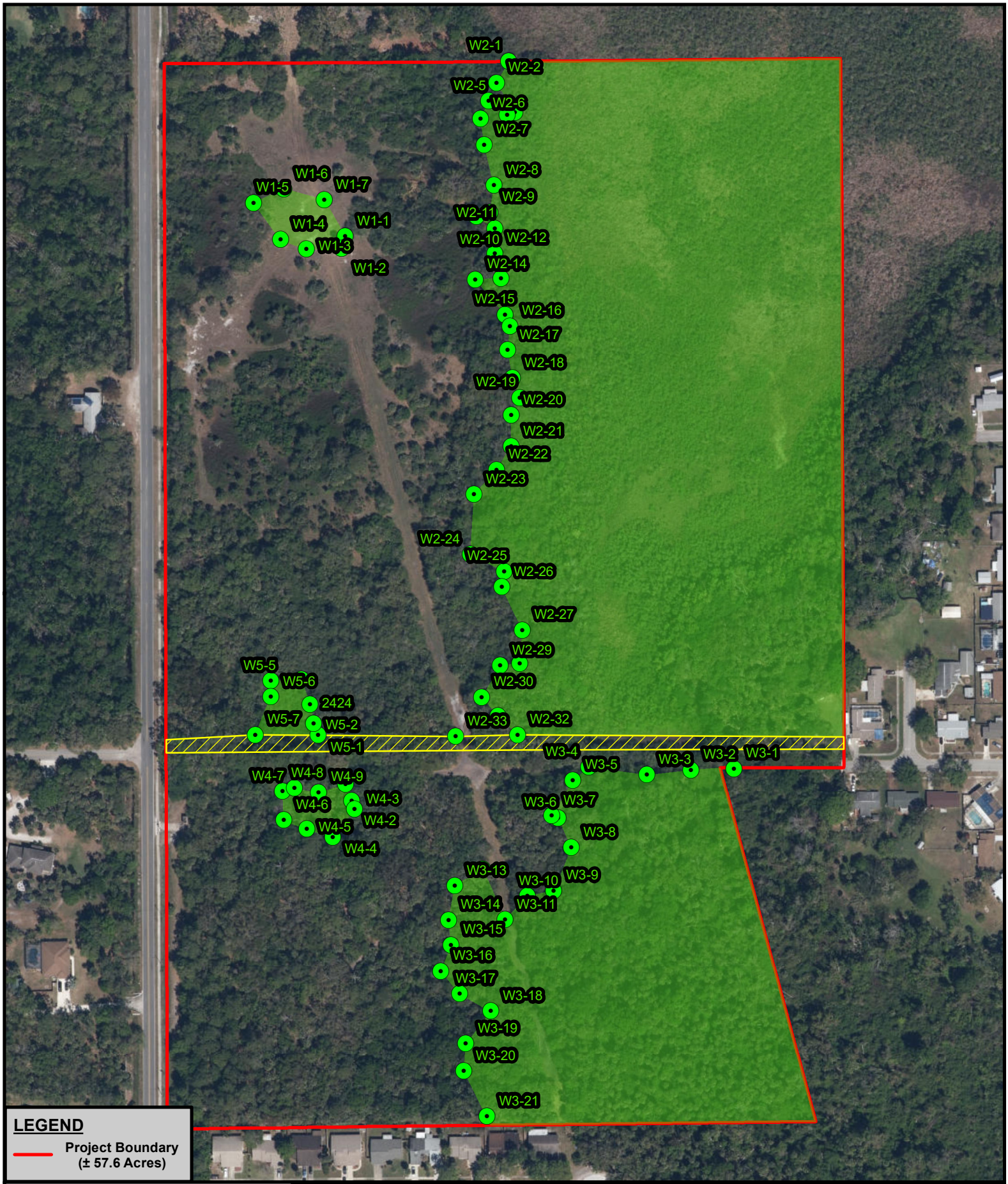
RANGE ROAD
BREVARD COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 875.01.20 **DATE: 03/23/21** **FIGURE #:4**

0 100 200 400 600 Feet

N

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LEGEND

Project Boundary (± 57.6 Acres)

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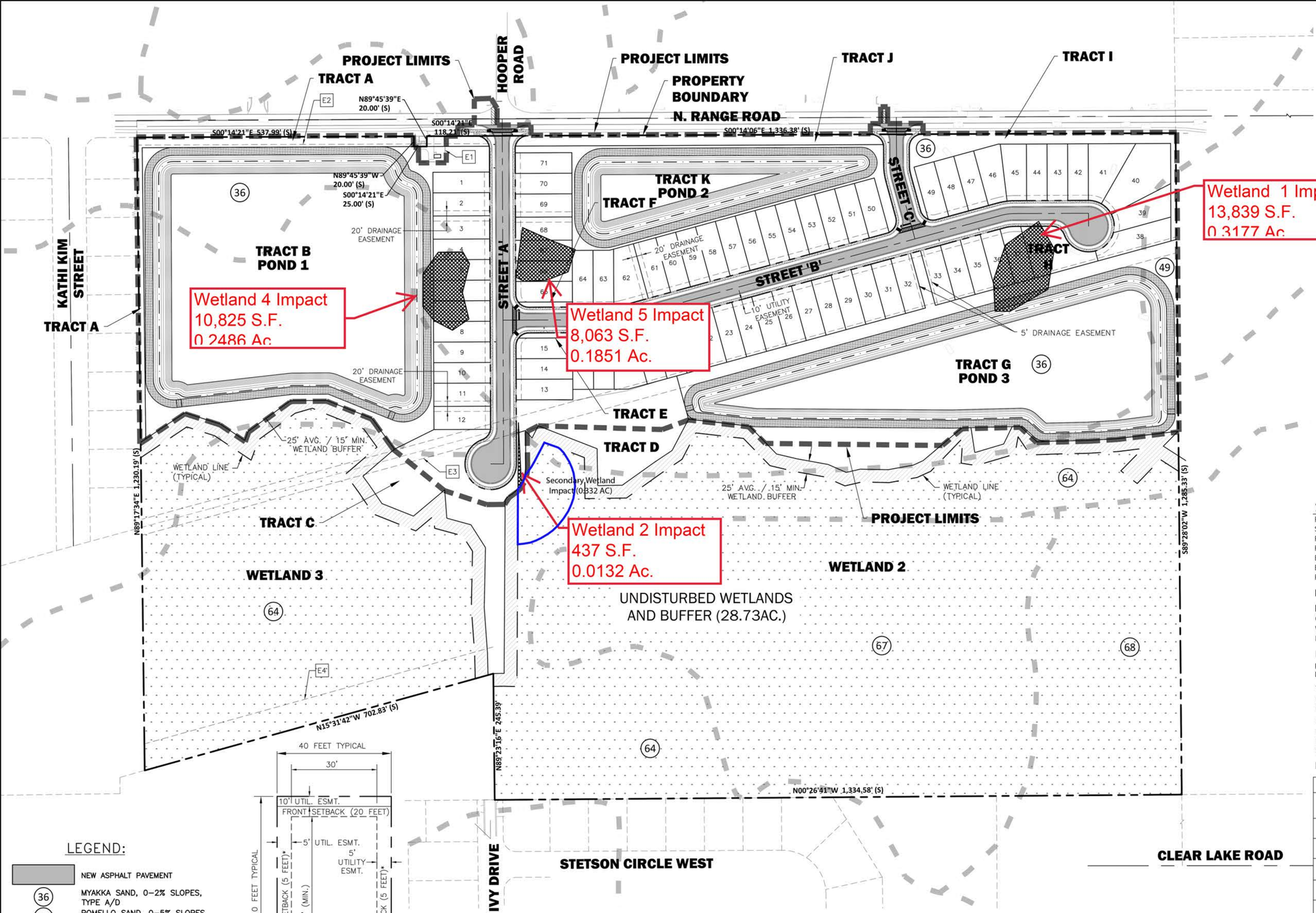
RANGE ROAD
BREVARD COUNTY, FLORIDA
WETLAND MAP

PROJECT #: 875.01.20 **DATE: 03/23/21** **FIGURE #:5**

0 100 200 400 600 Feet

N

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PLAN LEGEND

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- EASEMENT LINE
- WETLAND LINE
- ROAD CENTERLINE
- PROJECT AREA LIMITS
- WETLAND AREA
- WETLAND BUFFER

GRAPHIC SCALE
100' 0 50' 100' 200'
1" = 100'

COMMON AREAS

COMMON AREAS (TRACTS A, B, C, D, E, F, G, H, I, J, AND K) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. STREETS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF COCOA.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PHASING NOTE

THIS PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

SETBACK NOTE:

WHERE TWO SETBACKS APPLY, THE MORE RESTRICTIVE SHALL PREVAIL.

LANDSCAPE NOTE

ALL TREE PRESERVATION, REMOVAL AND PLANTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COCOA LAND DEVELOPMENT CODE.

UTILITY NOTE

ALL UTILITIES SHALL COMPLY WITH THE CITY OF COCOA UTILITY STANDARDS AND SPECIFICATIONS.

EASEMENT NOTE

ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY H.O.A. AND THE CITY OF COCOA UTILITIES DEPARTMENT.

STORMWATER SYSTEM NOTE

THE PROPOSED STORMWATER SYSTEM SHALL COMPLY WITH CITY OF COCOA & ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

SITE

PROPERTY LOCATION:	N. RANGE ROAD – COCOA, FLORIDA 32922
SECTION, TOWNSHIP, RANGE:	SECTIONS 19 & 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST
PARCEL ID:	24-36-19-00-00-501, 24-26-30-00-252 & 24-36-30-00-258
FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	PUD
EXISTING USE:	VACANT LAND
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION

PROJECT AREA: 57.23± ACRES

NET DEVELOPABLE LAND:

GROSS ACREAGE:	57.23± ACRES
WETLAND/BUFFER AREA:	28.73± ACRES
NET DEVELOPABLE AREA:	28.50± ACRES

RESIDENTIAL LOT INFORMATION:

PROJECT STATEMENT: THE PROPOSED PROJECT CONSISTS OF 71 SINGLE FAMILY RESIDENTIAL LOTS LOCATED WITHIN RANGE ROAD SUBDIVISION.

TOTAL NUMBER OF LOTS:	71 LOTS
MINIMUM LOT SIZE – STANDARD LOTS:	4,000 S.F.
MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	40'
FRONT SETBACK (BUILD TO LINE):	20'
REAR SETBACK:	20'
INTERIOR SIDE SETBACK:	5'
STREET SIDE SETBACK:	15'

PROPOSED NET RESIDENTIAL DENSITY: 2.49 D.U./ACRE

TRACTS SUMMARY

TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.48	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
B	6.96	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
C	0.97	OPEN SPACE	HOMEOWNER'S ASSOCIATION
D	0.90	OPEN SPACE	HOMEOWNER'S ASSOCIATION
E	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
F	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
G	5.93	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
H	0.20	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
I	0.39	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
J	0.32	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
K	2.03	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
STREETS A, B, & C	2.55	ROADWAYS	CITY OF COCOA

LEGEND:

- NEW ASPHALT PAVEMENT
- (36) MYAKKA SAND, 0–2% SLOPES, TYPE A/D
- (49) POMELLO SAND, 0–5% SLOPES, TYPE A
- (54) ST. JOHNS SAND, 0–2% SLOPES, TYPE B/D
- (64) TERRA CEIA MUCK, FREQUENTLY FLOODED, TYPE A/D
- (67) TOMOKA MUCK, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D
- (68) TOMOKA MUCK, DRAINED, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D
- SOIL LIMITS

TYPICAL LOT DIMENSIONS

* DRAINAGE & UTILITY EASEMENTS SHALL SUPERCEDE SETBACKS, WHERE APPLICABLE

ADT TRAFFIC DATA PER ITE

AVERAGE DAILY TRAFFIC

SINGLE FAMILY LOTS = 71 x 9.52 ADT/DU = 676 ADT

PEAK HOUR TRAFFIC

SINGLE FAMILY LOTS = 71 x 0.99 PHT/LOT = 70 PHT

EASEMENT KEYNOTES

E1: SOUTHERN BELL TELEPHONE & TELEGRAPH EASEMENT, S 50', N 133', E 50', W 83'.

E2: 15' EASEMENT.

E3: 30' FLORIDA GAS EASEMENT, ORB 506, PG. 682.

E4: 50' EASEMENT WEST OF, ADJACENT TO AND WITHIN 50', WEST LINE DESCRIBED IN DEED BOOK 69, PG. 62.

NOTE:

SEE SHEETS C-16 AND C-17 FOR TYPICAL ROADWAY SECTION.

DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
RANGE ROAD SUBDIVISION
CITY OF COCOA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future
5127 S. Orange Avenue, Suite 200
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Phone: 407-895-0324
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OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	CPN	GRC	GRC

PROJECT NO. 19-070
SCALE 1"=100'
DATE FEBRUARY XX, 2022
SHEET NO. C-11
SHEET 11 OF 33

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. 00006995
GREGORY R. CRAWFORD LICENSE No 51335 STATE OF FLORIDA PROFESSIONAL ENGINEER
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

19-070 OverallSitePlan.dwg

APPENDIX A

Appendix B

Table 1: PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE (FLUCFCS)	WL & SW SIZE (acres)	WL& SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION ID
				WL & SW TYPE	IMPACT SIZE	IMPACT CODE	WL & SW TYPE (FLUCFCS)	IMPACT SIZE	IMPACT CODE	
Wetland 1	643	0.3177	0.00				643	0.3177	F	NA
Wetland 2	641	19.323	19.3098				641	0.0132	F	Credits
Wetland 3	617	7.495	7.495							
Wetland 4	619	0.2486	0.00				619	0.2486	F	NA
Wetland 5	617	0.1851	0.00				617	0.1851	F	NA
Ditch	513	0.76	0.28				513	0.48	O	N/A
PROJECT TOTALS:		28.3294	27.0848					1.2446		

Comments:
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 PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
None Proposed												
PROJECT TOTALS												

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

Reviewer:_____

Table 3: PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVE		UPLAND PRESERVE		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TYPE	AREA	TYPE
Farmton Mitigation Bank											0.03	credits
PROJECT TOTALS											0.03	

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

Reviewer:_____

APPENDIX B

PART I – Qualitative Description
(See Section 62-345.400, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Range Road		Wetland 2

FLUCCs code	Further classification (optional)	Impact or Mitigation Site?	Assessment Area Size
FLUCFCS 641		Impact	0.0132 acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Southern St. Johns River	Class III	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The ±57.6-acre Ridgehaven Property is located immediately east of N Range Road, west of E Stetson Circle, and north of Kathi Kim Street in Cocoa, Florida. More specifically the project site is located in Section 19 & 30, Township 24 South, and Range 36 East in Brevard County, Florida (Figure 1). The subject property consists of mostly forested habitat. There is a dirt roadway through the center of the property. Two large wetland systems are present within the property boundary as well as a man-made ditch and three additional small wetlands.

Assessment area description

The assessment area consists of a small impact located on the south side of Wetland No. 2 (freshwater marsh). This impact is necessary for grading (side slopes) construction associated with a cull de sac (Street A). The impact area has moderate hydrology. Vegetation species consisting of Brazilian pepper, cabbage palm, sugar berry, Carolina willow, and marsh pennywort.

Significant nearby features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Indian River is located off site to the east.	This impact area (wetland habitat) not unique or rare in relation to the regional landscape.

Functions	Mitigation for previous permit/other historic use
Provides wildlife habitat for local species, water quality from runoff	none

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
amphibians, reptiles, songbirds, wadingbirds	none found in Brevard County

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

none

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Chris krack	12-April-2022

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Range Road		Wetland 2
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.0132 acres	Chris Krack	12-April 22

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, uplands provides some habitat for protection, uplands to be developed.	**7**	0
.500(6)(b)Water Environment (n/a for uplands)	Standing water is not present in the AA (wetland fringe), standing water is present in the wetland interior, uplands have some disturbance (trails, some historic clearing), alteration to points of discharge - man-made drainage ditch present on teh south side of this wetland, some evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is to sufficient for herbaceous and shrubby species.	**7**	0
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Canopy cover lacking, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands developed on SE side, ditch adjacent to south side, forested uplands present on west side, reduction of regeneration/recruitment, age, size and distribution, no snags present, topo features show this as a low lying area within the project site, no evident land management practices.	**7**	0

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

For impact assessment areas
FL = delta x acres = **0.7** X 0.0132=**0.009**

Delta = [with-current]
0.7

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Range Road		Wetland 2
Impact or Mitigation	**Assessment conducted by:**	**Assessment date:**
Wetland Impact - 0.332 acres	Chris Krack	12-April 22

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	**7**	6	Support for wildlife species outside of Assessment Area is moderate. Provides some benefits, adverse impacts from upland land uses outside of Assessment Area, natural connection to offsite wetlands, uplands provides some habitat for protection, uplands to be developed.
.500(6)(b)Water Environment (n/a for uplands)	**7**	7	Standing water is not present in the AA (wetland fringe), standing water is present in the wetland interior, uplands have some disturbance (trails, some historic clearing), alteration to points of discharge - man-made drainage ditch present on teh south side of this wetland, some evidence of flow rates, no evidence of fire, nuisance and exotic species in small numbers, no wading birds observed in Assessment Area, some native desirable wetland plant species. Light penetration is to sufficient for herbaceous and shrubby species. With: permitted master stormwater management system will ensure no negative impacts to the water quality.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	**7**	6	Canopy cover lacking, some shrub cover, some desirable wetland species, some nuisance and exotic species. Adjacent uplands developed on SE side, ditch adjacent to south side, forested uplands present on west side, reduction of regeneration/recruitment, age, size and distribution, no snags present, topo features show this as a low lying area within the project site, no evident land management practices. With: remaining wetlands will not be impacted, appropriate upland buffers will remain.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0.63

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

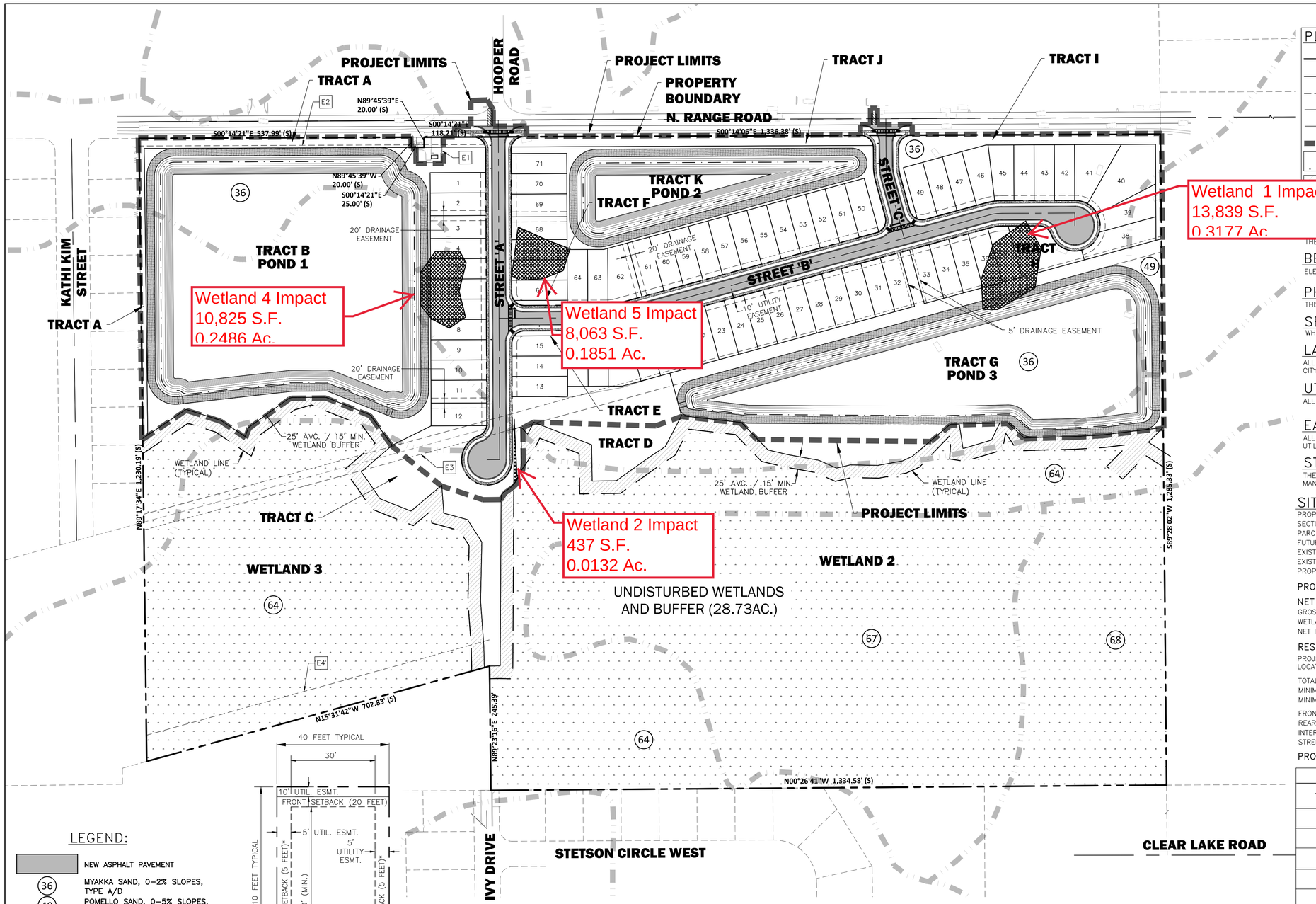
For impact assessment areas
FL = delta x acres = **0.07** X 0.332=**0.02**

Delta = [with-current]
0.07

If mitigation
Time lag (t-factor) =
Risk factor =

For mitigation assessment areas
RFG = delta/(t-factor x risk) =

APPENDIX C



PLAN LEGEND

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- EASEMENT LINE
- WETLAND LINE
- ROAD CENTERLINE
- PROJECT AREA LIMITS
- WETLAND AREA
- WETLAND BUFFER

GRAPHIC SCALE

100' 0 50' 100' 200'

1" = 100'

COMMON AREAS

ALL COMMON AREAS (TRACTS A, B, C, D, E, F, G, H, I, J, AND K) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. STREETS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF COCOA.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PHASING NOTE

THIS PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

SETBACK NOTE:

WHERE TWO SETBACKS APPLY, THE MORE RESTRICTIVE SHALL PREVAIL.

LANDSCAPE NOTE

ALL TREE PRESERVATION, REMOVAL AND PLANTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COCOA LAND DEVELOPMENT CODE.

UTILITY NOTE

ALL UTILITIES SHALL COMPLY WITH THE CITY OF COCOA UTILITY STANDARDS AND SPECIFICATIONS.

EASEMENT NOTE

ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY H.O.A. AND THE CITY OF COCOA UTILITIES DEPARTMENT.

STORMWATER SYSTEM NOTE

THE PROPOSED STORMWATER SYSTEM SHALL COMPLY WITH CITY OF COCOA & ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

SITE

PROPERTY LOCATION:	N. RANGE ROAD – COCOA, FLORIDA 32922
SECTION, TOWNSHIP, RANGE:	SECTIONS 19 & 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST
PARCEL ID:	24-36-19-00-00-501, 24-26-30-00-252 & 24-36-30-00-258
FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	PUD
EXISTING USE:	VACANT LAND
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION
PROJECT AREA:	57.23± ACRES

NET DEVELOPABLE LAND:

GROSS ACREAGE:	57.23± ACRES
WETLAND/BUFFER AREA:	28.73± ACRES
NET DEVELOPABLE AREA:	28.50± ACRES

RESIDENTIAL LOT INFORMATION:

PROJECT STATEMENT: THE PROPOSED PROJECT CONSISTS OF 71 SINGLE FAMILY RESIDENTIAL LOTS LOCATED WITHIN RANGE ROAD SUBDIVISION.

TOTAL NUMBER OF LOTS:	71 LOTS
MINIMUM LOT SIZE – STANDARD LOTS:	4,000 S.F.
MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	40'
FRONT SETBACK (BUILD TO LINE):	20'
REAR SETBACK:	20'
INTERIOR SIDE SETBACK:	5'
STREET SIDE SETBACK:	15'
PROPOSED NET RESIDENTIAL DENSITY:	2.49 D.U./ACRE

TRACTS SUMMARY

TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.48	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
B	6.96	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
C	0.97	OPEN SPACE	HOMEOWNER'S ASSOCIATION
D	0.90	OPEN SPACE	HOMEOWNER'S ASSOCIATION
E	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
F	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
G	5.93	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
H	0.20	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
I	0.39	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
J	0.32	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
K	2.03	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
STREETS A, B, & C	2.55	ROADWAYS	CITY OF COCOA

LEGEND:

- NEW ASPHALT PAVEMENT
- (36) MYAKKA SAND, 0–2% SLOPES, TYPE A/D
- (49) POMELLO SAND, 0–5% SLOPES, TYPE A
- (54) ST. JOHNS SAND, 0–2% SLOPES, TYPE B/D
- (64) TERRA CEIA MUCK, FREQUENTLY FLOODED, TYPE A/D
- (67) TOMOKA MUCK, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D
- (68) TOMOKA MUCK, DRAINED, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D
- SOIL LIMITS

TYPICAL LOT DIMENSIONS

* DRAINAGE & UTILITY EASEMENTS SHALL SUPERCEDE SETBACKS, WHERE APPLICABLE

ADT TRAFFIC DATA PER ITE

AVERAGE DAILY TRAFFIC

SINGLE FAMILY LOTS = 71 x 9.52 ADT/DU = 676 ADT

PEAK HOUR TRAFFIC

SINGLE FAMILY LOTS = 71 x 0.99 PHT/LOT = 70 PHT

EASEMENT KEYNOTES

E1: SOUTHERN BELL TELEPHONE & TELEGRAPH EASEMENT, S 50', N 133', E 50', W 83'.

E2: 15' EASEMENT.

E3: 30' FLORIDA GAS EASEMENT, ORB 506, PG. 682.

E4: 50' EASEMENT WEST OF, ADJACENT TO AND WITHIN 50', WEST LINE DESCRIBED IN DEED BOOK 69, PG. 62.

NOTE:

SEE SHEETS C-16 AND C-17 FOR TYPICAL ROADWAY SECTION.

DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
RANGE ROAD SUBDIVISION
CITY OF COCOA, FLORIDA

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PROJECT NO. 19-070
SCALE 1"=100'
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SHEET 11 OF 33

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FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB0006595

GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

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Report
Geotechnical Engineering Services
Eagle Cove Subdivision
North Range Road
Cocoa, Florida
PSI Project No. 07572635

Project Number: 07572635
August 20, 2021

Professional Service Industries, Inc.
1748 33rd Street, Orlando, FL 32839
Phone: (407) 304-5560
Fax: (407) 304-5561

Dr. Srinivas Seela & Dr. Hari Sheela
Karali Associates, LLC
2642 Fawnlake Trail
Orlando, Florida 32828

RE: Report
Geotechnical Engineering Services
Eagle Cove Subdivision
North Range Road
Cocoa, Florida

Dear Mr. Crawford:

In general accordance with PSI Proposal 0757-330324 and your authorization, **Professional Service Industries, Inc. (PSI), an Intertek company**, has provided geotechnical engineering services in connection with the referenced project. This report provides an overview of the field work and laboratory testing carried out by us on the project, plus it provides geotechnical engineering recommendations related to site preparation, stormwater considerations, retaining wall design and pavement considerations.

PROJECT CONSIDERATIONS

The site under consideration herein is an undeveloped tract of land located on the east side of North Range Road, in Cocoa, Florida. More specifically, the property is bordered by wetlands to the east, residential homes that front onto Kathi Kim Street to the south, North Range Road to the west, and undeveloped vacant land, plus further wetlands to the north. The overall site encompasses approximately 57.2 ± acres and comprises mostly uplands that are densely wooded in the south with moderate tree cover and some open areas in the north. The eastern limits of the property consist of contiguous wetlands. A few smaller isolated wetland areas are also present in the upland portions of the site. An existing maintained underground gas utility easement crosses the property diagonally from the southeast to the northwest. An existing wet well/lift station is also present on the west edge of the site off North Range Road.

Based on the information provided to us, we understand the project is a new residential development comprising 56± residential lots and two storm water management ponds. Included with the construction will be civil infrastructure, retaining walls (primarily at select areas along the edges of the uplands with the easterly wetlands) and borrow fill from the pond areas that will be placed in low-lying portions of the site to raise site grades. The conceptual plan for the proposed development layout is included on **Sheet 1**.

The foregoing information has been used for the purpose of preparing this report. Adjustments to the evaluations and recommendations may be necessary if the planned development differs from the noted project information.

REVIEW OF PUBLISHED DATA

USGS Topographic Map

The topographic survey maps published by the USGS entitled "Lake Poinsett, Florida" and "Sharpes, Florida" were reviewed for ground surface features in the area of the proposed development. Based on this review, the natural ground surface elevation is on the order of +20 feet NGVD29. A review of the site-specific topographic information provided to PSI indicates current ground surface elevations at the site generally range from approximately +19 to +22 feet NAVD88 (approximately +20 to +23 feet NGVD29).

The survey also indicates a shallow east-west ditch that is some 2 to 3 feet deep generally crossing the site on an alignment from Hooper Road in the west to Ivy Drive in the east. It appears the material excavated from the east-west ditch were placed in areas adjacent to the ditch. Additionally, two areas appeared to have been excavated north and south of the east-west ditch, where elevations are lower than the adjacent prevailing grades. A series of existing roadside drainage ditches are present along the west side of North Range Road with these features shown to have bottom elevations in the range +15 to +17 feet NAVD88. The elevation of North Range Road where depicted on the survey plan is generally indicated to be at +22 feet NAVD88.

SCS Soil Survey

The "Soil Survey of Brevard County, Florida," published by the USDA SCS, was reviewed for general near-surface soil information within the general project vicinity. This information indicates that there are four soil groups within the vicinity of the proposed project. The general information provided by the SCS for the mapped soil units is summarized in the following table.

Soil Series	Depth (inches)	Unified Classification	USDA Seasonal High Groundwater Table
			Depth (feet)
36 – Myakka sand, 0 to 2 percent slopes	0 to 80	SP-SM	0.5 to 1.5
49 – Pomello sand, 0 to 5 percent slopes	0 to 80	SP, SP-SM, SM	1.5 to 3.5
54 – St. Johns sand, 0 to 2 percent slopes	0 to 60	SP-SM	0 to 0.5
64 – Terra Ceia muck, frequently flooded	0 to 70	PT	+2.0 to 0

The site is primarily mapped as Soil Series 36, with Soil Series 54 being mapped in a transitional zone from uplands to wetlands in the southeastern portion of the site. Soil Series 49 is mapped in a small zone in the very northern edge of the site (in a few of the proposed residential lots), The easterly wetlands are mapped as Soil Series 64 and encroach slightly into the planned development area in a few select zones.

FIELD EXPLORATION

General

To evaluate subsoil conditions in the proposed development area, we drilled/sampled a series of four Standard Penetration Test (SPT) borings and twenty auger borings across the site. The SPT borings were drilled near planned retaining wall areas and advanced to depths of 20 feet below the existing ground surface. In the SPT borings, the upper 4 feet were augered by hand to confirm utility clearance. Below 4 feet, SPT samples were recovered virtually continuously to 10 feet with the sampling frequency thereafter being at 5-foot centers to boring termination. The auger borings comprised 5 explorations drilled in in the planned stormwater pond areas to depths of 20 feet below existing grade, plus 15 borings to depths of 5 to 7 feet below the existing ground surface in the planned roadways of the development. In the auger borings, soil samples were collected at regular intervals and or at each change in stratum.

The approximate locations of the borings are presented on **Sheet 1**. The SPT and auger borings were performed in general accordance with the procedures of ASTM D-1586 and ASTM D-1452, respectively. The soil types encountered at the specific boring locations are presented in the form of soil profiles on **Sheets 2** through **4**, along with a legend describing the encountered soils in USCS format, laboratory testing results and the measured groundwater levels. The SPT borings were performed using an automatic hammer to advance the sample spoon.

The stratification presented is based on visual observation of the recovered soil samples, laboratory testing and interpretation of field logs by a geotechnical engineer. It should be noted that variations in the subsurface conditions are expected and may be encountered between and away from PSI's borings. Also, whereas the individual boring logs indicate distinct strata breaks, the actual transition between the soil layers may be more gradual than shown on the soil profiles.

In addition to the borings, PSI completed a series of muck probes in select wetland areas along the eastern edge of the site where organic soils were mapped by the Soil Survey to potentially encroach into the proposed development footprint. The location and results of the muck probes are presented on **Sheet 5**. For the most part, the muck probes disclosed little to no muck with only a few probes indicating muck/organic soils on the order of 1 foot thick. However, it should be noted that other areas not explored may contain deeper deposits of organic soils. More detailed discussions related to the muck probing are presented in a later section of this report.

Soil Conditions

Based on the borings completed for the project, subsurface conditions are reasonably consistent across the site. Subsoils in the depth interval drilled (5 to 20 feet below the existing ground surface) generally comprise a varying sequence of fine sands that grade from being relatively clean to slightly silty in composition (i.e. SP and SP-SM materials). Intermixed in the upper soils are trace amounts of roots/organic debris associated with the vegetation that covers most of the site.

Recorded SPT blow counts indicate the sands for the most part to be in a loose to medium dense condition, with a few discontinuous zones of very loose or dense materials. In general, the looser sands are present in the upper 13.5 feet followed by the denser sands that persist to boring termination.

Groundwater Conditions

At the time of our field work, groundwater was encountered in the borings at depths in the range 1.3 to 3 feet below the existing ground surface. It should be noted that the measured groundwater levels may not have been fully stabilized before needing to backfill the boreholes.

The estimated normal seasonal high groundwater levels presented herein are based on the observed soil stratigraphy, conditions observed in the borings, groundwater levels and USDA Soil Survey information**.** In this regard, we estimate the normal seasonal high groundwater table (SHWT) to occur within 0.5 to 1.5 feet (0 to 18 inches) of the natural ground surface across most of the site, with levels being above the ground surface in the low-lying areas and the wetlands of the site. The noted depths generally correspond to elevations in the range +19 to +20.5 feet NAVD88 across the site. A groundwater contour map of the estimated seasonal high groundwater table is presented on **Figure 1**.

In general, the normal seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Groundwater conditions will vary with environmental changes and seasonal conditions, such as the frequency and magnitude of rainfall patterns, as well as man-made influences, such as swales, drainage ponds, underdrains and areas of covered soil (buildings, paved parking lots, sidewalks, etc.).

A detailed description of the individual borings is shown on the soil profiles on **Sheets 2** through **4**.

Muck Probes

Muck probing was completed in the two planned retaining wall areas in the northeast and southeast where wetlands/areas mapped as potentially having surficial organic soils encroach into the development area. The purpose of the muck probes was to assess the relative depth/thickness and lateral extent of surficial organic soils (if any) in these areas. The muck probes were carried out by manually advancing a one-half inch diameter rod into the ground and measuring the depth to practical refusal to manual penetration of the rod. This refusal depth is taken as the thickness of the surface organic soils. The approximate locations and results of the muck probes are shown on **Sheet 5**.

For the most part, PSI's muck probes did not indicate any appreciable amount (i.e. less than one-half foot) of very soft/loose surficial organic soils with the probe rod typically meeting practical refusal/sands very near the ground surface. An exception to the foregoing was at two probe locations furthest east into the wetland where the thickness of muck ranged from 0.7 to 1.2 feet.

It should be noted that manual penetration of the probe can be stopped by roots, sand lenses, or other obstructions that could result in the underestimation of the thickness of organic soils. Muck probe data should only be used for general characterization of soil conditions. Muck probe data should not be used for determining soil removal quantities. Based on experience, we expect the existing wetlands and other low-lying areas/water bodies that are to be reclaimed/infilled will contain some organic soils and or bottom silts/sediment (typically at least a few inches thick) that will need to be removed prior to infilling. This work should be carried out in the dry to allow confirmation all unsuitable soils/sediment is removed and to facilitate compaction of the stripped grade and backfill.

Laboratory Testing

Selected soil samples were tested to determine percent fines passing the U.S. Standard No. 200 sieve. Additionally, two relatively undisturbed Shelby tube samples collected from the stormwater pond areas were subject to falling-head permeability tests. These tests were carried out following appropriate ASTM procedures. The results of the tests are included with the soil profiles on **Sheets 2** and **4** adjacent to the depth increment of the test specimen.

SITE SUITABILITY

Based on the results of PSI's borings, it is our opinion that the subsoil and groundwater conditions are generally suitable for the proposed residential development from geotechnical engineering perspective. Provided the subgrade is properly prepared, shallow spread foundations can be used for support of the retaining walls. Such foundations can be designed for a net allowable bearing pressure of 2,500 pounds per square foot (psf).

Provided adequate separation is maintained between the normal seasonal high groundwater table and the bottom of pavement base, pavements can be constructed using conventional asphalt sections.

Based on the encountered soil and groundwater conditions at the site, it appears the site is suitable for the design of wet bottom ponds, similar to other nearby existing ponds.

More detailed recommendations regarding site preparation, pavements, stormwater and retaining wall considerations for the project are provided in the following sections of this report.

SITE PREPARATION CONSIDERATIONS

General

The following recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions encountered. If there is any change in the project criteria, including the location or orientation of the planned development, a review must be made by PSI to determine if additional fieldwork and/or any modifications to our recommendations will be required.

Once final design plans and specifications are available, a general review by PSI is strongly recommended as a means to check that the evaluations made in preparation of this report are correct and that earthwork recommendations are properly interpreted and implemented.

Site Clearing/Stripping

At the outset of construction, clearing and grubbing including removal of any organic-laden topsoil that remains on the site should be completed. This normally includes removing the surface vegetation/trees, stripping topsoil, grubbing major root systems, and removing any miscellaneous debris, organic soils and/or deleterious materials. At a minimum, it is recommended that the clearing/stripping operations extend at least ten feet beyond the proposed development perimeter. Material generated during stripping operations should be disposed of off-site in a proper manner as directed by the Owner. Initial site clearing and preparation work should be carried out under the observation of a representative of PSI's Geotechnical Engineer.

Fill Placement and Subgrade Preparation

Following the clearing/stripping operations, the exposed subgrade should be evaluated as directed by PSI's Geotechnical Engineer or his representative to confirm that all unsuitable materials have been removed. The development areas should then be proof rolled to provide a stable/unyielding subgrade prior to placing fill. Proof rolling should consist of compaction with a large diameter, vibratory drum roller. The roller should be capable of imparting a maximum dynamic drum force of at least 36,000 pounds. Proof rolling should consist of a minimum of ten overlapping coverages of the roller in a criss-cross pattern with a maximum travel speed of 2 feet per second. The limits of proof rolling should encompass the development areas, plus a horizontal distance of 10 feet beyond the outside edges of the same where practical.

Compaction can be completed in the vibratory or static mode in order to meet the minimum density requirements stated below. Based on past experience, we recommend compaction equipment be operated in the static mode within 75 feet of existing structures to reduce vibrations that could cause structural distress or disturb building occupants. Careful observations should be made during proof rolling to help identify any areas of soft/yielding soils that may indicate the presence of unsuitable soils that require over-excavation and replacement filling.

It is recommended that the subgrade, to a minimum depth of one foot below stripped grade, be compacted to at least 95 percent of the material's modified Proctor (ASTM D-1557) maximum dry density within the building and pavement areas. Following satisfactory completion of initial compaction of the stripped subgrade, the proposed development area may be brought up to finished grades as required.

Engineered Fill

Any fill for the project should consist of clean fine sand with less than 10 percent by dry weight passing the U.S. Standard No. 200 sieve and be free of rubble, organics, clay, debris and other deleterious material. Fill should be tested and approved prior to import and placement. Each lift should have a loose thickness not exceeding 12 inches. Density tests should be performed to confirm the required compaction is being achieved prior to placing the next lift.

Prior to beginning compaction, soil moisture conditioning may be required. Soil moisture contents should be controlled in order to facilitate proper compaction. A moisture content within two percentage points of the material's optimum indicated by the modified Proctor test (ASTM D-1557) is recommended prior to compaction of the natural ground and fill. All engineered fill should be compacted to at least 95 percent of the material's modified Proctor (ASTM D-1557) maximum dry density.

On-Site Soil Suitability

Materials to be used for backfill or compacted fill for construction should be evaluated and, if necessary, tested by PSI prior to placement to determine if they are suitable for the intended use. In general, based on the boring and laboratory testing results, the relatively clean on-site sandy soils (Strata 1, 2, 3 and 5) appear to be suitable for use as engineered fill, provided the material is free of debris, rubble, clay, roots and organics.

For the most part, the soils in Stratum 4 grade slightly silty (SP-SM materials) but occasionally the sands locally contain a higher amount of silt fines whereby the soil may grade as silty fine sand (SM materials). Silty sands (if encountered) potentially could be difficult to moisture condition and compact, especially during the wet season.

Due to the lower permeability characteristics of siltier materials, such soils should not be used within 24 inches of pavement base materials. If it is desired to use the siltier sands as fill, they should be thoroughly blended with other, more suitable materials (clean sands) in such a way that the content of fines of the hybrid material is less than 10 percent passing the No. 200 sieve. Samples of the soil to be used as fill should be taken during excavation as necessary to verify that the soils meet this requirement.

OTHER CONSIDERATIONS

Pavement Support

Recommendations for a medium-duty pavement section for the interior residential roadways are included in the following. Provided that pavements are designed to provide at least 18 inches of clearance between the bottom of the base material and the estimated normal season high groundwater table, the basecourse for asphalt sections can comprise limerock or crushed concrete. Recommendations for a medium-duty pavement section are included in the following.

Medium-Duty (Interior Roads)

2.0 inches	Type SP Asphaltic Concrete (min. PG 67-22)
8.0 inches	Limerock (LBR = 100) or crushed concrete (LBR = 150) basecourse
12.0 inches	Stabilized subgrade (LBR = 40)

The recommended pavement section is based on past experience with similar projects and the encountered subsurface conditions at the site. All pavement materials and construction should meet the more stringent of the Florida Department of Transportation (FDOT) and local city/county requirements. The noted pavement sections should be considered recommended minimums based on anticipated traffic loadings and our past experience.

Stormwater Management

We understand stormwater management for the site will be handled by two stormwater ponds to be excavated/constructed in the west-central and northeast portions of the site. Based on the prevailing subsoil and groundwater conditions, the site appears suitable for wet-bottom ponds. We expect the excavations for stormwater facilities will for the most part generate granular (sandy) materials suitable for use as fill on the project.

To evaluate shallow soil permeability characteristics in the noted pond areas, PSI collected two relatively undisturbed Shelby tube samples from select pond borings for laboratory permeability testing. The results of these tests are included with the corresponding pond boring profiles on **Sheet 4** with a summary of the same being provided in the following table.

Boring / Sample Depth (feet)	Percent Fines Passing the No. 200 Sieve	Coefficient of Vertical Permeability, Kv (feet/day)
PB-1 / 0.5	1.7	30*
PB-5 / 1.0	1.3	26*

*Permeability rates based on raw laboratory test results and does not include a factor of safety.

The following parameters are recommended for design of the stormwater facilities based on the corresponding boring results, permeability testing results and groundwater conditions.

East Pond (Borings PB-1 and PB-2)	
Estimated Normal Seasonal High Groundwater Table	+20.0 feet NAVD88
Estimated Average Wet Season High Groundwater Table	+19.0 feet NAVD88
Base of Aquifer	+0 feet NAVD88
Coefficient of Horizontal Permeability, Kh	+45 feet/day
West Pond (Borings PB-3, PB-4 and PB-5)	
Estimated Normal Seasonal High Groundwater Table	+19.5 feet NAVD88
Estimated Average Wet Season High Groundwater Table	+18.5 feet NAVD88
Base of Aquifer	+0 feet NAVD88
Coefficient of Horizontal Permeability, Kh	+39 feet/day

The recovery of a given stormwater system is dependent on the soil permeability as well as the groundwater table, system bottom elevation, system geometry, confining layer and water level in the system. We recommend a commercially available computer program such as PONDS or MODRET be used by an engineer experienced in groundwater modeling to evaluate the proposed stormwater system. The system should be designed and constructed in accordance with Water Management District requirements. We recommend an appropriate safety factor be applied to the stormwater model.

Retaining Walls

Based on the information provided, we understand several retaining walls may be constructed as part of the project including along portions of the eastern limits of the site where development approaches the wetland buffer, and in the west near the existing wet well/lift station. No detailed information of the wall designs are available at this time; however, we anticipate the walls will comprise a geogrid/geosynthetic reinforced modular block-type retaining wall (i.e. Keystone Wall or similar designed by others) or a cast in place concrete wall that is relatively low in height.

Shallow foundations for walls (if any) should bear on properly placed and compacted cohesionless (sand) fills or on compacted native sands. All footings should be embedded so that the bottom of the foundation is a minimum of 18 inches below adjacent finished grades on all sides. Wall foundations should be a minimum of 24 inches wide. A net allowable bearing pressure of 2,500 psf can be used for design of the shallow foundations.

The retaining walls should be designed to resist pressures exerted by the adjacent soils and hydrostatic head. If the walls are not restrained during backfilling but are free to rotate at the top, active earth pressure should be used in design. If the walls will be restrained, they should be designed assuming at-rest pressures.

Recommended soil parameters for the near-surface granular soils encountered at the site and clean sand backfill are presented on the following page.

Total Unit Weight, γ_T	=	120 lb/ft^3
Angle of Internal Friction, ϕ	=	30°
Coeff. of Sliding Friction	=	0.40
Active Soil Pressure coeff., K_a	=	0.33
At-rest Soil Pressure coeff., K_o	=	0.50
Passive Soil Pressure coeff., K_p	=	3.00

The recommended parameters assume that adequate drainage is provided behind the walls to prevent the buildup of excess hydrostatic pressures. The design should incorporate hydrostatic effects and any surcharge loads that may be placed behind the walls. In order to avoid wall damage due to excessive compaction, hand operated mechanical tampers should be used to densify backfill soils; heavy compaction equipment should not be allowed within five feet of walls. The soils behind the walls should be compacted to approximately 95 percent of the material's modified Proctor (ASTM D-1557) maximum dry density.

As noted earlier, it is our assumption that the actual design of the retaining walls will be by others using the parameters provided herein. In the event that there are any questions on the parameters, please do not hesitate to contact us.

Dewatering

Dewatering is anticipated to be required for most excavations. Excavations that are only a few feet below the water table can likely be dewatered with a sump system. Deeper excavations will most likely require well-pointing or horizontal sock drains to achieve adequate drawdown. In either case, the dewatering system should be designed and operated to lower the groundwater table to a depth at least 2 feet below the bottom of surfaces to be compacted in any given area. The design and discharge of the dewatering system should be in accordance with Water Management District regulatory criteria.

Utility Excavations

All utility excavations should be made in accordance with recommendations outlined by the Occupational Safety and Health Administration Document *Construction Standards for Excavations (29CFR Part 1926.650-.652 Subpart P)*. Shoring should be designed in accordance with OSHA 2226, taking into consideration loads resulting from equipment, existing construction and/or fill stockpiles.

Difficulty may also arise during construction when trying to compact materials containing higher percentages of fines. If such soils become unstable during compaction operations due to moisture related conditions, we recommend those soils be undercut at least 12 inches below pipe inverts and drainage structures and the resultant excavation be infilled with compacted clean fine sand with less than 10 percent by dry weight passing the No. 200 sieve and gravel bedding of Florida Department of Transportation (FDOT) crushed stone (No. 57 stone). Utility bedding material should be an equal mixture of No. 57 stone and clean sand. Gravel/sand backfill should be compacted such that it is firm and unyielding. Unsuitable soils should be removed for the full width of the trench and to the depth required to reach suitable foundation material.

Excavations

In Federal Register, Volume 54, No. 209 (October 1989) the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to insure better the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, general construction excavations or footing excavations, be constructed in accordance with the new OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed the Owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain the stability of both the excavation sides and bottom. The contractor's "responsible person," as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

PSI is providing this information solely as a service to our client. PSI does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, state, and federal safety or other regulations.

LIMITATIONS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This company is not responsible for the conclusions, opinions or recommendations made by others based on these data.

The scope of our exploration was intended to evaluate generally soil and groundwater conditions within the proposed development area and does address possible deep geologic conditions such as sinkholes. The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed development.

The scope of our services presented herein does not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, groundwater, or surface water within or beyond the site studied. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

CLOSURE

PSI appreciates the opportunity to provide our services to Karali Associates and FEG on this project and we trust the information presented herein is sufficient for your needs at this time. If you have any questions regarding the contents of this report, or if we may be of further service, please contact the undersigned.

Sincerely,

PROFESSIONAL SERVICE INDUSTRIES, INC.
Certificate of Authorization No. 3684



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Project Engineer
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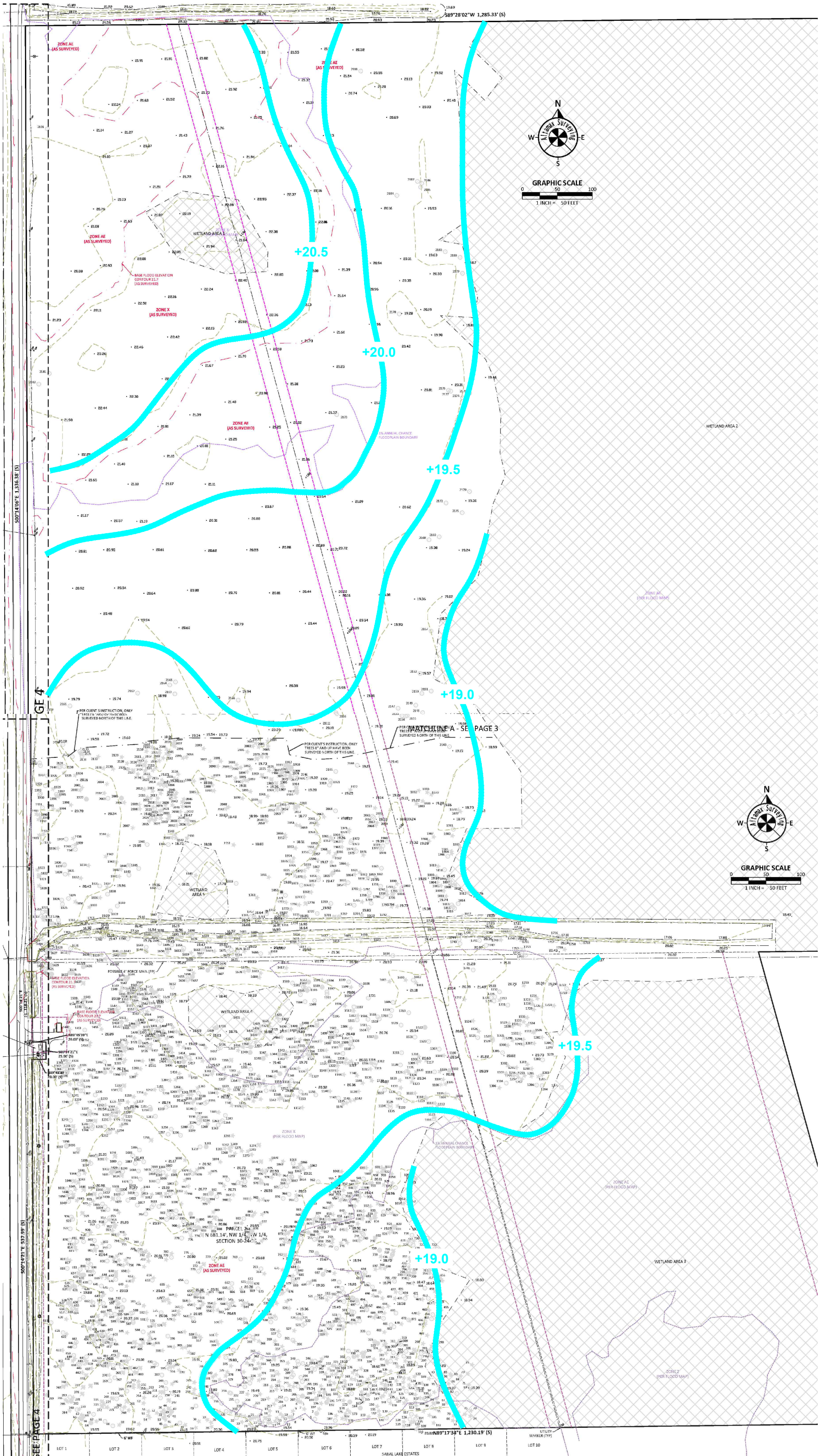
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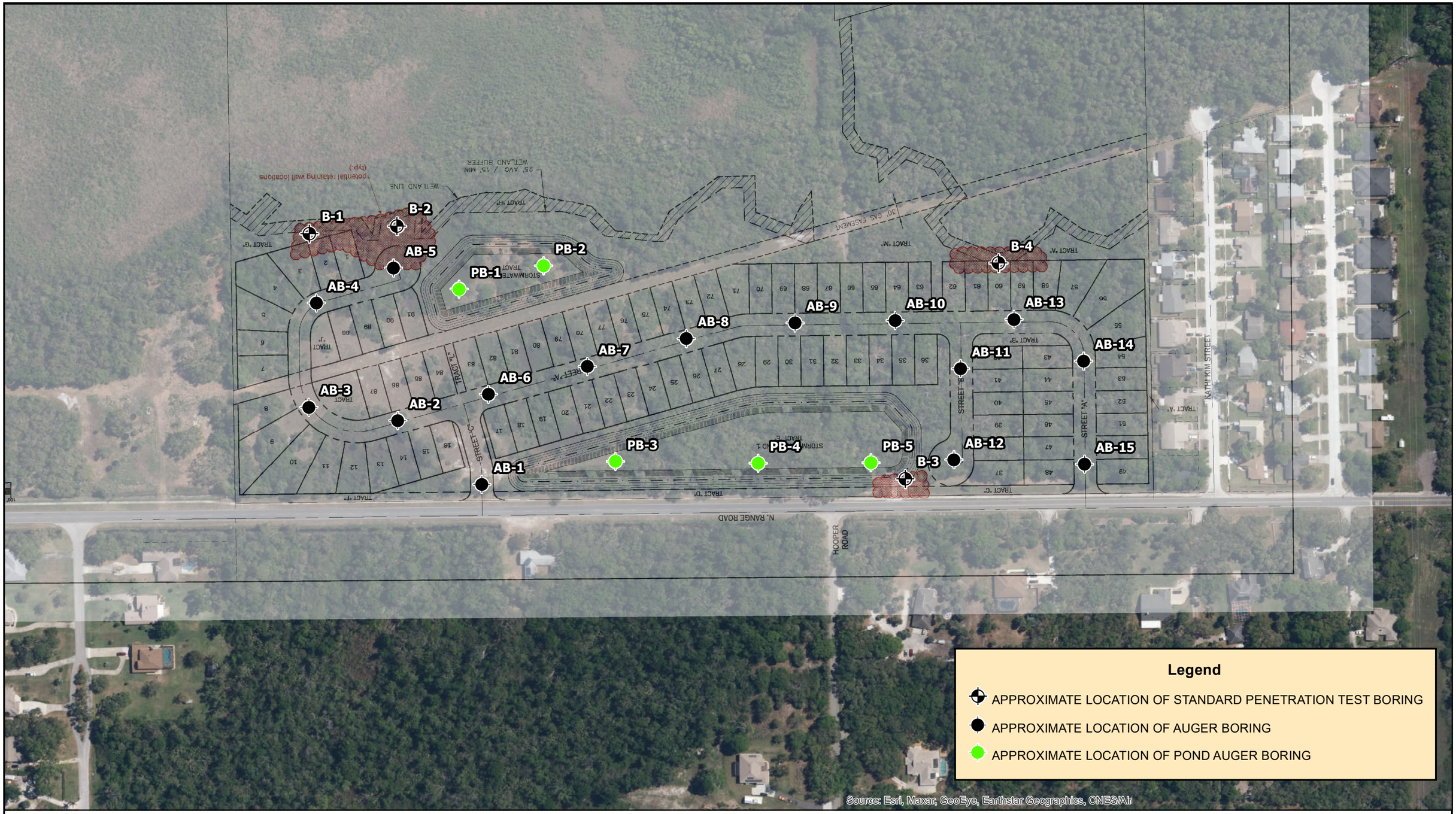
Attachments:

- Figure 1 – Groundwater Contour Map
- Sheet 1 – Boring Location Plan
- Sheets 2 through 4 – Boring Profiles
- Sheet 5 – Muck Probes Results

ATTACHMENTS

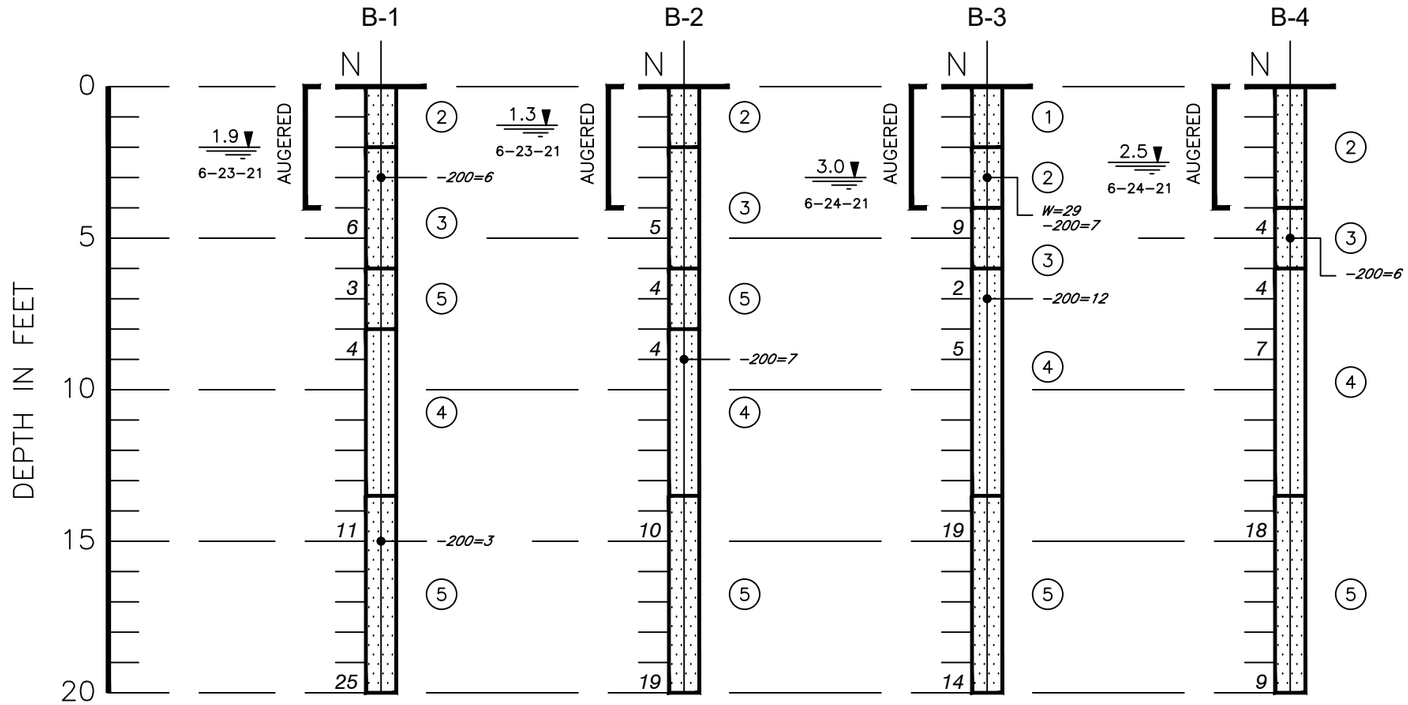
BOUNDARY & TOPOGRAPHIC SURVEY





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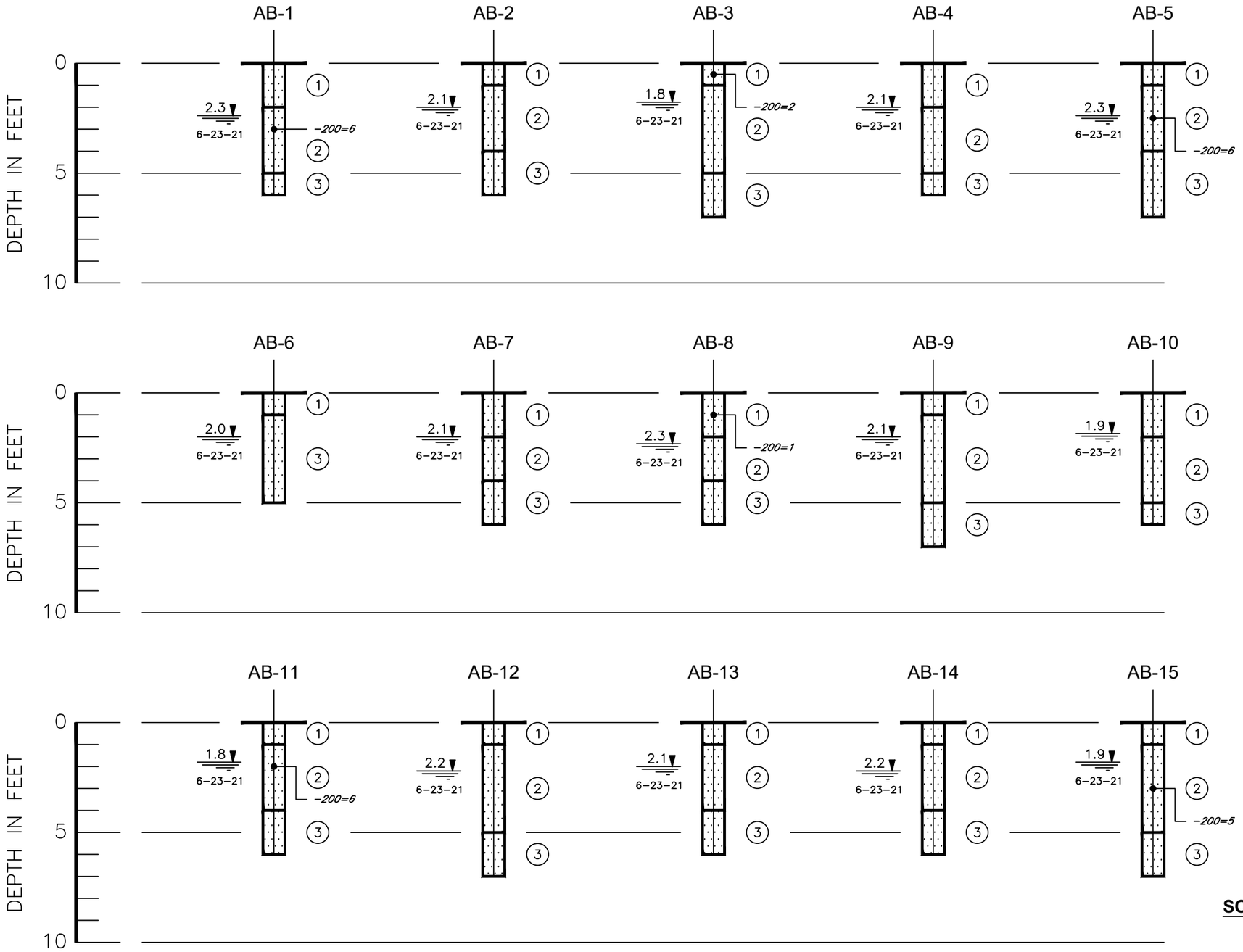
SOIL PROFILES

SCALE: 1"=5'

LEGEND

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②	*DARK BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, OCCASIONAL TRACE ROOTS, (SP), (SP-SM)*
③	*GRAY-BROWN TO BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, OCCASIONAL TRACE CEMENTED SANDS, (SP), (SP-SM)*
④	*LIGHT GRAY-BROWN TO LIGHT BROWN SLIGHTLY SILTY FINE SAND, (SP-SM)*
⑤	*LIGHT GRAY TO GRAY-BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, (SP), (SP-SM)*
(SP)	*UNIFIED SOIL CLASSIFICATION GROUP SYMBOL*
N	*STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT USING AN AUTOMATIC HAMMER*
1.9 ▼ 6–23–21	*DEPTH TO GROUNDWATER LEVEL IN FEET WITH DATE OF READING*
W	*NATURAL MOISTURE CONTENT IN PERCENT*
-200	*FINES PASSING #200 SIEVE IN PERCENT*

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SCALE: NOTED				DRAWN: DJW
DATE CREATED: 7-30-21				CHECKED: MM



LEGEND

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(2)	*DARK BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, OCCASIONAL TRACE ROOTS, (SP), (SP-SM)*
(3)	*GRAY-BROWN TO BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, OCCASIONAL TRACE CEMENTED SANDS, (SP), (SP-SM)*
(4)	*LIGHT GRAY-BROWN TO LIGHT BROWN SLIGHTLY SILTY FINE SAND, (SP-SM)*
(5)	*LIGHT GRAY TO GRAY-BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, (SP), (SP-SM)*
(SP)	*UNIFIED SOIL CLASSIFICATION GROUP SYMBOL*
1.9 / 6-23-21	*DEPTH TO GROUNDWATER LEVEL IN FEET WITH DATE OF READING*
W	*NATURAL MOISTURE CONTENT IN PERCENT*
-200	*FINES PASSING #200 SIEVE IN PERCENT*

SOIL PROFILES

SCALE: 1"=5'

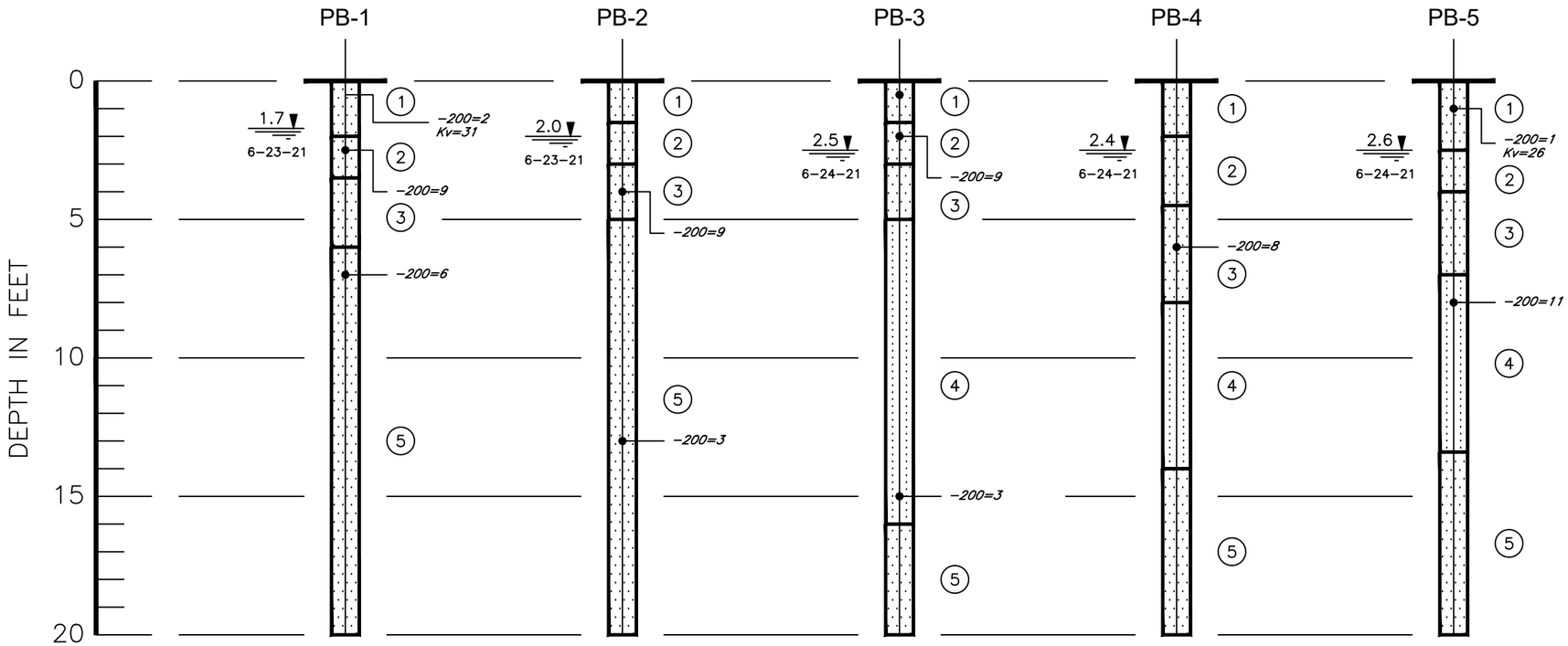
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GEOTECHNICAL ENGINEERING SERVICES

EAGLE COVE SUBDIVISION
NORTH RANGE ROAD
COCOA, FLORIDA

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SOIL PROFILES

SCALE: 1"=5'

LEGEND

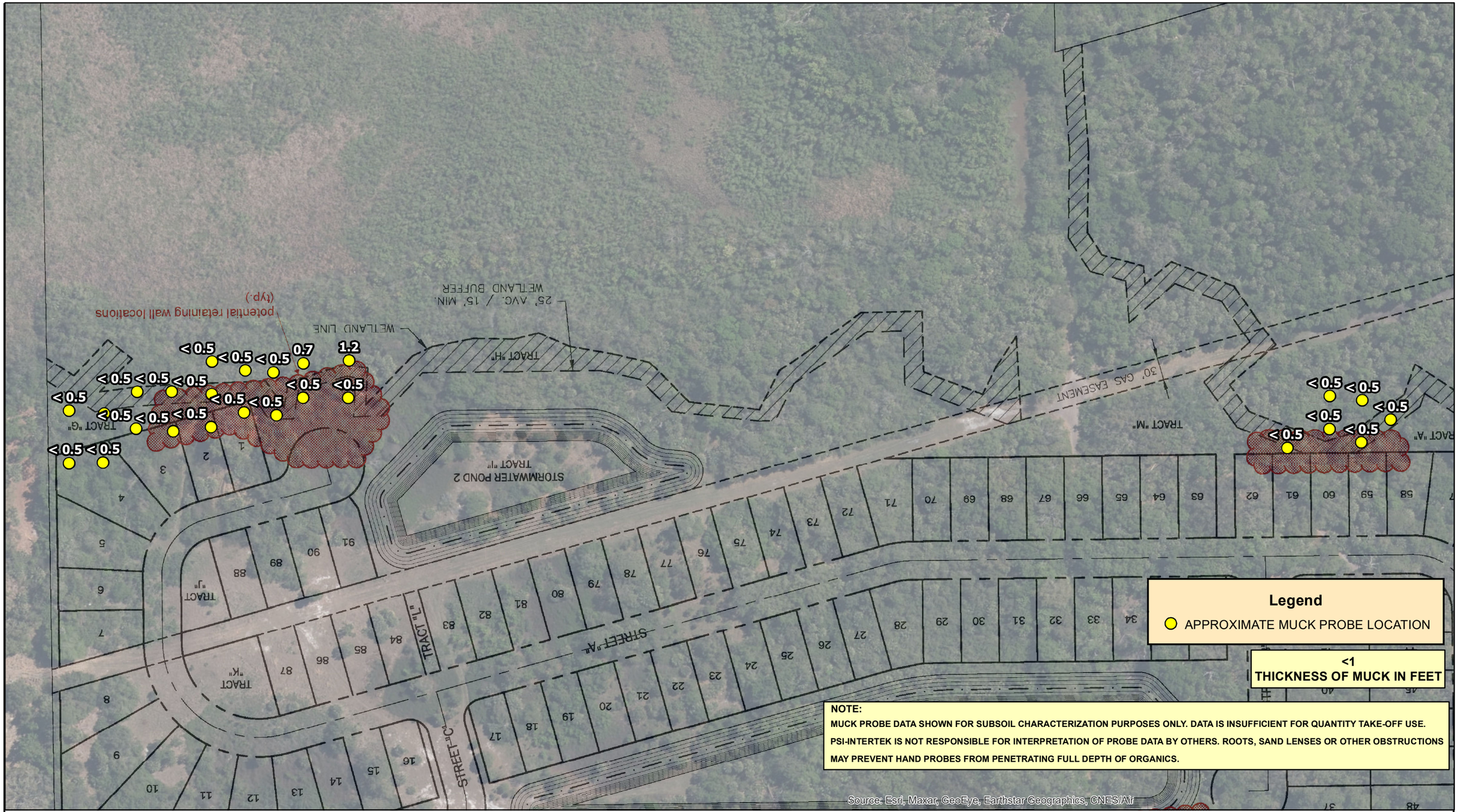
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(SP)	*UNIFIED SOIL CLASSIFICATION GROUP SYMBOL*
1.9 ▼ 6-23-21	*DEPTH TO GROUNDWATER LEVEL IN FEET WITH DATE OF READING*
W	*NATURAL MOISTURE CONTENT IN PERCENT*
-200	*FINES PASSING #200 SIEVE IN PERCENT*

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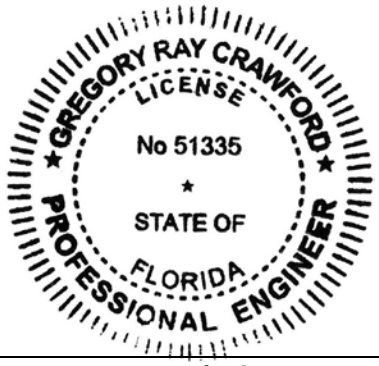
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1 inch = 120 feet

FLORIDA ENGINEERING GROUP
5127 South Orange Avenue
Orlando, FL 32809
Phone: 407-895-0324

Engineering the Future

Hydraulic Modeling for Potable Water and Irrigation System Report

Range Road Subdivision
N. Range Road
Cocoa, Florida 32926



Prepared for:
Karali Associates, LLC.
June 15, 2022
FEG 19-070

Gregory R. Crawford, PE #51335
Florida Engineering Group, Inc.
Certificate No. EB0006595

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I. Project Description

The Range Road Subdivision project site is located south of the intersection Hooper Road and Range Road in the City of Cocoa, Brevard County, Florida. Specifically, the site is located in Sections 19 and 30, Township 24 South, Range 36 East. The proposed project includes Parcel ID numbers 24-36-19-00-501, 24-36-30-00-258, and 24-36-30-00-252. A Site Location Map is provided in **Appendix A** of this report.

The proposed project consists of 71 single-family residential units with its associated roadways, utility facilities, recreational areas, and stormwater system. The utility facilities will consist of potable water, irrigation distribution system, and sanitary sewer.

The proposed potable water distribution system will connect to an existing 12-inch water line on Range Road; this connection supplies an available assumed residual pressure of 50 psi. The proposed system will have two points of connection. The first point of connection will be located to the south at the intersection of Hopper Road and Range Road. The second point of connection will be located to the north, roughly about 740 feet north of the Hopper Road and Range Road intersection. The system will then loop through the development having a blow-off valve at the cul-de-sac for Street A on southeast end of the subdivision and a blow-off valve at the cul-de-sac for Street B on the north end of the subdivision. The fire flow system will be served off the potable water main with a 6-inch pipe into the fire hydrant assembly. Five (5) fire hydrants are proposed around the development.

The proposed irrigation distribution system will consist of two points of connection; each connection supplies an assumed residual pressure of 50 psi. The first point of connection will be located to the south at the intersection of Hopper Road and Range Road. The second point of connection will be located at northeast entrance of the proposed property, roughly about 790 feet north of the Hopper Road and Range Road intersection. The system will then loop through the development having a blow-off valve at the cul-de-sac for Street A on southeast end of the subdivision and a blow-off valve at the cul-de-sac for Street B on the north end of the subdivision.

II. Hydraulic Modeling for Potable Water and Fire Flow Analysis

A. Potable Water Demand Design Flows

Based on City of Cocoa Utilities Handbook, Section 3.3.3 Impact Fees, the calculated water flow demand is:

Table II-1 - Water Demand Calculations

	ERC/Unit	Number of Units	GPD/Unit	Average Daily Flow (GPD)	Maximum Daily Flow (2xADF)		Peak Daily Flow (4xADF)	
					GPD	GPM	GPD	GPM
Single-Family Residence	1.00 ERC	71	265	18,815	37,630	26.13	75,260	52.26

B. Fire Water Demand Design Flows

Using ISO Standards, the Needed Fire Flow for a single-family dwelling unit is 1,250 GPM. This Needed Fire Flow will be assigned to each of the proposed fire hydrants in order to confirm that the minimum required pressure (20 PSI) is maintained in the system and to check pipe velocities. Fire hydrants will be spaced throughout the subdivision with a maximum separation of 500 feet. The ISO worksheet is provided in **Appendix B**.

C. Potable Water and Fire Flow Modeling

The following analysis represents the water modeling for The Range Road Subdivision. The WaterCad software was used to analyze the proposed water system to ensure that the required flows and pressures are available to provide fire protection and the peak demand for proposed development.

As required by the City of Cocoa Utilities Handbook, the project will be modeled using factors of Maximum = 2.0 and Peak = 4.0 (see Table II-I above for demand calculations). Based on the flows listed in Table II-I above, the follow scenarios will be modeled for the proposed development.

- Total Project Peak Daily Flow Demand, excluding Fire Flow
- Total Project Maximum Daily Flow Demand with Fire Flow

1. Existing Municipal Distribution

The residual pressure of the existing municipal water distribution system was assumed to have a residual pressure of 50 psi. The existing system was model and the point of connection are represented as reservoirs R-1 and R-2. The ground elevation at the P.O.C. was used, along with 3.5 feet of cover and the assumed pressure, to calculate the hydraulic grade line at each reservoir.

2. Physical Characteristics

Hazen-Williams Coefficient: A Hazen Williams Coefficient of 120 was used for all PVC pipes.

Head Loss: Head losses were calculated using the Hazen Williams formula from the WaterCad software.

$$H_f = \frac{10.45 * L * Q^{1.85}}{(C^{1.85} * D^{4.8655})}$$

Where,
H_f = Head Loss through a pipe
L = Length of Pipe
Q = Flow
C = 120 for PVC
D = Diameter of pipe

Minor Loss: Minor losses due to valves, backflow preventers, etc. are calculated using the method of loss coefficient:

$$H_f = K * \frac{V^2}{2g}$$

Minor losses due to bends & tees were determined through the use of a resistance coefficient, which was applied to the velocity head of the flow to find the friction loss in the bend or tee. This allows the analysis model to adjust the head loss in a bend or tee as the flow rate changes. Minor loss coefficients for bends, tees, and pipe size were taken from Ingersoll Rand's Cameron Hydraulic Data 17th Edition. The minor loss coefficients are summarized below.

Table II-2 - Minor Loss Coefficients Bend, Valves and Tees

	6" Nominal Diameter	8" – 10" Nominal Diameter
90° Elbow	0.45	0.42
90° Long Radius Elbow	0.24	0.22
Gate valve	0.12	0.11
Tee, Through Flow	0.3	0.28
Tee, Branch Flow	0.9	0.84

Table II-3 - Minor Loss Coefficients Due to Change in Pipe Size

From/To	4"	6"	8"
4"	N/A	0.31	0.56
6"	0.28	N/A	0.19
8"	0.38	0.22	N/A

3. Potable Water and Fire Flow Hydraulic Analysis Summary

Scenario 1: examines the system under peak hour potable demand with no fire flow demand.

Potable Demand: 46.32 GPM Fire Hydrant Demand: 0.00 GPM

Scenario 2: examines the system under maximum daily potable demand along with the required fire flow demand.

Potable Demand: 26.13 GPM Fire Hydrant Demand: 1,250 GPM

See **Appendix C** for results of the hydraulic analysis for the peak hour flow with no fire flow (Scenario 1) and **Appendix D** for the results of the hydraulic analysis for the maximum daily flow with the required fire flow from each fire hydrant separately (Scenario 2). As can be seen, all of the demand sources maintain the required minimum operating pressure of 40 psi under peak daily flow conditions and a minimum pressure of 20 psi under fire flow conditions.

III. Hydraulic Modeling for Potable Water and Fire Flow Analysis

A. Reuse Water Demand Design Flows

Reclaimed water demand was calculated using the standard irrigation design for peak hour flow per zone; the zones where divided into 71 single-family residence units and one recreational area. The maximum daily demand was calculated based on 1.25 inches of irrigation during 7 days. The maximum day irrigation demand rate was estimated as follows:

$$\frac{1.25\ in}{1\ week} * \frac{1\ week}{7\ days} * \frac{1\ day}{24\ hours} * \frac{1\ hour}{60\ minutes} * \frac{1\ ft}{12\ in} * 24.19 acres * \frac{43560\ SF}{1\ acre} =$$

$$10.89 \frac{ft^3}{minute} * \frac{7.48\ gallons}{1\ ft^3} = 81.45\ GPM$$

However, for pipe sizing purpose, the peak hour demand flow was used to ensure the required minimum pressure was met throughout the development under the peak demand conditions. Peak hour demand was estimated at a maximum 8 GPM per zone, per lot, knowing only 1 zone per lot operates at one time. The minimum required pressure for an irrigation system is 30 psi. Table III-1 below summarize the demand results

Table III-1 - Demand Summary

Demand Source	Demand Flow Rate
Zones	72 zones
Peak Hour Reclaimed Water Demand per zone	8 GPM
Peak Hour Reclaimed Demand per Development	**576 GPM**

The demand for the five (5) junctions is based on 8 GPM per lot.

B. Reclaimed Water Flow Modeling

The following analysis represents the water modeling for The Range Road Subdivision. The WaterCad software was used to analyze the proposed reclaimed water system to ensure that the required flows and pressures are available to provide irrigation services around the proposed development.

1. Existing Municipal Distribution

The residual pressure of the existing municipal water distribution system was assumed to have a dynamic pressure of 40 psi. The existing system was modeled and the point of connection are represented as reservoirs R-1 and R-2. The ground elevation at the P.O.C. was used, along with a 3 feet of cover and the assumed pressure, to calculate the hydraulic grade line at each reservoir.

2. Reclaimed Water Hydraulic Analysis Summary

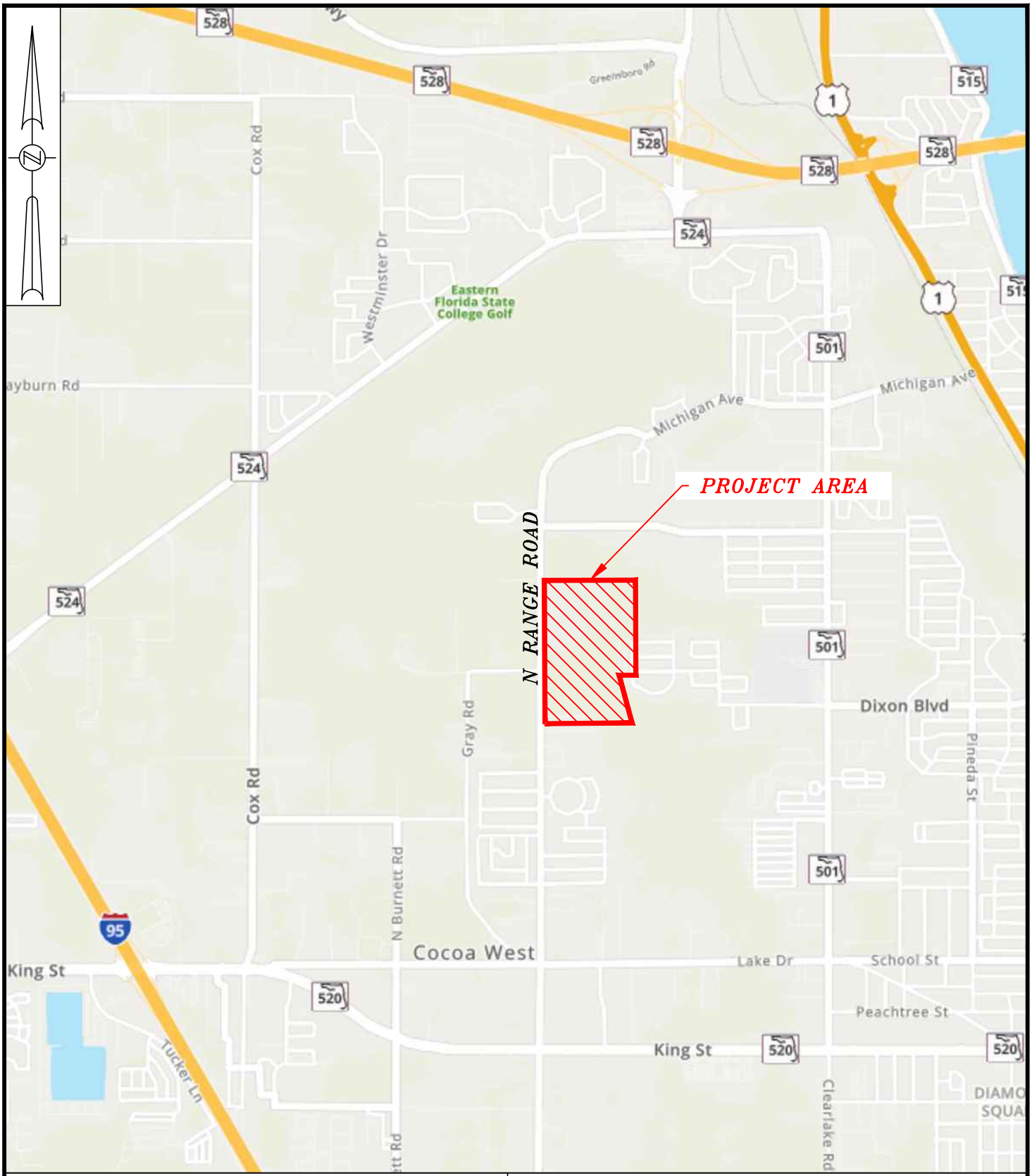
The WaterCad model analyzed the system under peak hour reclaimed demand of 576 GPM.

Table III-2 - Summary of Results

Demand Source	Demand (GPM)	Pressure (psi)
CU-1	85.00	36
CU-2	60.00	36
CU-3	125.00	36
CU-4	90.00	35

Table III-2 above shows the operating pressure for the on-site demand sources. All of the demand sources maintain the required minimum operating pressure of 30 psi under peak hour demand conditions. See **Appendix D** for complete water and fire analysis results.

Appendix A – Location Map



PROJECT NAME: RANGE ROAD SUBDIVISION	**SITE LOCATION MAP**
CLIENT: KARALI ASSOCIATES, LLC	
S, T, R: S 30 T 24S R 36E	**F.E.G. PROJECT NO.:** 19-070
DATE: APRIL 01, 2022	**SCALE:** 1" = 200'

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

Appendix B – ISO Worksheet

*

FIRE FLOW WORKSHEET I.S.O. METHOD

Date: _____ Calculated by: Gregory Crawford, Florida Engr. Group, Inc.

Osceola County Project # _____ - _____ Owner: Karali Associates, LLC

Project Address: Range Road Subdivision

Construction Type: V Number of stories: 1 Occupancy Type: Single Family Residential

Step 1 Take Ai which is 100% sq. ft. of 1st floor plus the following percentage of the total area of the other floors, and find its square root:

1st Floor 2,800 Sq. Ft. @ 100%

BUILDINGS CLASSIFIED AS CONSTRUCTION CLASSES 1-4: 50% OF ALL OTHER FLOORS
BUILDINGS CLASSIFIED AS CONSTRUCTION CLASSES 5 OR 6: IF ALL VERTICAL OPENINGS ARE PROTECTED, 25% OF THE AREA NOT EXCEEDING THE TWO LARGEST FLOORS.
IF ONE OR MORE VERTICAL OPENINGS IN THE BUILDING ARE UNPROTECTED 50% OF THE AREA OF NOT EXCEEDING 8 OTHER FLOORS

Total _____ Sq. Ft. for fire flow = Ai
(Find square root of "Total Sq. Ft. for Fire Flow)

2,800 first = 2,800 Sq. Ft. = 52.9 Ai

TAKE SQUARE ROOT OF Ai AND MULTIPLY BY "F" (COEFFICENT FOR CONSTRUCTION TYPE)

STEP 2

F = Coefficient Related to the class of construction		SBC Type
F = 1.5 for Construction Class 1	(Wood Frame)	VI
F = 1.0 for Construction Class 2	(Joisted Masonry)	V
F = 0.8 for Construction Class 3	(Non-Combustible) &	IV
Construction Class 4	(Masonry Non-Combustible)	III
F = 0.6 for Construction Class 5	(Modified Fire Resistive) &	II
Construction Class 6	(Fire Resistive)	I

Sq. Rt. 52.9 **X F** 1.0 **=** 52.9

STEP 3 **MULTIPLY RESULT OF STEP 2 BY 18**

52.9 **X 18 =** 952.2 **GPM** (round off to nearest GPM in table on Step 4 below)

STEP 4 **ROUND OFF TO THE NEAREST 250 GPM (ROUND UP OR DOWN)**

500 TO 625 = 500 GPM	**626 TO 875 = 750 GPM**	**876 TO 1125 = 1000 GPM**
1126 TO 1375 = 1250 GPM	**1376 TO 1625 = 1500 GPM**	**1626 TO 1875 = 1750 GPM**
1876 TO 2125 = 2000 GPM	**2126 TO 2375 = 2250 GPM**	**2376 TO 2625 = 2500 GPM**
2626 TO 2875 = 2750 GPM	**2876 TO 3125 = 3000 GPM**	**3126 TO 3375 = 3250 GPM**

ROUNDED OFF TO THE NEAREST 250 GPM = 1,000 **GPM Sub Total**

STEP 5 **MULTIPLY RESULT OF ROUNDED OFF GPM (X) FROM ABOVE BY THE OI (OCCUPANT FACTOR)**

		OCC. FACTOR
C-1	(NON-COMBUSTIBLE) CLAY, BLOCK STORAGE, ETC.	0.75
C-2	(LIMITED COMBUSTIBLE) APARTMENTS, OFFICE, CHURCH, ETC.	0.85
C-3	(COMBUSTIBLE) MERCANTILE, RESTAURANTS, ETC.	1.00
C-4	(FREE BURNING) MIXED STORAGE, COMBUSTIBLE & FLAMABLE	1.15
C-5	(RAPID BURNING) EXPLOSIVES, VAPORS, ETC.	1.25

ROUNDED GPM 1,000 **X OI** 0.75 **=** 750 **GPM Sub Total**

County Project # _____-_____ Date: January 27, 2022

Rounded off GPM Sub Total from step 4 1,000 **b = (GPM)**

I.S.O. Sprinkler Reduction % Varies with Building Hazard.

Automatic Sprinklers: _____ Subtract _____% Times b = _____ GPM

Subtotal N/A GPM

Building exposures: **Distance** **Exposure**

1. Front 70' including street Add 10 %
2. Left 10' Add 25 %
3. Rear 25' Add 20 %
4. Right 10' Add 25 %

Total Use highest per ISO Standards

Use 25% % X b = + 250

Total 1,250 GPM

Final Fire Flow Required 1,250 **GPM**

The percentage for any one side generally should not exceed the following limits for the separations shown:

Separation	Percentage
0 – 10 feet	25%
11 – 30 feet	20%
31 – 60 feet	15%
61 – 100 feet	10%
101 – 150 feet	5%

Dwellings – For groupings of 1 – family and small 2 – family dwellings not exceeding 2 stories in height, the following short method may be used. (*For other residential buildings, the regular method should be used*.)

Exposure distances	Suggested required fire flow
Over 100 feet	500 GPM
31 to 100 feet	750 – 1000 GPM
11 to 30 feet	1000 – 1500 GPM
10 feet or less	1500 – 2000 GPM

Appendix C – Potable Water and Fire Flow Analysis Results

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-1	20.52	1,255	130.39	48
FH-2	20.74	5	131.04	48
FH-3	20.09	5	132.07	48
FH-4	20.19	5	133.10	49
FH-5	21.10	5	133.18	48
J-2	20.80	0	131.04	48
J-6	19.79	0	133.18	49

FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Length (ft)	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Pressure Loss (psi)
P-1	R-1	FH-1	8.0	PVC	120.0	121	2.790	948	6.05	1.7
P-3	FH-1	J-2	8.0	PVC	120.0	265	0.280	-307	1.96	0.3
P-4	J-2	FH-2	8.0	PVC	120.0	65	0.280	5	0.03	0.0
P-6	J-2	FH-3	8.0	PVC	120.0	393	1.060	-312	1.99	0.4
P-8	FH-3	FH-4	8.0	PVC	120.0	400	0.280	-318	2.03	0.4
P-10	FH-4	J-6	8.0	PVC	120.0	23	0.280	-323	2.06	0.0
P-11	J-6	FH-5	8.0	PVC	120.0	372	0.500	5	0.03	0.0
P-13	J-6	R-2	8.0	PVC	120.0	240	2.570	-328	2.09	0.4

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-1	20.52	5	131.52	48
FH-2	20.74	1,255	125.43	45
FH-3	20.09	5	129.98	48
FH-4	20.19	5	132.13	48
FH-5	21.10	5	132.30	48
J-2	20.80	0	127.80	46
J-6	19.79	0	132.30	49

FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Length (ft)	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Pressure Loss (psi)
P-1	R-1	FH-1	8.0	PVC	120.0	121	2.790	793	5.06	1.2
P-3	FH-1	J-2	8.0	PVC	120.0	265	0.280	788	5.03	1.6
P-4	J-2	FH-2	8.0	PVC	120.0	65	0.280	1,255	8.01	1.0
P-6	J-2	FH-3	8.0	PVC	120.0	393	1.060	-467	2.98	0.9
P-8	FH-3	FH-4	8.0	PVC	120.0	400	0.280	-473	3.02	0.9
P-10	FH-4	J-6	8.0	PVC	120.0	23	0.280	-478	3.05	0.1
P-11	J-6	FH-5	8.0	PVC	120.0	372	0.500	5	0.03	0.0
P-13	J-6	R-2	8.0	PVC	120.0	240	2.570	-483	3.08	0.7

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-1	20.52	5	132.59	48
FH-2	20.74	5	130.27	47
FH-3	20.09	1,255	126.74	46
FH-4	20.19	5	130.63	48
FH-5	21.10	5	130.93	48
J-2	20.80	0	130.27	47
J-6	19.79	0	130.93	48

FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Length (ft)	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Pressure Loss (psi)
P-1	R-1	FH-1	8.0	PVC	120.0	121	2.790	616	3.93	0.7
P-3	FH-1	J-2	8.0	PVC	120.0	265	0.280	610	3.90	1.0
P-4	J-2	FH-2	8.0	PVC	120.0	65	0.280	5	0.03	0.0
P-6	J-2	FH-3	8.0	PVC	120.0	393	1.060	605	3.86	1.5
P-8	FH-3	FH-4	8.0	PVC	120.0	400	0.280	-650	4.15	1.7
P-10	FH-4	J-6	8.0	PVC	120.0	23	0.280	-655	4.18	0.1
P-11	J-6	FH-5	8.0	PVC	120.0	372	0.500	5	0.03	0.0
P-13	J-6	R-2	8.0	PVC	120.0	240	2.570	-661	4.22	1.3

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-1	20.52	5	133.42	49
FH-2	20.74	5	132.21	48
FH-3	20.09	5	130.40	48
FH-4	20.19	1,255	128.68	47
FH-5	21.10	5	129.14	47
J-2	20.80	0	132.21	48
J-6	19.79	0	129.14	47

FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Length (ft)	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Pressure Loss (psi)
P-1	R-1	FH-1	8.0	PVC	120.0	121	2.790	434	2.77	0.4
P-3	FH-1	J-2	8.0	PVC	120.0	265	0.280	429	2.74	0.5
P-4	J-2	FH-2	8.0	PVC	120.0	65	0.280	5	0.03	0.0
P-6	J-2	FH-3	8.0	PVC	120.0	393	1.060	424	2.71	0.8
P-8	FH-3	FH-4	8.0	PVC	120.0	400	0.280	419	2.67	0.7
P-10	FH-4	J-6	8.0	PVC	120.0	23	0.280	-837	5.34	0.2
P-11	J-6	FH-5	8.0	PVC	120.0	372	0.500	5	0.03	0.0
P-13	J-6	R-2	8.0	PVC	120.0	240	2.570	-842	5.37	2.1

FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-1	20.52	5	133.48	49
FH-2	20.74	5	132.36	48
FH-3	20.09	5	130.67	48
FH-4	20.19	5	129.08	47
FH-5	21.10	1,255	116.45	41
J-2	20.80	0	132.36	48
J-6	19.79	0	128.96	47

FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Length (ft)	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Pressure Loss (psi)
P-1	R-1	FH-1	8.0	PVC	120.0	121	2.790	418	2.67	0.4
P-3	FH-1	J-2	8.0	PVC	120.0	265	0.280	413	2.63	0.5
P-4	J-2	FH-2	8.0	PVC	120.0	65	0.280	5	0.03	0.0
P-6	J-2	FH-3	8.0	PVC	120.0	393	1.060	407	2.60	0.7
P-8	FH-3	FH-4	8.0	PVC	120.0	400	0.280	402	2.57	0.7
P-10	FH-4	J-6	8.0	PVC	120.0	23	0.280	397	2.53	0.0
P-11	J-6	FH-5	8.0	PVC	120.0	372	0.500	1,255	8.01	5.4
P-13	J-6	R-2	8.0	PVC	120.0	240	2.570	-858	5.48	2.2

Hydraulic Model Inventory: WaterCAD.wtg

Title	
Engineer	
Company	
Date	1/26/2022
Notes	

Scenario Summary

ID	67
Label	Scenario - 2 - MDF + Fire Flow
Notes	
Active Topology	<I> Base Active Topology
Physical	Fire
Demand	Fire
Initial Settings	<I> Base Initial Settings
Operational	<I> Base Operational
Age	<I> Base Age
Constituent	<I> Base Constituent
Trace	<I> Base Trace
Fire Flow	<I> Base Fire Flow
Energy Cost	<I> Base Energy Cost
Transient	<I> Base Transient
Pressure Dependent Demand	<I> Base Pressure Dependent Demand
Failure History	<I> Base Failure History
SCADA	<I> Base SCADA
User Data Extensions	<I> Base User Data Extensions
Steady State/EPS Solver Calculation Options	<I> Base Calculation Options
Transient Solver Calculation Options	<I> Base Calculation Options

Network Inventory

Pipes	8	Pump Stations	0
Laterals	0	Variable Speed Pump Batteries	0
Junctions	7	PRV's	0
Hydrants	0	PSV's	0
Tanks	0	PBV's	0
Reservoirs	2	FCV's	0
Customer Meters	0	TCV's	0
Taps	0	GPV's	0
SCADA Elements	0	Isolation Valves	0
Pumps	0	Spot Elevations	0

Transient Network Inventory

Turbines	0	Rupture Disks	0
Periodic Head-Flows	0	Discharges to Atmosphere	0
Air Valves	0	Orifices Between Pipes	0
Hydropneumatic Tanks	0	Valves With Linear Area Change	0
Surge Valves	0	Surge Tanks	0
Check Valves	0		

Pressure Pipes Inventory

8.0 (in)	1,879 ft	All Diameters	1,879 ft

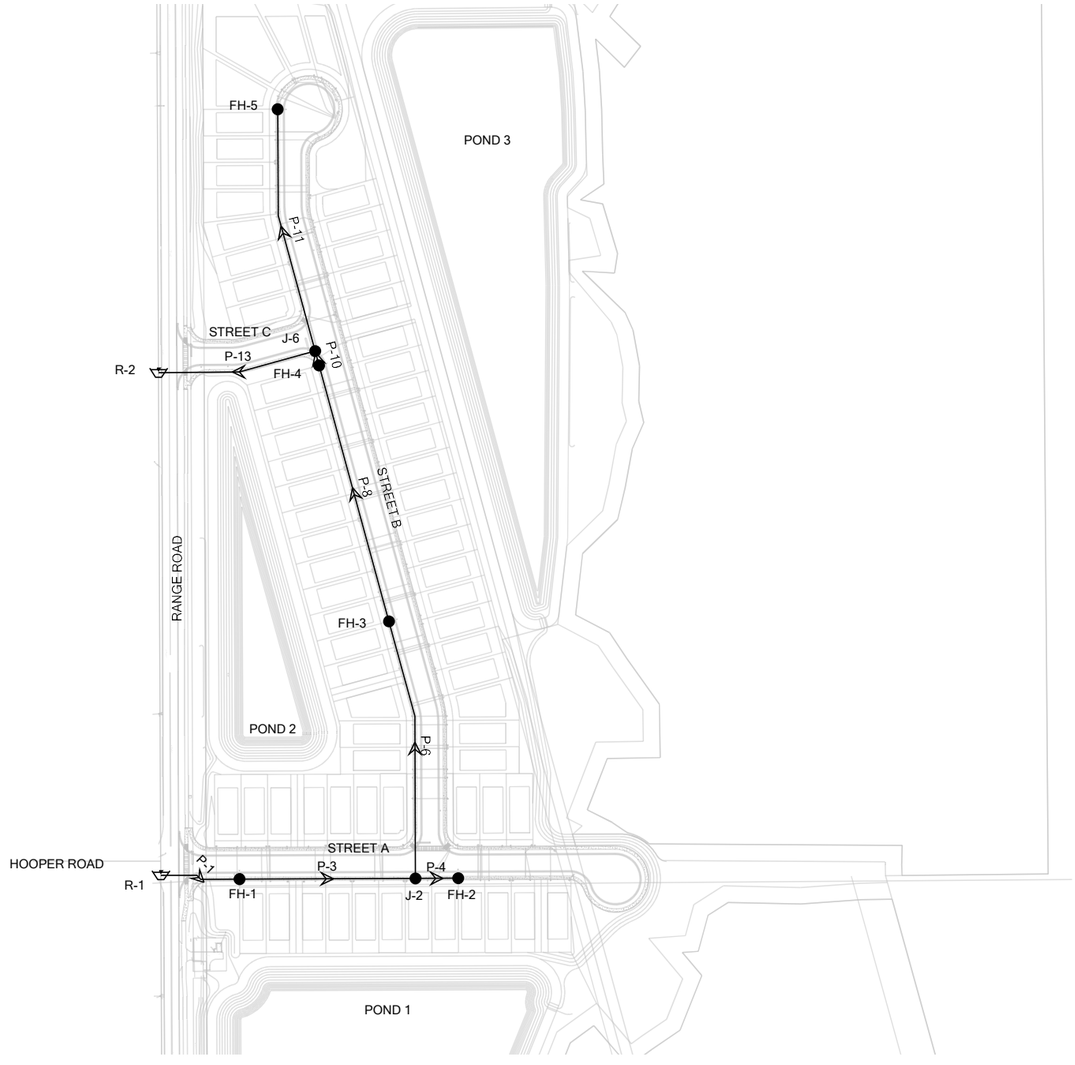
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
FH-1	20.52	10	134.24	49
FH-2	20.74	10	134.17	49
FH-3	20.09	10	134.09	49
FH-4	20.19	10	134.03	49
FH-5	21.10	10	134.02	49
J-2	20.80	0	134.18	49
J-6	19.79	0	134.02	49

FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Length (ft)	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Pressure Loss (psi)
P-1	R-1	FH-1	8.0	PVC	120.0	121	2.790	102	0.65	0.0
P-3	FH-1	J-2	8.0	PVC	120.0	265	0.280	92	0.59	0.0
P-4	J-2	FH-2	8.0	PVC	120.0	65	0.280	10	0.07	0.0
P-6	J-2	FH-3	8.0	PVC	120.0	393	1.060	81	0.52	0.0
P-8	FH-3	FH-4	8.0	PVC	120.0	400	0.280	71	0.45	0.0
P-10	FH-4	J-6	8.0	PVC	120.0	23	0.280	60	0.39	0.0
P-11	J-6	FH-5	8.0	PVC	120.0	372	0.500	10	0.07	0.0
P-13	J-6	R-2	8.0	PVC	120.0	240	2.570	50	0.32	0.0

Scenario: Scenario - 1 - PDF



FlexTable: Reservoir Table

Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-1	134.30	<None>	418	134.30
R-2	134.00	<None>	858	134.00

Appendix D – Reclaimed Water Analysis Results

Junction Demand Control Center

Scenario Summary

ID	1
Label	Reclaimed Water
Notes	
Demand	Base Demand

ID	Label	Demand (Base) (gpm)	Pattern (Demand)	Zone
31	J-1	120.00	Fixed	<None>
37	J-2	56.00	Fixed	<None>
47	J-5	256.00	Fixed	<None>
33	J-3	8.00	Fixed	<None>
39	J-4	128.00	Fixed	<None>

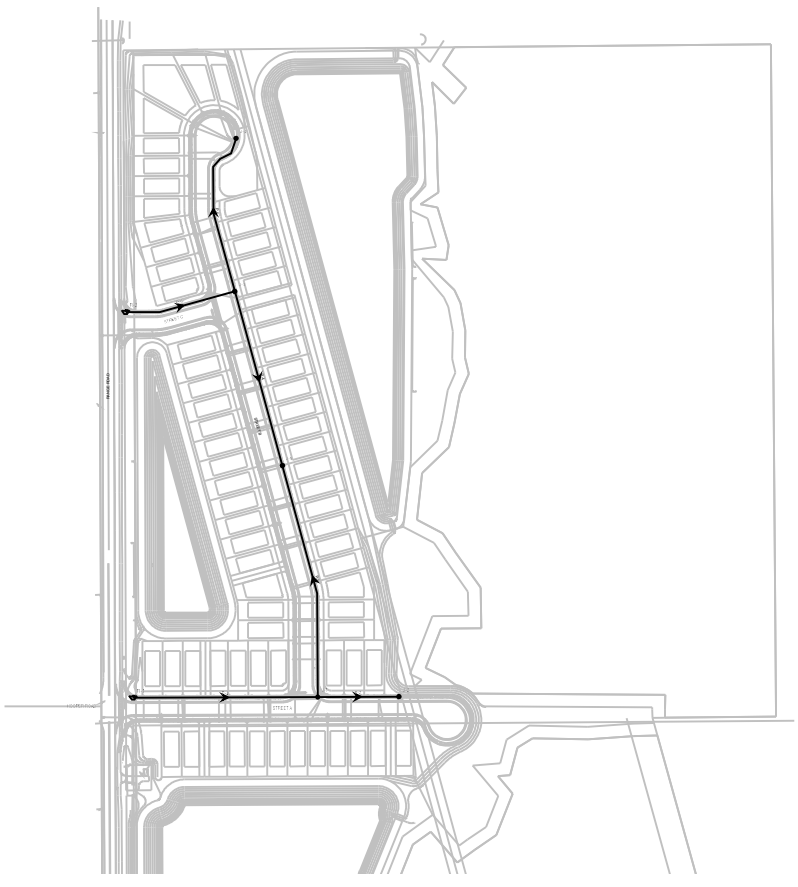
FlexTable: Junction Table

Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	21.07	120	90.53	30
J-2	20.96	56	90.03	30
J-3	20.65	8	94.57	32
J-4	21.61	128	89.80	30
J-5	20.83	256	86.69	28

FlexTable: Pipe Table

Label	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Length (ft)	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Pressure Loss (psi)
P-1	R-1	J-1	4.0	PVC	120.0	367	2.860	271	6.92	9.7
P-2	J-1	J-2	4.0	PVC	120.0	161	0.610	56	1.43	0.2
P-3	J-1	J-5	4.0	PVC	120.0	469	1.290	95	2.43	1.7
P-4	J-5	J-3	4.0	PVC	120.0	358	1.290	-161	4.11	3.4
P-5	J-3	J-4	4.0	PVC	120.0	330	1.420	128	3.27	2.1
P-6	J-3	R-2	4.0	PVC	120.0	222	3.130	-297	7.58	7.5

Scenario: Reclaimed Water



FlexTable: Reservoir Table

Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
R-1	112.90	<None>	271	112.90
R-2	111.90	<None>	297	111.90

RANGE ROAD PROJECT

Project № 23119
November 2023

TRAFFIC IMPACT ANALYSIS
CITY OF COCOA
FLORIDA

Prepared by:

Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

Karali Associates LLC
2642 Fawnlake Trail
Orlando, Florida 32828

EXECUTIVE SUMMARY

Project Information

Name:	Range Road Project
Location:	North of SR 520 and east of Hooper Road
Description:	71 Single Family Detached Dwelling Units (DUs)

Findings

Trip Generation:	736 Daily Trips / 55 AM Peak Hour Trips / 72 PM Peak Hour Trips
Access Plan:	Two (2) full access driveways on Range Road
Roadway Capacity:	All roadway segments are projected to continue to operate adequately at project buildout.
Intersection Capacity:	All intersections are projected to operate adequately at project buildout.
Access Review:	Deceleration lanes are not warranted on Range Road at project access driveways.

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, 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: Range Road Project

LOCATION: City of Cocoa, Florida

CLIENT: Karali Associates LLC

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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
AYMAN H. AS-SAIDI, P.E. NO 56849

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1.0 INTRODUCTION

This Tier 2 Traffic Impact Analysis (TIA) was conducted to assess the impact of the proposed Range Road Project development in the City of Cocoa, Brevard County, Florida. The project will include 71 Single Family Detached Dwelling Units (DUs). The site is located east of Range Road, approximately 1.33 miles north of SR 520, and east of Hooper Road, in the City of Cocoa, Florida. **Figure 1** depicts the site location and the surrounding transportation network. A preliminary development site plan is provided in **Appendix A**.

Access to the site is proposed via two (2) full access driveways on Range Road. The development is projected to be completed by the year 2026.

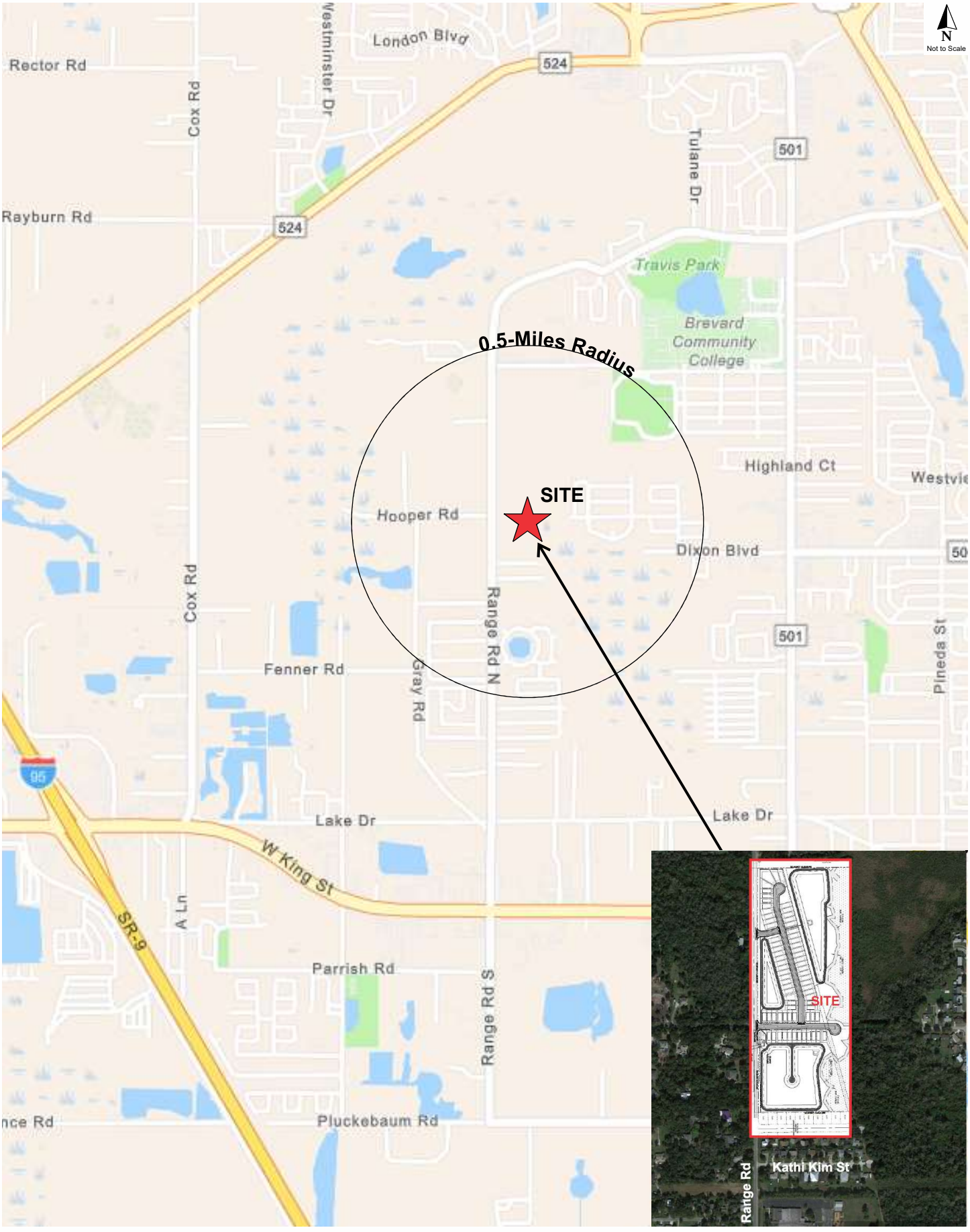
The analysis was prepared in accordance with the approved methodology submitted to the City of Cocoa and reviewed by the City's reviewer. A copy of the approved methodology is included in **Appendix B**.

Data used in the analysis consisted of site plan/development information provided by the project engineers, AM and PM peak hour intersection traffic counts obtained by Traffic & Mobility Consultants LLC (TMC), and roadway capacities obtained from the *Space Coast Transportation Planning Organization (SCTPO) Traffic Counts 2013-2022* and *Florida Department of Transportation (FDOT) 2023 Multimodal Quality/Level of Service (Q/LOS) Handbook.*

1.1 Study Area

The project study area was established based on the standard requirements of the *City of Cocoa TIA Guidelines*. In accordance with the *City of Cocoa TIA Guidelines*, the impacted roadways and intersections/signalized systems that must be studied in TIA shall include:

- The major roadway segment(s) to which the site has direct connections, or to which the site has the most direct access via local/non-major streets.
- All roadways of the project where the project's peak hour trips consume three percent (3%) or more of a roadway's two-way peak hour generalized service volume based on the adopted LOS and committed number of lanes.
- Major intersections and signalized systems that are part of the impacted threshold roadways.



TMC
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Site Location Map
Range Road Project
23119

Figure
1

- The intersection(s) and signalized systems of the major roadways with the non-major roads that provide access for 50 or more peak-hour development trips to or from the site (two-way total) to the major road network.

The project study area roadway significance is provided in **Table 1** as determined in the approved methodology.

Table 1
Study Area Significance

Road Name	Median Type	Area Type	# LNS	LOS Std	Pk Hr 2-Way Capacity	Trip Distr	Project Trips	% of Cap
Range Rd								
Lake Dr to Hooper Road/Street A	Undivided	Urban	2	E	1,620	50%	36	2.2%
Hooper Road/Street A to Rosetine St	Undivided	Urban	2	E	1,620	40%	29	1.8%

2022 Space Coast Transportation Planning Organization Traffic Counts
Capacities are taken from 2023 FDOT Q/LOS Tables

Based on the information presented in **Table 1**, the study roadway segments are as follows:

- Range Road
  - Lake Drive to Hooper Road/ Street A
  - Hooper Road/ Street A to Rosetine Street

The study intersections are as follows*:*

- Range Road and Hooper Road/ Street A (Unsignalized)
- Range Road and Street C (Proposed)

2.0 EXISTING CONDITIONS ANALYSIS

Existing conditions were analyzed to establish a baseline for the traffic conditions prevailing in the vicinity of the proposed development. The analysis included a review of existing roadway segment capacity and analysis of the intersection operations at the study intersections.

2.1 Roadway Segment Capacity

Existing roadway conditions were analyzed by comparing the existing traffic volumes within the study area and the adopted level of service (LOS) standards for the roadway segments. Existing annual average daily traffic (AADT) volumes were obtained from the *2022 Space Coast Transportation Planning Organization (SCTPO) Database*. *2023 FDOT Florida Traffic Online (FTO) website* provides peak hour (K=0.09) factor to calculate the two-way peak hour traffic. Annual growth rates (AGRs) were calculated from the Range Road historical AADTs to obtain the buildout year two-way peak hour volumes on Range Road, which will be used to calculate the projected background traffic volume in this study. The service volumes and capacities were obtained from the *2022 Space Coast Transportation Planning Organization (SCTPO) Database* and *2023 FDOT Multimodal Quality/Level of Service Handbook.* Excerpts from the 2022 *Space Coast Transportation Planning Organization (SCTPO) Database, 2023 Florida Traffic Online (FTO) website*, and *2023 FDOT Multimodal Quality/Level of Service Handbook* are included in **Appendix C**. **Table 2** summarizes the roadway segment capacity analysis.

Table 2
Existing Roadway Segment Capacity Analysis

Road Name	Median Type	Area Type	# LNS	LOS Std	Pk Hr 2-Way Capacity	2022 Existing				
						AADT	K-Factor	Pk Hr 2-Way	LOS	V/C
Range Rd										
Lake Dr to Hooper Road/Street A	Undivided	Urban	2	D	1,620	5,970	0.09	537	C	0.33
Hooper Road/Street A to Rosetine St	Undivided	Urban	2	D	1,620	5,970	0.09	537	C	0.33

2022 Space Coast Transportation Planning Organization Traffic Counts
Capacities are taken from 2023 FDOT Q/LOS Tables
K-factor is taken from FTO Website

The analysis indicates that all study roadway segments currently operate adequately within their LOS standards.

2.2 Intersection Capacity

The intersection capacity analysis was performed for the AM and PM peak hour periods at the study intersections. The capacity analysis was performed using *Synchro* and the methods of the *Highway Capacity Manual (HCM)*. Turning movement counts were collected at the study intersections on November 14, 2023. Existing turning movement counts were collected during the off-peak season; therefore, a seasonal adjustment factor of 1.06 was applied. The AM and PM peak hour counts are presented in **Figure 2**. The turning movement counts and the *2022 Peak Season Factor Category Report* are included in **Appendix D**. The summary results of the intersection capacity analysis, summarized in **Table 3,** reveal that the intersection of Range Road and Hooper Road is currently operating at adequate LOS. Detailed *HCM* analysis worksheets are included in **Appendix E**.

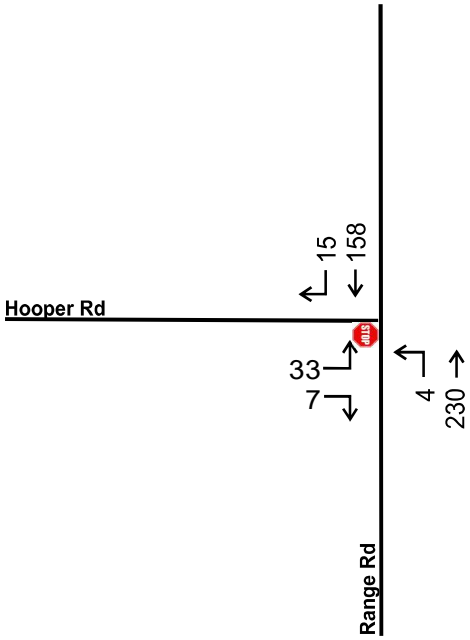
Table 3
Existing Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	EB		WB		NB		SB	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Range Rd & Hooper Road/Street A	TWSC	AM	12.1	B	--	--	7.7	A	--	--
		PM	10.3	B	--	--	7.7	A	--	--

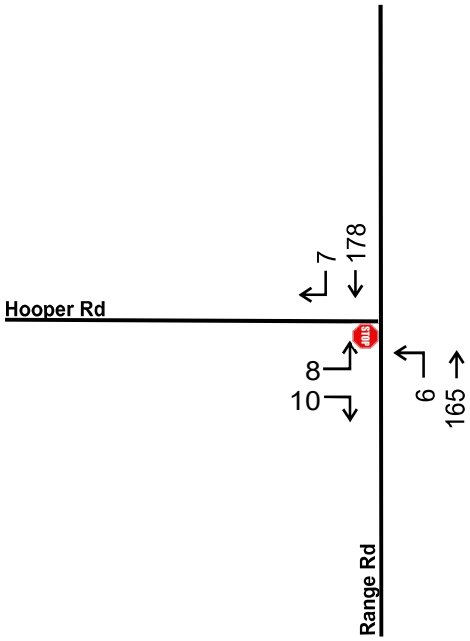
Delays expressed in sec/veh

N
Not to Scale

AM Peak



PM Peak



Existing Peak Hour Intersection Volumes
Range Road Project
23119

Figure
2

3.0 PROJECT TRAFFIC

3.1 Trip Generation

The traffic generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the project is summarized in **Table 4** and the ITE sheets are provided in **Appendix F**.

Table 4
Trip Generation Calculations

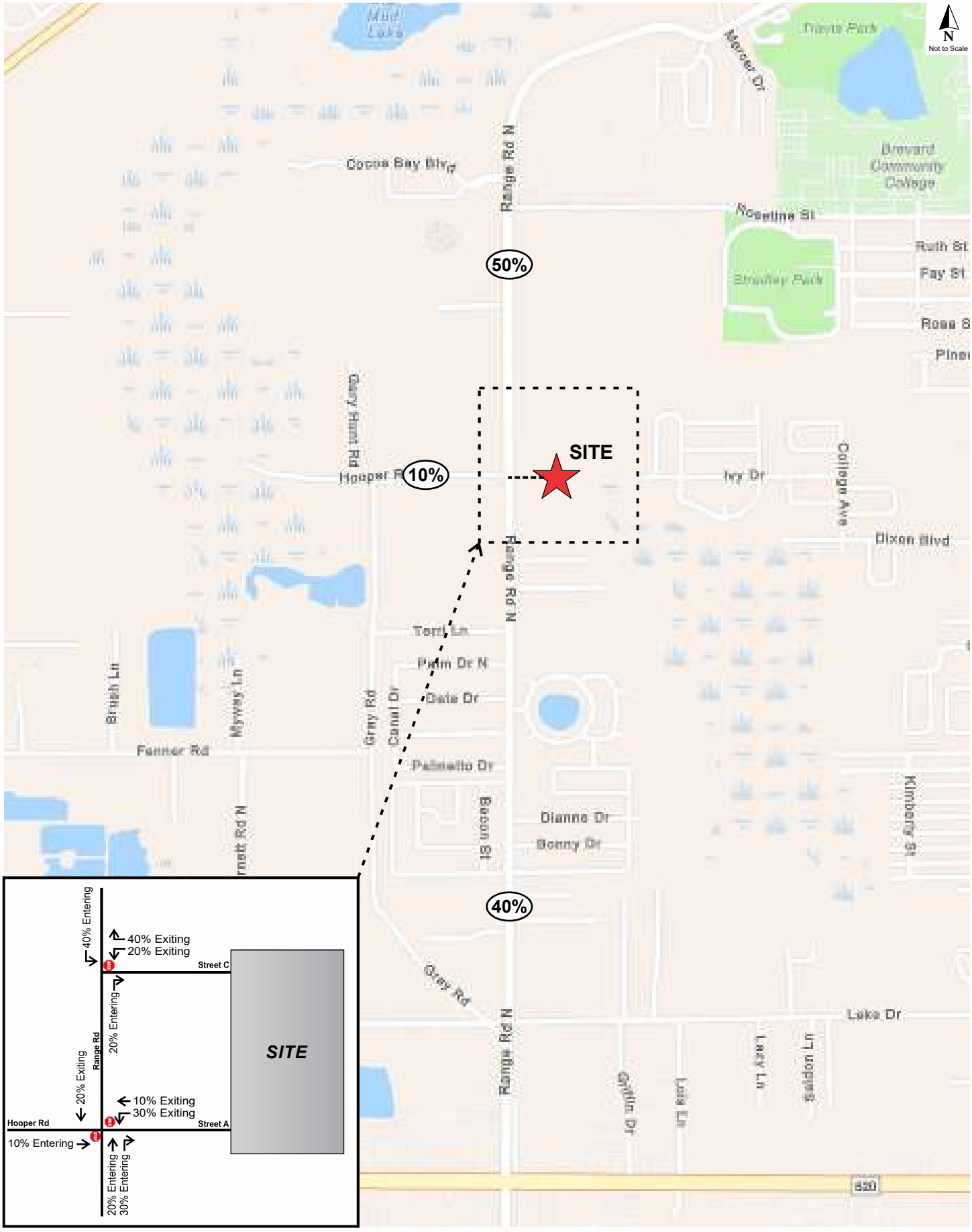
ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential	71 DU	10.37	736	0.77	55	14	41	1.01	72	45	27

Trip Generation analysis based on ITE Trip Generation Manual, 11th Edition.

The proposed development at project buildout is projected to generate 736 daily trips; of which 55 trips occur during the AM peak hour, and 72 trips occur during the PM peak hour.

3.2 Trip Distribution/Assignment

A trip distribution pattern was estimated using the existing roadway network traffic volumes from *2022 Space Coast Transportation Planning Organization (SCTPO) Database*. The location of the development with respect to the study area attractions and activity centers were also used to estimate the distribution to reflect prevailing travel patterns in the vicinity of the site and the surrounding transportation network. *2022 SCTPO Database* is provided in **Appendix C**, and the trip distribution is shown in **Figure 3.**



TMC Traffic & Mobility Consultants

Project Trip Distribution

Range Road Project
23119

Figure 3

4.0 PROJECTED CONDITIONS ANALYSIS

An analysis of projected conditions was conducted to determine the impact of the proposed development on the roadway segments' capacity, as well as the proposed access connections to the site. The project buildout year is 2026.

4.1 Planned and Programmed Improvements

The *FDOT Work Program (WP)*, *2040 SCTPO Long Range Transportation Plan Document,* and the *City of Cocoa Comprehensive Plan* have been reviewed. No planned or programmed improvements funded for construction were identified within the study area.

4.2 Background Traffic Projection

Projected traffic includes background traffic volumes, the project trips, and committed trips. Projected background traffic is based on traffic growth or vested trips, whichever was found to be higher. The *City of Cocoa Traffic Concurrency Management System* database was reviewed, and no committed/reserved trips were found relevant to the study area. Traffic growth at the project buildout was calculated using the historical data between 2018 and 2022 obtained from *FTO website.* A minimum of 2% annual growth rate was applied to roadway segments for which minimal or no growth was detected. The *FTO Historical AADT Report* for Range Road and annual growth rate calculations are included in **Appendix G**.

4.3 Roadway Segment Capacity

The project trips were assigned to study roadway segments based on the project's trip generation and trip distribution pattern. Projected roadway conditions were analyzed by comparing the projected traffic volumes on the study roadway segments to their capacities and service volumes, which were obtained from *2022 SCTPO Database* and *2023 FDOT Multimodal Quality/Level of Service Handbook*.

Table 5 summarizes the projected roadway segment capacity analysis under the projected conditions for the PM peak hour, which reveals that all roadway segments are projected to continue to operate adequately at the project buildout.

Table 5
Projected Roadway Segment Capacity Analysis

Road Name	# LNS	LOS Std	Pk Hr 2-Way Capacity	Growth Rate	Existing Pk Hr 2-Way	2026 Background Volume	2026 Background LOS	2026 Background V/C	Trip Distr	2026 Buildout Trips	2026 Buildout Volume	2026 Buildout LOS	2026 Buildout V/C
Range Rd													
Lake Dr to Access Rd	2	D	1,620	2%	537	580	C	0.36	50%	36	616	C	0.38
Access Rd to Rosetine St	2	D	1,620	2%	537	580	C	0.33	40%	29	609	C	0.38

2022 Space Coast Transportation Planning Organization Traffic Counts
Capacities are taken from 2023 FDOT Q/LOS Tables
K-factor is taken from FTO Website

4.4 Intersection Capacity

The projected volumes for the intersection capacity and operations analysis were calculated by assigning the project trips to the project driveways and adding those volumes to the background volumes at the study intersections. Projected background traffic was estimated using the annual growth rate discussed in the previous section. The projected AM and PM peak hour volumes are illustrated in **Figure 4**.

Results of the intersection capacity analysis, summarized in **Table 6**, reveal that all study intersections are projected to operate adequately at project buildout. Projected intersection volume calculation worksheets and detailed *HCM* analysis worksheets are included in **Appendix H**.

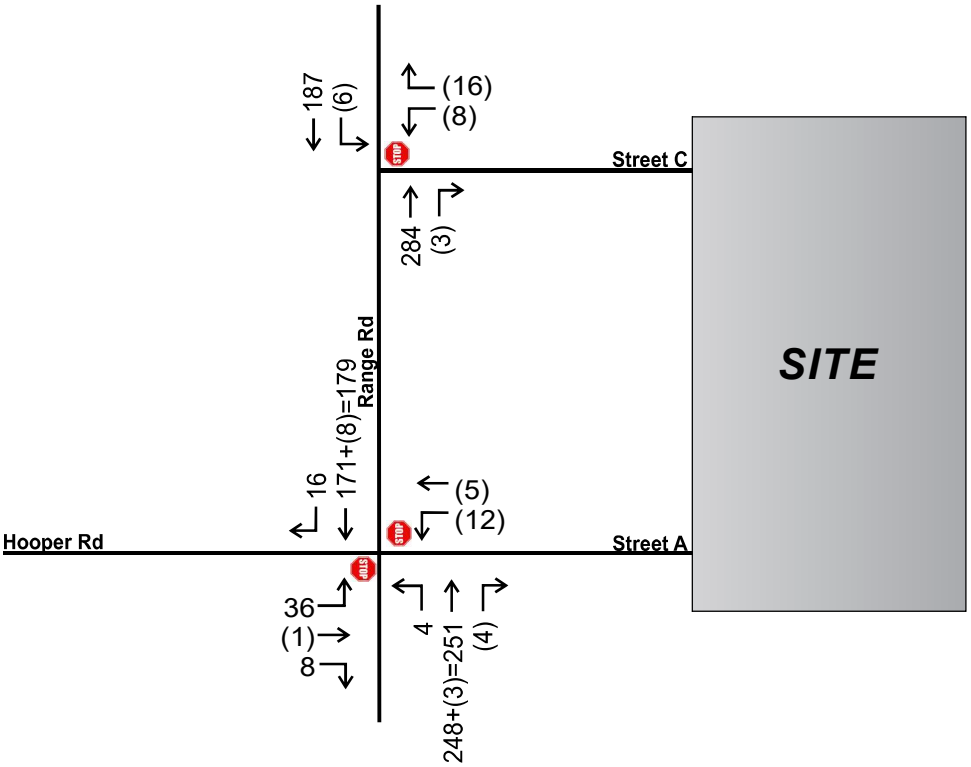
Table 6
Projected Intersection Capacity Analysis

Intersection	Traffic Control	Time Period	EB Delay	EB LOS	WB Delay	WB LOS	NB Delay	NB LOS	SB Delay	SB LOS
Range Rd & Hooper Road/Street A	TWSC	AM	13.8	B	13.9	B	7.7	A	--	--
		PM	11.4	B	12.8	B	7.7	A	--	--
Range Road & Street C	TWSC	AM	--	--	10.9	B	--	--	7.9	A
		PM	--	--	10.2	B	--	--	7.7	A

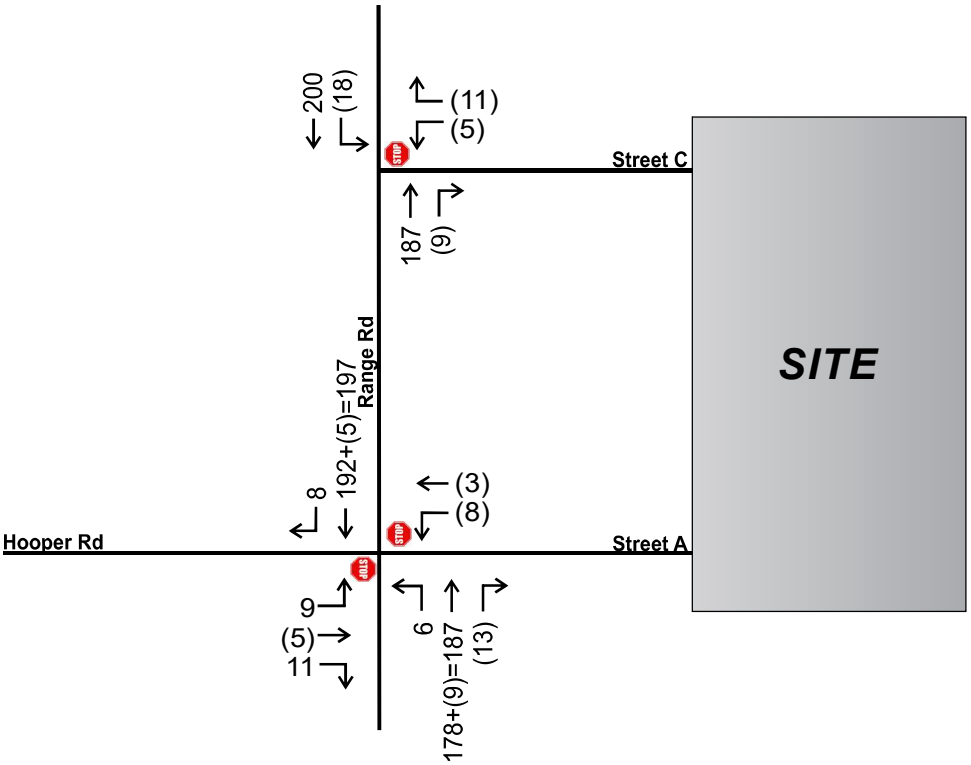
Delays expressed in sec/veh

N
Not to Scale

AM Peak



PM Peak



Legend:
Background + (Project) = Total

5.0 ACCESS REVIEW

The development will be accessed via two (2) full access driveways on Range Road; one (1) is at Hooper Road, and one (1) is north of Hooper Road. Range Road is a 2-lane undivided roadway with a posted speed of 35 MPH adjacent to the site. Hooper Road is a 2-lane undivided roadway with a posted speed of 25 mph adjacent to the site.

The access analysis was performed for buildout conditions of the development in order to determine the need for deceleration turn lanes at the project access driveways. The left and right turn deceleration turn warrants were conducted for the proposed project access driveway based on the *NCHRP Report 457* Methodology.

5.1 Turn Lane Review

Right Turn Deceleration Lane at Street A Project Driveway on Range Road

The results of the right turn warrant analysis show that a right turn deceleration lane is not warranted at Range Road. The right turn lane warrant analysis sheet is included in **Appendix I**.

Left Turn Deceleration Lane at Street C Project Driveway on Range Road

The results of the left turn warrant analysis show that a left turn deceleration lane is not warranted at Range Road. The left turn lane warrant analysis sheet is included in **Appendix I**.

6.0 STUDY CONCLUSIONS

This traffic analysis was conducted to assess the impact of the proposed development of Range Road Project in the City of Cocoa, Brevard County, Florida. The project will include 71 Single Family Detached Dwelling Units (DUs). Project is projected to be completed by year 2026. The analysis included a determination of project trip generation, a review of existing and projected roadway and intersection capacity, and access review.

The results of the traffic analysis are summarized as follows:

- The proposed development is projected to generate 736 daily trips; of which 55 trips occur during the AM peak hour, and 72 trips occur during the PM peak hour at project buildout.

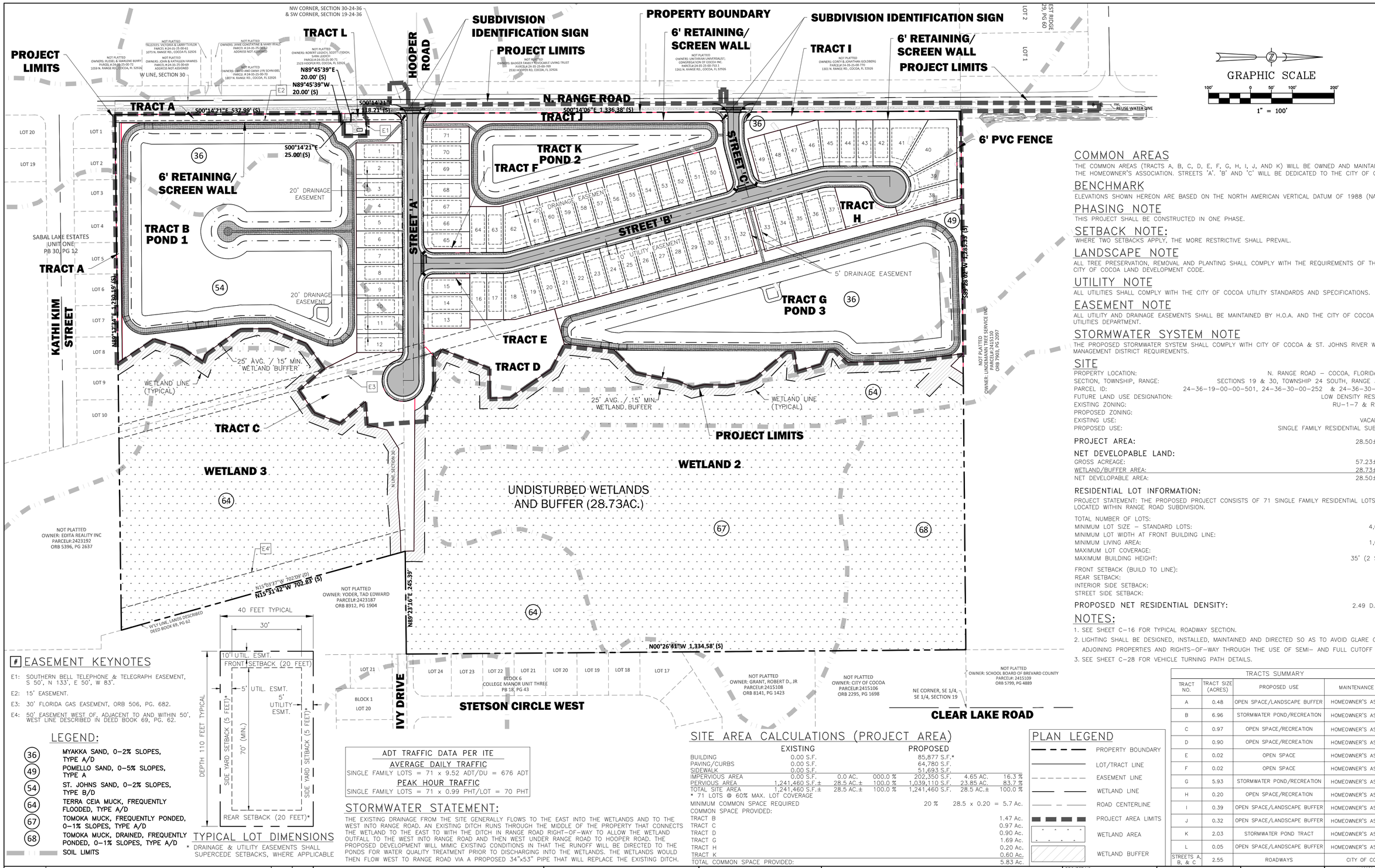
- All roadway segments are projected to continue to operate adequately at project buildout.

- All the study intersections and project access driveways are projected to operate adequately at project buildout.

- The results of right and left turn warrant analyses show that deceleration lanes are not warranted on Range Road at the project access driveways.

APPENDICES

Appendix A
Preliminary Development Plan



EASEMENT KEYNOTES

E1: SOUTHERN BELL TELEPHONE & TELEGRAPH EASEMENT, S 50', N 133', E 50', W 83'.

E2: 15' EASEMENT.

E3: 30' FLORIDA GAS EASEMENT, ORB 506, PG. 682.

E4: 50' EASEMENT WEST OF, ADJACENT TO AND WITHIN 50', WEST LINE DESCRIBED IN DEED BOOK 69, PG. 62.

LEGEND:

(36) MYAKKA SAND, 0–2% SLOPES, TYPE A/D

(49) POMELLO SAND, 0–5% SLOPES, TYPE A

(54) ST. JOHNS SAND, 0–2% SLOPES, TYPE B/D

(64) TERRA CEIA MUCK, FREQUENTLY FLOODED, TYPE A/D

(67) TOMOKA MUCK, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D

(68) TOMOKA MUCK, DRAINED, FREQUENTLY PONDED, 0–1% SLOPES, TYPE A/D

SOIL LIMITS

TYPICAL LOT DIMENSIONS

* DRAINAGE & UTILITY EASEMENTS SHALL SUPERCEDE SETBACKS, WHERE APPLICABLE

ADT TRAFFIC DATA PER ITE	
AVERAGE DAILY TRAFFIC	
SINGLE FAMILY LOTS = 71 x 9.52 ADT/DU = 676 ADT	
PEAK HOUR TRAFFIC	
SINGLE FAMILY LOTS = 71 x 0.99 PHT/LOT = 70 PHT	

STORMWATER STATEMENT:

THE EXISTING DRAINAGE FROM THE SITE GENERALLY FLOWS TO THE EAST INTO THE WETLANDS AND TO THE WEST INTO RANGE ROAD, AN EXISTING DITCH RUNS THROUGH THE MIDDLE OF THE PROPERTY THAT CONNECTS THE WETLAND TO THE EAST TO WITH THE DITCH IN RANGE ROAD RIGHT-OF-WAY TO ALLOW THE WETLAND OUTFALL TO THE WEST INTO RANGE ROAD AND THEN WEST UNDER RANGE ROAD TO HOOPER ROAD. THE PROPOSED DEVELOPMENT WILL MIMIC EXISTING CONDITIONS IN THAT THE RUNOFF WILL BE DIRECTED TO THE PONDS FOR WATER QUALITY TREATMENT PRIOR TO DISCHARGING INTO THE WETLANDS. THE WETLANDS WOULD THEN FLOW WEST TO RANGE ROAD VIA A PROPOSED 34"x53" PIPE THAT WILL REPLACE THE EXISTING DITCH.

SITE AREA CALCULATIONS (PROJECT AREA)

	EXISTING			PROPOSED		
BUILDING	0.00 S.F.			85,877 S.F.*		
PAVING/CURBS	0.00 S.F.			64,780 S.F.		
SIDEWALK	0.00 S.F.			51,693 S.F.		
IMPERVIOUS AREA	0.00 S.F.	0.0 AC.	000.0 %	202,350 S.F.	4.65 AC.	16.3 %
PERVIOUS AREA	1,241,460 S.F.±	28.5 AC.±	100.0 %	1,039,110 S.F.	23.85 AC.	83.7 %
TOTAL SITE AREA	1,241,460 S.F.±	28.5 AC.±	100.0 %	1,241,460 S.F.	28.5 AC.±	100.0 %

* 71 LOTS @ 60% MAX. LOT COVERAGE

MINIMUM COMMON SPACE REQUIRED	20 %	28.5 x 0.20 =	5.7 Ac.
COMMON SPACE PROVIDED:			
TRACT B			1.47 Ac.
TRACT C			0.97 Ac.
TRACT D			0.90 Ac.
TRACT G			1.69 Ac.
TRACT H			0.20 Ac.
TRACT K			0.60 Ac.
TOTAL COMMON SPACE PROVIDED:			5.83 Ac.

PLAN LEGEND

PROPERTY BOUNDARY

LOT/TRACT LINE

EASEMENT LINE

WETLAND LINE

ROAD CENTERLINE

PROJECT AREA LIMITS

WETLAND AREA

WETLAND BUFFER

COMMON AREAS

THE COMMON AREAS (TRACTS A, B, C, D, E, F, G, H, I, J, AND K) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. STREETS 'A'. 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF COCOA.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PHASING NOTE

THIS PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

SETBACK NOTE:

WHERE TWO SETBACKS APPLY, THE MORE RESTRICTIVE SHALL PREVAIL.

LANDSCAPE NOTE

ALL TREE PRESERVATION, REMOVAL AND PLANTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COCOA LAND DEVELOPMENT CODE.

UTILITY NOTE

ALL UTILITIES SHALL COMPLY WITH THE CITY OF COCOA UTILITY STANDARDS AND SPECIFICATIONS.

EASEMENT NOTE

ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY H.O.A. AND THE CITY OF COCOA UTILITIES DEPARTMENT.

STORMWATER SYSTEM NOTE

THE PROPOSED STORMWATER SYSTEM SHALL COMPLY WITH CITY OF COCOA & ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

SITE

PROPERTY LOCATION:	N. RANGE ROAD – COCOA, FLORIDA 32922
SECTION, TOWNSHIP, RANGE:	SECTIONS 19 & 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST
PARCEL ID:	24-36-19-00-00-501, 24-36-30-00-252 & 24-36-30-00-258
FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	RU-1-7 & RU-2-15
PROPOSED ZONING:	PUD
EXISTING USE:	VACANT LAND
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION
PROJECT AREA:	28.50± ACRES
NET DEVELOPABLE LAND:	
GROSS ACREAGE:	57.23± ACRES
WETLAND/BUFFER AREA:	28.73± ACRES
NET DEVELOPABLE AREA:	28.50± ACRES

RESIDENTIAL LOT INFORMATION:

PROJECT STATEMENT: THE PROPOSED PROJECT CONSISTS OF 71 SINGLE FAMILY RESIDENTIAL LOTS LOCATED WITHIN RANGE ROAD SUBDIVISION.

TOTAL NUMBER OF LOTS:	71 LOTS
MINIMUM LOT SIZE – STANDARD LOTS:	4,000 S.F.
MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	40'
MINIMUM LIVING AREA:	1,000 S.F.
MAXIMUM LOT COVERAGE:	60%
MAXIMUM BUILDING HEIGHT:	35' (2 STORIES)
FRONT SETBACK (BUILD TO LINE):	20'
REAR SETBACK:	20'
INTERIOR SIDE SETBACK:	5'
STREET SIDE SETBACK:	15'
PROPOSED NET RESIDENTIAL DENSITY:	2.49 D.U./ACRE

NOTES:

1. SEE SHEET C-16 FOR TYPICAL ROADWAY SECTION.
2. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL CUTOFF SHIELDS.
3. SEE SHEET C-28 FOR VEHICLE TURNING PATH DETAILS.

TRACTS SUMMARY

TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.48	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
B	6.96	STORMWATER POND/RECREATION	HOMEOWNER'S ASSOCIATION
C	0.97	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
D	0.90	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
E	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
F	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
G	5.93	STORMWATER POND/RECREATION	HOMEOWNER'S ASSOCIATION
H	0.20	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
I	0.39	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
J	0.32	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
K	2.03	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
L	0.05	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
STREETS A, B, & C	2.55	ROADWAYS	CITY OF COCOA

DATE	REVISIONS	BY	CHECKED
10/03/23	3 REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	2 REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	1 REVISED PER CITY AND SJRWMD COMMENTS	JM	GRC

RANGE ROAD PRELIMINARY PUD - LARGE SCALE SITE PLAN
CITY OF COCOA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	CPN	GRC	GRC

PROJECT NO. 19-070
SCALE 1"=100'
DATE MAY 25, 2022
SHEET NO. C-11
SHEET 11 OF 36

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB0006595
No 51335 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
GREGORY B. CRAWFORD, P.E.
LICENSE NO. 51335

19-070 OverallSitePlan.dwg

Appendix B
Study Methodology

Batuhan Anlitan

From: Batuhan Anlitan
Sent: Wednesday, November 8, 2023 10:00 AM
To: Abigail Morgan
Cc: 23119 RANGE ROAD PROJECT; Ayman As-Saidi; Stephen Noto; Lucilene Ribeiro
Subject: TIA Methodology v1.1
Attachments: 11 OVERALL SITE PLAN.pdf; Figure 1.pdf; Table 1 - 2.pdf; Figure 2.pdf; 23119 Range Road Project Response to Methodology Comments 110823.pdf

Good Morning Abigail,

Please find below the updated Methodology Letter v1.1 for the Range Road Project, with the attached Response to Methodology Comments Letter.

Results of Methodology v1.1 as follows:

- The ±57.23-acre site is proposed to be a residential development consisting of 71 Single Family Detached Dwelling Units (DUs). (Please see attached Overall Site Plan)
- The site located east of Range Road, approximately 1.33 miles north of SR 520, and east of Hooper Road in the City of Cocoa, Brevard County, Florida. (Please see Figure 1)
- The proposed development at project buildout is projected to generate 736 new external daily trips; of which 55 external trips occur during the AM peak hour, and 72 external trips occur during the PM peak hour (Table 1: Trip Generation Calculations).
- The study significance test within the 0.5-mile radius of the project site summarizes that Range Road segment (from Lake Dr to Rosetine St), is projected to consume less than 5% of roadway's current Maximum Allowable Volume (Table 2: Study Area Significance Analysis)
- Adjusted trip distribution is shown in Figure 2; 10% of the projected traffic is assigned to Hooper Road, 50% assigned to North of Range Road, and 40% assigned to South of Range Road.

Please review this Methodology v1.1 and let us know your feedback as soon as possible.

Sincerely,

Batuhan Anlitan, MSCE
Transportation/Traffic Engineer

TMC
Traffic & Mobility Consultants

Traffic & Mobility Consultants LLC
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
Office: (407) 531-5332 x204
Fax: (407) 531-5331
ba@trafficmobility.com

From: Abigail Morgan <amorgan@cocoafl.gov>
Sent: Thursday, October 12, 2023 8:37 AM

To: Batuhan Anlitan <ba@trafficmobility.com>
Cc: 23119 RANGE ROAD PROJECT <23119@trafficmobility.com>; Ayman As-Saidi <aha@trafficmobility.com>; Stephen Noto <snoto@rviplanning.com>; Lucilene Ribeiro <lribeiro@cocoafl.gov>
Subject: RE: Determination of TIA Requirements for Range Road Residential Development Project

Good morning Batuhan,

Please find the comments from our traffic reviewer. The build year and assignment of traffic on Hooper Road was brought up.

Thank you.
Abby

Abigail Morgan, P.E.
Interim Public Works Director/City Engineer
City of Cocoa

From: Batuhan Anlitan <ba@trafficmobility.com>
Sent: Wednesday, October 11, 2023 8:38 AM
To: Abigail Morgan <amorgan@cocoafl.gov>
Cc: 23119 RANGE ROAD PROJECT <23119@trafficmobility.com>; Ayman As-Saidi <aha@trafficmobility.com>
Subject: RE: Determination of TIA Requirements for Range Road Residential Development Project

Good Morning Abigail,

I hope this email finds you in good health. I am writing to follow up on the review of the methodology for Range Road Project Development. We would greatly appreciate any comments or questions you may have regarding this matter.

Thank you for your time and attention.

Best regards,

Batuhan Anlitan, MSCE
Transportation/Traffic Engineer

TMC
Traffic & Mobility Consultants

Traffic & Mobility Consultants LLC
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
Office: (407) 531-5332 x204
Fax: (407) 531-5331
ba@trafficmobility.com

From: Abigail Morgan <amorgan@cocoafl.gov>
Sent: Tuesday, September 26, 2023 10:54 AM
To: Batuhan Anlitan <ba@trafficmobility.com>
Cc: Ayman As-Saidi <aha@trafficmobility.com
Subject: RE: Determination of TIA Requirements for Range Road Residential Development Project

Good morning Batuhan.

Please note that the City of Cocoa's procedures include a three tiered process. A Tier 1 study is for 0-25 peak hour trips, a Tier 2 study is for 26-100 Peak hour trips, and a Tier 3 study is for 100+ Peak hour trips. Based on the information provided, your project requires a Tier 2 TIA study.

Your methodology email is received and will be reviewed.

Thank you.
Abby

Abigail Morgan, P.E.
Interim Public Works Director/City Engineer
City of Cocoa

From: Batuhan Anlitan <ba@trafficmobility.com>
Sent: Monday, September 25, 2023 2:03 PM
To: Abigail Morgan <amorgan@cocoafl.gov>
Cc: Ayman As-Saidi <aha@trafficmobility.com>; 23050@trafficmobility.com
Subject: FW: Determination of TIA Requirements for Range Road Residential Development Project

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Good Afternoon Abigail,

I am a Traffic Engineer from Traffic & Mobility Consultants LLC, and I am working on a residential development project in the City of Cocoa, Brevard County, Florida. The project is a residential development that consists of 71 single-family homes. According to the Institute of Transportation Engineers (ITE), the project is expected to generate less than 100 peak hour trips, and less than 1,000 daily trips.

I understand that the Brevard County TIA guidelines require a Traffic Impact Analysis (TIA) for any development that generates more than 100 peak hour trips, or more than 1,000 daily trips. However, TIA guidelines also divided TIA Analysis into two categories as Small Project (less than 100 peak hour trips), and Large Project (100 or more peak hour trips), and this raises some uncertainty about the applicability of the TIA requirement for our project.

Please consider this as a Methodology, as it consists of the following information regarding the initial analysis of the project, and please review and let us know if we need to perform the TIA Analysis.

Initial analysis results of the project as follows:

- The ±57.23-acre site is proposed to be a residential development consisting of 71 Single Family Detached Dwelling Units (DUs). (Please see attached Overall Site Plan)
- The site located east of Range Road, approximately 1.33 miles north of SR 520 in the City of Cocoa, Brevard County, Florida. (Please see Figure 1)
- The proposed development at project buildout is projected to generate 736 new external daily trips; of which 55 external trips occur during the AM peak hour, and 72 external trips occur during the PM peak hour.
- Since the only road segment within the 0.5-mile radius of the project site is Range Road (from Lake Dr to Resotine Dr), 100% of the project trip is assigned to Range Road and proposed development projected to consume less than 5% of roadway's current Maximum Acceptable Volume. (Please see attached Tables)

Based on the information provided above, we believe that the proposed development will have a negligible impact on the surrounding traffic network and will not require a full-scale TIA. However, we would like to request your confirmation on whether we need to perform a TIA Analysis and/or Methodology Report or not. Please review this methodology and let us know your feedback as soon as possible.

Thank you for your cooperation and attention. We look forward to hearing from you soon.

Sincerely,

Batuhan Anlitan, MSCE
Transportation/Traffic Engineer

Traffic & Mobility Consultants LLC
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
Office: (407) 531-5332 x204
Fax: (407) 531-5331
ba@trafficmobility.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications (including contents of emails and email addresses) to or from City of Cocoa officials and employees regarding public business are public records available to the public and media upon request. Your written and e-mail communications may be subject to public disclosure. If you do not want your written and email communications released in response to a public records request, do not send written or email communications to City of Cocoa officials and employees. Instead, contact this office by phone.
PLEASE NOTE: Florida has a very broad public records law. Most written communications (including contents of emails and email addresses) to or from City of Cocoa officials and employees regarding public business are public records available to the public and media upon request. Your written and e-mail communications may be subject to public disclosure. If you do not want your written and email communications released in response to a public records request, do not send written or email communications to City of Cocoa officials and employees. Instead, contact this office by phone.

Appendix C

2022 SCTPO Database & 2023 Florida Traffic Online (FTO) *&* FDOT Q/LOS Generalized Table

SPACE COAST TRANSPORTATION PLANNING ORGANIZATION TRAFFIC COUNTS: 2013 - 2022

ID	ROAD	FROM	TO	2013 AADT	2014 AADT	2015 AADT	2016 AADT	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	2022 AADT	Current MAV	Last Count Taken	Functional Classification
AREA: CENTRAL																
	MURRELL RD.	BARNES BLVD.	BARTON BLVD.										11,615			
60	MURRELL RD.	BARNES BLVD.	EYSTER BLVD.										18,630	41,790	01/13/22-01/14/22	Urban Minor Arterial
56	MURRELL RD.	EYSTER BLVD.	BARTON BLVD.										4,600	34,020	01/11/22-01/12/22	Urban Major Collector
592	PEACHTREE ST.	LAKE DR.	FISKE BLVD.	3,010	2,910	NC	NC	NC	3,380	4,330	NC	4,460	4,470	15,600	03/01/22-03/02/22	Urban Major Collector
	PINEHURST AVE./HOLIDAY SPRINGS RD.	WICKHAM RD.	HOLIDAY SPRINGS RD.	4,543	4,458	4,808	4,928	5,088	5,260	5,265	5,718	4,925	4,880			
17	PINEHURST AVE.	WICKHAM RD.	SPYGLASS HILL DR.	6,490	6,270	6,810	7,100	7,320	7,340	7,480	7,250	6,650	6,640	15,600	01/11/22-01/12/22	Urban Minor Collector
530	PINEHURST AVE.	SPYGLASS HILL DR.	FARGO DR.	5,140	5,040	5,340	5,350	5,430	5,810	5,550	6,170	5,130	5,010	15,600	01/11/22-01/12/22	Urban Minor Collector
16	PINEHURST AVE.	FARGO DR.	HOLIDAY SPRINGS RD.	3,000	2,950	3,190	3,340	3,380	3,590	3,750	4,460	3,650	3,740	15,600	01/11/22-01/12/22	Urban Minor Collector
94	HOLIDAY SPRINGS RD.	PINEHURST AVE.	VIERA BLVD.	3,540	3,570	3,890	3,920	4,220	4,300	4,280	4,990	4,270	4,130	15,600	01/11/22-01/12/22	Urban Minor Collector
568	PLUCKEBAUM RD.	CLEARLAKE RD.	FISKE BLVD. (SR 519)	5,970	6,240	7,030	6,490	6,560	7,570	7,270	6,820	6,530	5,900	15,600	01/31/22-02/01/22	Urban Major Collector
	RANGE RD.	SR 520	ROSETINE ST.	4,330	5,140	4,760	5,860	4,740	5,970	4,360	5,990	4,470	5,970			
531	RANGE RD.	SR 520	LAKE DR.	4,330	NC	4,760	NC	4,740	NC	4,360	NC	4,470	NC	15,600	01/19/21-01/20/21	Urban Major Collector
532	RANGE RD.	LAKE DR.	ROSETINE ST.	NC	5,140	NC	5,860	NC	5,970	NC	5,990	NC	5,970	15,600	01/19/22-01/20/22	Urban Major Collector
74	ROSETINE ST.	RANGE RD.	CLEARLAKE RD.	NC	2,730	NC	NC	NC	2,920	NC	3,140	2,760	2,920	15,600	01/19/22-01/20/22	Urban Minor Collector
18	SPYGLASS HILL RD.	MURRELL RD.	PINEHURST AVE.	3,880	3,780	3,960	4,240	4,720	4,640	4,780	4,410	3,940	4,220	15,600	01/11/22-01/12/22	Urban Minor Collector
	SR 520	ORANGE CO	I-95	15,090	15,167	17,220	16,670	16,637	16,567	17,160	17,767	17,273	16,097			
534	SR 520	ORANGE CO	SR 524	13,140	12,760	15,950	15,170	15,750	12,240	16,010	18,680	15,530	14,590	40,300	03/10/22-03/11/22	Rural Principal Arterial Other
1	SR 520	SR 524	FRIDAY RD.	14,050	13,990	15,720	14,880	14,320	16,610	14,650	14,700	15,100	12,460	41,790	02/03/22-02/04/22	Urban Principal Arterial-Other
84	SR 520	FRIDAY RD.	I-95	18,080	18,750	19,990	19,960	19,840	20,850	20,820	19,920	21,190	21,240	41,790	03/09/22-03/10/22	Urban Principal Arterial-Other
	SR 520	I-95	CLEARLAKE RD. (SR 501)	20,367	20,583	23,857	22,600	21,240	20,573	23,173	21,193	22,727	21,840			
2	SR 520	I-95	BURNETT RD.	20,200	21,440	24,190	22,190	21,780	21,740	21,650	24,200	23,230	21,640	41,790	02/03/22-02/04/22	Urban Principal Arterial-Other
3	SR 520	BURNETT RD.	RANGE RD.	19,980	19,680	24,180	22,970	21,040	20,040	21,280	19,840	22,550	21,530	41,790	02/03/22-02/04/22	Urban Principal Arterial-Other
14	SR 520	RANGE RD.	CLEARLAKE RD. (SR 501)	20,920	20,630	23,200	22,640	20,900	19,940	26,590	19,540	22,400	22,350	41,790	02/03/22-02/04/22	Urban Principal Arterial-Other
	SR 520	CLEARLAKE RD. (SR 501)	FISKE BLVD. (SR 519)	20,815	21,385	24,880	24,575	22,915	22,735	22,115	21,730	23,145	21,260			
4	SR 520	CLEARLAKE RD. (SR 501)	LAKE DR.	19,160	19,560	22,860	22,870	20,200	20,800	20,400	21,720	21,550	19,310	39,800	02/03/22-02/04/22	Urban Principal Arterial-Other
5	SR 520	LAKE DR.	FISKE BLVD. (SR 519)	22,470	23,210	26,900	26,280	25,630	24,670	23,830	21,740	24,740	23,210	39,800	02/03/22-02/04/22	Urban Principal Arterial-Other
	SR 520	FISKE BLVD. (SR 519)	US 1	23,775	25,160	28,120	28,250	26,600	25,495	25,275	23,310	26,600	24,575			
6	SR 520	FISKE BLVD. (SR 519)	BLAKE AVE.	23,820	25,090	28,270	28,430	26,540	25,550	25,280	NC	26,680	25,010	41,790	02/03/22-02/04/22	Urban Principal Arterial-Other
7	SR 520	BLAKE AVE.	US 1	23,730	25,230	27,970	28,070	26,660	25,440	25,270	23,310	26,520	24,140	41,790	02/03/22-02/04/22	Urban Principal Arterial-Other
	SR 520 (EB)	US 1	RIVEREDGE BLVD.	19,838	19,020	21,483	18,600	20,718	20,855	21,135	19,265	22,220	19,625			
8	SR 520 (EB)	US 1	FORREST AVE.	15,570	17,090	18,210	13,820	16,750	17,250	16,830	15,460	NC	16,470	19,440	03/09/22-03/10/22	Urban Principal Arterial-Other
9	SR 520 (EB)	FORREST AVE.	BREVARD AVE.	21,020	19,560	21,850	19,620	22,460	20,930	22,250	20,930	21,800	20,140	19,440	02/03/22-02/04/22	Urban Principal Arterial-Other
10	SR 520 (EB)	BREVARD AVE.	DELANNOY AVE.	20,900	19,450	22,930	22,010	21,670	22,280	22,500	19,990	NC	21,080	19,440	03/09/22-03/10/22	Urban Principal Arterial-Other
11	SR 520 (EB)	DELANNOY AVE.	RIVEREDGE BLVD.	21,860	19,980	22,940	18,950	21,990	22,960	22,960	20,680	22,640	20,810	19,440	02/03/22-02/04/22	Urban Principal Arterial-Other
	SR 520 (WB)	CAUSEWAY	US 1	20,770	20,643	21,703	20,098	21,220	20,920	21,915	19,093	17,797	21,705			
12	SR 520 (WB)	CAUSEWAY	DELANNOY AVE.	22,160	21,250	23,700	23,050	21,130	22,990	22,780	20,340	22,850	20,800	19,440	02/03/22-02/04/22	Urban Principal Arterial-Other
13	SR 520 (WB)	DELANNOY AVE.	BREVARD AVE.	23,970	23,100	23,460	21,900	24,290	22,980	24,250	21,420	NC	22,610	19,440	03/09/22-03/10/22	Urban Principal Arterial-Other
15	SR 520 (WB)	BREVARD AVE.	FORREST AVE.	21,220	21,560	22,400	18,690	21,810	20,660	21,610	19,840	22,080	NC	19,440	01/19/21-01/20/21	Urban Principal Arterial-Other
87	SR 520 (WB)	FORREST AVE.	US 1	15,730	16,660	17,250	16,750	17,650	17,050	19,020	14,770	NC	NC	19,440	01/29/20-01/30/20	Urban Principal Arterial-Other
66	SR 524	SR 520	I-95	4,670	4,530	5,690	5,300	5,890	7,200	6,870	6,600	8,460	6,280	24,200	03/10/22-03/11/22	Urban Minor Arterial
	SR 524	I-95	INDUSTRY RD.	11,220	10,880	12,765	12,605	11,710	13,860	12,540	11,775	13,965	13,625			
73	SR 524	I-95	COX RD.	9,780	9,670	11,440	11,170	10,460	12,690	11,700	11,020	13,300	12,870	18,590	02/02/22-02/03/22	Urban Minor Arterial
76	SR 524	COX RD.	INDUSTRY RD.	12,660	12,090	14,090	14,040	12,960	15,030	13,380	12,530	14,630	14,380	19,470	01/24/22-01/25/22	Urban Minor Arterial
	SR 528	ORANGE CO	I-95	27,835	28,320	34,205	31,740	33,780	40,640	37,805	43,810	33,090	27,865			
91	SR 528	ORANGE CO	SR 407	30,820	30,220	37,830	35,120	37,330	40,640	42,560	49,690	36,880	31,390	43,000	02/02/22-02/03/22	Rural Principal Arterial - Freeways & Expressways
90	SR 528	SR 407	I-95	24,850	26,420	30,580	28,360	30,230	NC	33,050	37,930	29,300	24,340	43,000	02/17/22-02/18/22	Rural Principal Arterial - Freeways & Expressways
	SR 528	I-95	US 1	25,860	25,315	30,165	27,775	28,340	31,000	32,730	37,960	28,765	27,060			
93	SR 528	I-95	INDUSTRY RD.	21,000	23,050	23,030	22,810	23,290	29,350	28,880	33,780	24,750	22,810	74,400	02/02/22-02/03/22	Urban Principal Arterial - Freeways & Expressways
92	SR 528	INDUSTRY RD.	US 1	30,720	27,580	37,300	32,740	33,390	32,650	36,580	42,140	32,780	31,310	74,400	01/27/22-01/28/22	Urban Principal Arterial - Freeways & Expressways
25	STADIUM PKWY.	WICKHAM RD.	JUDGE F JAMIESON WY.	6,550	6,890	7,810	8,480	9,150	10,460	11,240	10,620	10,380	11,180	17,700	01/11/22-01/12/22	Urban Minor Arterial
	STADIUM PKWY.	JUDGE F JAMIESON WY	I-95/FISKE BLVD.	16,515	16,965	17,707	18,173	19,337	20,273	20,780	18,447	15,570	14,613			
26	STADIUM PKWY.	JUDGE F JAMIESON WY	VIERA BLVD.	18,270	18,910	19,950	20,890	22,170	22,920	23,650	24,190	18,970	16,590	39,800	01/11/22-01/12/22	Urban Minor Arterial
535	STADIUM PKWY.	VIERA BLVD.	ROSEMOUNT DR.	14,760	15,020	15,980	16,120	17,160	17,870	18,460	15,370	13,700	13,780	39,800	01/11/22-01/12/22	Urban Minor Arterial
606	STADIUM PKWY.	ROSEMOUNT DR.	I-95/FISKE BLVD.			17,190	17,510	18,680	20,030	20,230	15,780	14,020	13,470	39,800	01/11/22-01/12/22	Urban Minor Arterial
607	TAVISTOCK DR.	JUDGE F JAMIESON WY.	VIERA BLVD.			3,300	3,680	3,720	3,780	3,620	3,310	2,990	3,070	15,600	01/11/22-01/12/22	Urban Local
608	TAVISTOCK DR.	VIERA BLVD.	STADIUM PKWY.			2,890	2,680	2,650	3,160	2,290	2,250	2,180	2,130	15,600	01/11/22-01/12/22	Urban Local
	US 1	PINEDA CSWY. (SR 404)	BARNES BLVD.	29,530	31,853	32,577	32,687	30,737	32,013	31,497	32,037	29,953	28,490			
89	US 1	PINEDA CSWY. (SR 404)	SUNTREE BLVD.	33,100	37,580	37,310	38,750	34,340	38,730	37,540	38,150	35,090	31,640	41,790	03/09/22-03/10/22	Urban Principal Arterial-Other
567	US 1	SUNTREE BLVD.	VIERA BLVD.	28,770	31,550	32,650	31,520	30,670	31,070	29,740	31,800	28,090	25,340	41,790	03/09/22-03/10/22	Urban Principal Arterial-Other
36	US 1	VIERA BLVD.	BARNES BLVD.	26,720	26,430	27,770	27,790	27,200	26,240	27,210	26,160	26,680	NC	41,790	01/12/21-01/13/21	Urban Principal Arterial-Other
70	US 1	BARNES BLVD.	EYSTER BLVD.	26,150	25,690	25,980	26,300	25,060	26,090	26,340	25,880	26,480	30,560	41,790	01/27/22-01/28/22	Urban Principal Arterial-Other
	US 1	EYSTER BLVD.	ROSA JONES DR.	34,977	35,303	36,267	35,167	34,170	37,277	35,953	35,180	36,280	35,815			
34	US 1	EYSTER BLVD.	BARTON BLVD.	33,220	32,820	34,440	33,650	32,520	31,160	34,410	32,080	33,300	NC	62,900	01/19/21-01/20/21	Urban Principal Arterial-Other
33	US 1	BARTON BLVD.	FLORIDA AVE.	38,070	40,180	40,480	39,840	36,860	42,630	38,100	38,490	39,550	37,430	62,900	01/27/22-01/28/22	Urban Principal Arterial-Other
88	US 1	FLORIDA AVE.	ROSA JONES DR.	33,640	32,910	33,880	32,010	33,130	38,040	35,350	34,970	35,990	34,200	62,900	01/27/22-01/28/22	Urban Principal Arterial-Other

**Note: 2016 AADT's Beaches area were counted twice in 2016 and the AADT listed is the average of the two counts.*
NC=Not Counted; UC=Under Construction

FLORIDA DEPARTMENT OF TRANSPORTATION
2022 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 70 BREVARD

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
7034		LAMPLIGHTER DRIVE, PACE DRIVE TO EMERSON DRIVE (	N	700	S	700	1400	C	9.0	53.9F	4.4A
7035		PEACHTREE STREET, CLEARLAKE ROAD/SR-501 TO FORRE	E	2800	W	3100	5900	C	9.0	53.9F	4.1A
7036		STACK BLVD., PALM BAY ROAD TO EBER ROAD (HPMS)	N	1900	S	1700	3600	C	9.0	53.9F	3.9A
7037		FRIDAY ROAD, SR-520 TO SR-524 (HPMS)	N	1000	S	950	1950	C	9.0	53.9F	5.5A
7038		HIBISCUS BLVD, 1250 FT E OF DAIRY RD (HPMS)	E	7700	W	8400	16100	C	9.0	53.9F	3.1A
7039		SINGLETON AVE/WESTWOOD DR., SR-406/GARDEN ST TO	E	4400	W	4100	8500	C	9.0	53.9F	4.2A
7040		SARNO ROAD, 0.70 MI E OF SR 518 (I-95 TO A1A) (H	E	7500	W	6800	14300	C	9.0	53.9F	4.1A
7041		MALABAR ROAD, 0.1 MI E OF ELDRON BLVD. (HPMS)	E	11000E	W	12000E	23000	S	9.0	53.9F	16.4P
7042		FISKE BLVD. 0.25 N OF SR-520 TO DIXON BLVD (HPMS	N	3300	S	3300	6600	C	9.0	53.9F	4.0P
7043		BANANA RIVER DR/PINETREE DR., 0.25 MI W OF SR-A1	E	1500E	W	1800E	3300	S	9.0	53.9F	13.1P
7044		GEORGE KING BLVD, 850 FT W OF N ATLANTIC BLVD (H	W	3900	E	2600	6500	C	9.0	53.9F	16.7A
7045		DIXON BLVD., 0.20 MI W OF CLEARLAKE RD/SR-501 TO	E	4700	W	4800	9500	C	9.0	53.9F	5.9A
7046		RANGE ROAD, 0.18 MI N OF SR-520 (HPMS)	N	2500	S	2200	4700	C	9.0	53.9F	8.0A
7047		HOLDER RD, 0.2 MI N OF PARRISH ROAD (HPMS)	N	1200E	S	1100E	2300	S	9.0	53.9F	1.8P
7048		PARRISH ROAD, 0.29 MI E OF I-95 (HPMS)	E	300E	W	400E	700	S	9.0	53.9F	1.7P
7049		PARK AVENUE, 0.86 MI S OF SOUTH STREET (HPMS)	N	4400E	S	3500E	7900	S	9.0	53.9F	4.2P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

C3R

Motor Vehicle Highway Generalized Service Volume Tables



(C3R-Suburban Residential)

Adjusted Capacity

Peak Hour Directional

	B	C	D	E
1 Lane	*	776	888	**
2 Lane	*	1,360	1,480	**
3 Lane	*	2,096	2,184	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,408	1,616	**
4 Lane	*	2,472	2,688	**
6 Lane	*	3,808	3,968	**

AADT

	B	C	D	E
2 Lane	*	15,680	17,920	**
4 Lane	*	27,440	29,840	**
6 Lane	*	42,320	44,080	**

Round results to the nearest tens (i.e. 1,754 should be rounded to 1,750)

Base Capacity

Peak Hour Directional

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

AADT

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Source: 2023 FDOT MQ/LOS Handbook

Apply Adjustment Factors

One-way Facility: PHDS Multiply by 1.2 ; AADT: Multiply by 0.6	☐
2 Lane Divided Roadway **with** Exclusive Left Turn Adjustment: Multiply by 1.05	☐
2 Lane Undivided Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.80	☑
Exclusive Right Turn Lane(s): Multiply by 1.05	☐
Multilane Undivided Roadway **with** Exclusive Left Turn: Multiply by 0.95	☐
Multilane Undivided Roadway **with No** Exclusive Left Turn Lane(s): Multiply by 0.75	☐
Non-State Signalized Roadway	☐

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

*Cannot be achieved using table input value defaults.

**Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

Source: 2023 FDOT MQ/LOS Handbook, Appendix B: Florida's Generalized Service Volume Tables

PHDS: Peak Hour Directional Service

2023 Multimodal Quality/ Level Of Service Handbook, January 2023

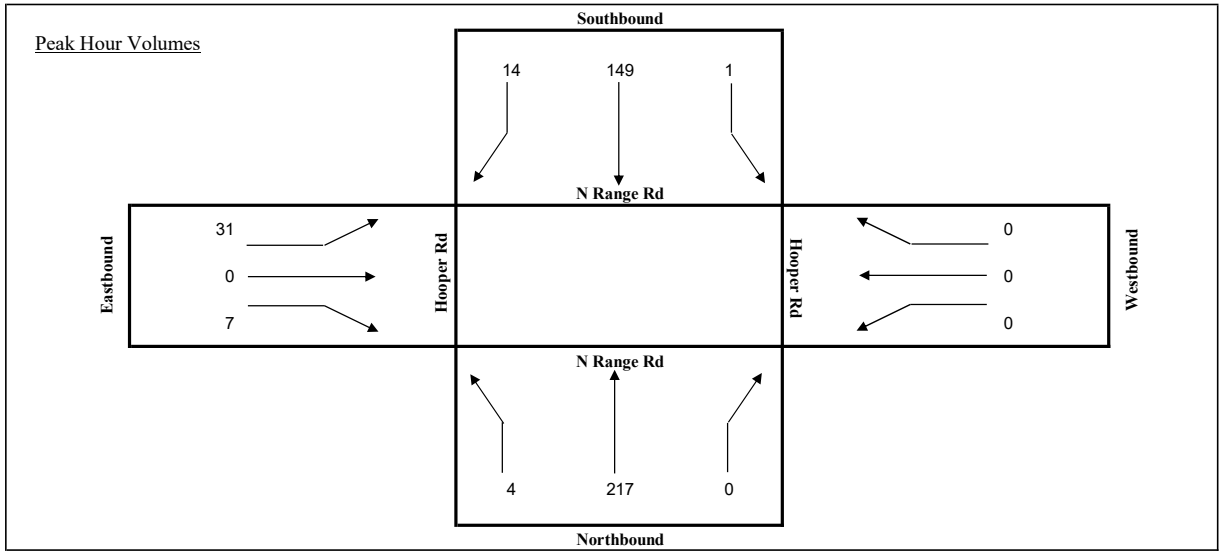
Appendix D
Turning Movement Counts & Seasonal Factor Data

TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): N Range Rd
Intersection (E/W): Hooper Rd
Date: 11/14/2023

			N Range Rd			N Range Rd			Hooper Rd			Hooper Rd			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	7:00 AM	7:15 AM	0	18	0	0	17	2	2	0	1	0	0	0	40
	7:15 AM	7:30 AM	1	35	0	0	24	4	9	0	2	0	0	0	75
	7:30 AM	7:45 AM	6	56	0	0	32	6	9	0	5	0	0	0	114
	7:45 AM	8:00 AM	2	58	0	0	26	4	5	0	1	0	0	0	96
	8:00 AM	8:15 AM	1	38	0	0	30	1	6	0	3	0	0	0	79
	8:15 AM	8:30 AM	1	55	0	1	41	4	11	0	1	0	0	0	114
	8:30 AM	8:45 AM	0	66	0	0	52	5	9	0	2	0	0	0	134
	8:45 AM	9:00 AM	0	28	0	0	37	4	3	0	0	0	0	0	72
Total for:	7:00 AM	8:00 AM	9	167	0	0	99	16	25	0	9	0	0	0	325
Total for:	8:00 AM	9:00 AM	2	187	0	1	160	14	29	0	6	0	0	0	399
Tota Peak Hour:	7:45 AM	8:45 AM	4	217	0	1	149	14	31	0	7	0	0	0	423
Overall PHF:	0.79														

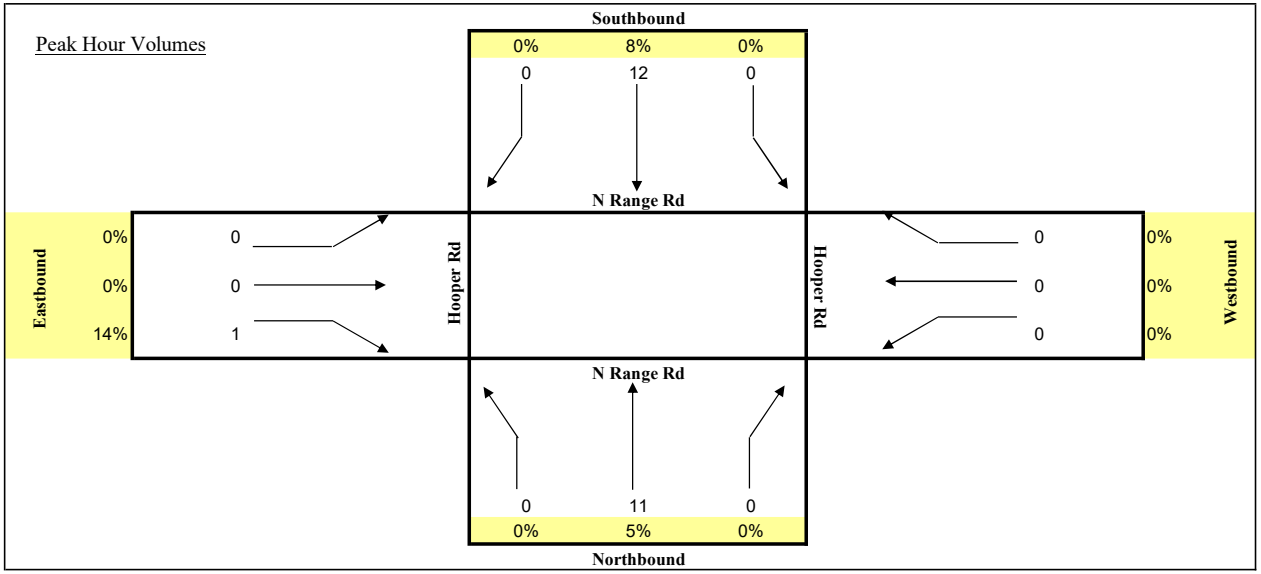


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): N Range Rd
Intersection (E/W): Hooper Rd
Date: 11/14/2023

		N Range Rd			N Range Rd			Hooper Rd			Hooper Rd			
		NB			SB			EB			WB			
Start	End	R	T	L	R	T	L	R	T	L	R	T	L	TOTAL
7:00 AM	7:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	2
7:15 AM	7:30 AM	0	3	0	0	2	0	0	0	0	0	0	0	5
7:30 AM	7:45 AM	0	4	0	0	0	0	0	0	1	0	0	0	5
7:45 AM	8:00 AM	0	4	0	0	1	0	0	0	1	0	0	0	6
8:00 AM	8:15 AM	0	2	0	0	0	0	0	0	0	0	0	0	2
8:15 AM	8:30 AM	0	2	0	0	8	0	0	0	0	0	0	0	10
8:30 AM	8:45 AM	0	3	0	0	3	0	0	0	0	0	0	0	6
8:45 AM	9:00 AM	0	3	0	0	3	0	0	0	0	0	0	0	6
Total for:	7:00 AM	8:00 AM	0	13	0	0	3	0	0	0	2	0	0	0	18
Total for:	8:00 AM	9:00 AM	0	10	0	0	14	0	0	0	0	0	0	0	24
Tota Peak Hour:	7:45 AM	8:45 AM	0	11	0	0	12	0	0	0	1	0	0	0	24
Overall PHF:	0.60														

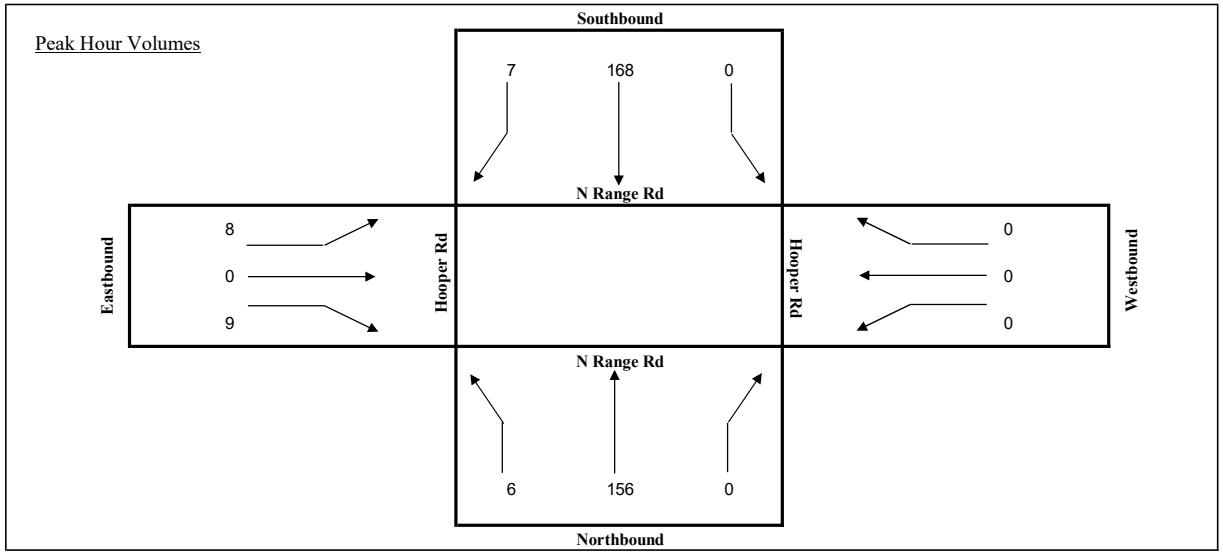


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): N Range Rd
Intersection (E/W): Hooper Rd
Date: 11/14/2023

			N Range Rd			N Range Rd			Hooper Rd			Hooper Rd			
			NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	3	48	0	0	44	3	3	0	4	0	0	0	105
4:15 PM	4:30 PM	1	33	0	0	41	2	2	0	3	0	0	0	82
4:30 PM	4:45 PM	2	39	0	0	42	1	0	0	0	0	0	0	84
4:45 PM	5:00 PM	0	36	0	0	41	1	3	0	2	0	0	0	83
5:00 PM	5:15 PM	1	35	0	0	32	5	6	0	1	0	0	0	80
5:15 PM	5:30 PM	1	37	0	0	39	4	4	0	0	0	0	0	85
5:30 PM	5:45 PM	2	43	0	0	33	5	5	0	0	0	0	0	88
5:45 PM	6:00 PM	3	49	0	0	28	5	6	0	0	0	0	0	91
Total for:	4:00 PM	5:00 PM	6	156	0	0	168	7	8	0	9	0	0	0	354
Total for:	5:00 PM	6:00 PM	7	164	0	0	132	19	21	0	1	0	0	0	344
Tota Peak Hour:	4:00 PM	5:00 PM	6	156	0	0	168	7	8	0	9	0	0	0	354
Overall PHF:	0.84														

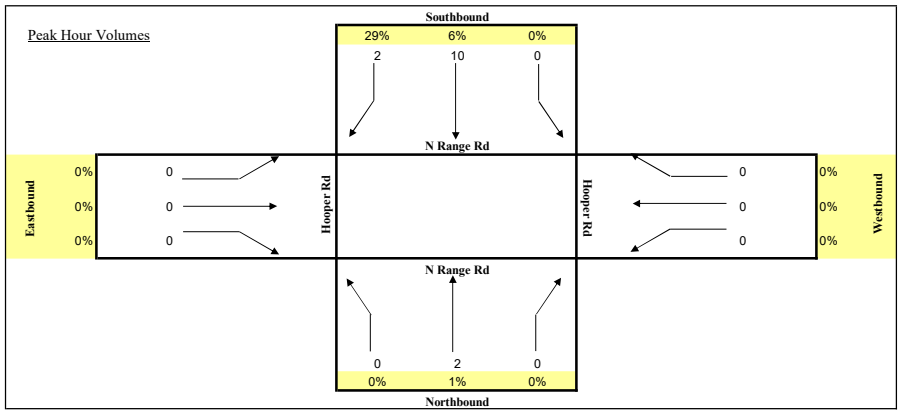


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): N Range Rd
Intersection (E/W): Hooper Rd
Date: 11/14/2023

		N Range Rd			N Range Rd			Hooper Rd			Hooper Rd			
		NB			SB			EB			WB			
Start	End	R	T	L	R	T	L	R	T	L	R	T	L	TOTAL
4:00 PM	4:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	1
4:15 PM	4:30 PM	0	0	0	0	2	2	0	0	0	0	0	0	4
4:30 PM	4:45 PM	0	2	0	0	2	0	0	0	0	0	0	0	4
4:45 PM	5:00 PM	0	0	0	0	4	0	0	0	0	0	0	0	4
5:00 PM	5:15 PM	0	0	0	0	2	0	0	0	0	0	0	0	2
5:15 PM	5:30 PM	0	2	0	0	0	0	0	0	0	0	0	0	2
5:30 PM	5:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	1
5:45 PM	6:00 PM	0	0	0	0	1	0	0	0	0	0	0	0	1
Total for:	4:00 PM	5:00 PM	0	3	0	0	8	2	0	0	0	0	0	0	13
Total for:	5:00 PM	6:00 PM	0	2	0	0	4	0	0	0	0	0	0	0	6
Tota Peak Hour:	4:15 PM	5:15 PM	0	2	0	0	10	2	0	0	0	0	0	0	14
Overall PHF:	0.88														



2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7000 BREVARD COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	1.03	1.11
2	01/02/2022 - 01/08/2022	1.02	1.10
3	01/09/2022 - 01/15/2022	1.01	1.09
4	01/16/2022 - 01/22/2022	0.99	1.06
5	01/23/2022 - 01/29/2022	0.98	1.05
* 6	01/30/2022 - 02/05/2022	0.96	1.03
* 7	02/06/2022 - 02/12/2022	0.94	1.01
* 8	02/13/2022 - 02/19/2022	0.92	0.99
* 9	02/20/2022 - 02/26/2022	0.92	0.99
*10	02/27/2022 - 03/05/2022	0.91	0.98
*11	03/06/2022 - 03/12/2022	0.91	0.98
*12	03/13/2022 - 03/19/2022	0.90	0.97
*13	03/20/2022 - 03/26/2022	0.91	0.98
*14	03/27/2022 - 04/02/2022	0.92	0.99
*15	04/03/2022 - 04/09/2022	0.93	1.00
*16	04/10/2022 - 04/16/2022	0.94	1.01
*17	04/17/2022 - 04/23/2022	0.95	1.02
*18	04/24/2022 - 04/30/2022	0.96	1.03
19	05/01/2022 - 05/07/2022	0.97	1.04
20	05/08/2022 - 05/14/2022	0.98	1.05
21	05/15/2022 - 05/21/2022	0.99	1.06
22	05/22/2022 - 05/28/2022	1.00	1.08
23	05/29/2022 - 06/04/2022	1.02	1.10
24	06/05/2022 - 06/11/2022	1.04	1.12
25	06/12/2022 - 06/18/2022	1.05	1.13
26	06/19/2022 - 06/25/2022	1.05	1.13
27	06/26/2022 - 07/02/2022	1.05	1.13
28	07/03/2022 - 07/09/2022	1.05	1.13
29	07/10/2022 - 07/16/2022	1.05	1.13
30	07/17/2022 - 07/23/2022	1.04	1.12
31	07/24/2022 - 07/30/2022	1.04	1.12
32	07/31/2022 - 08/06/2022	1.04	1.12
33	08/07/2022 - 08/13/2022	1.04	1.12
34	08/14/2022 - 08/20/2022	1.04	1.12
35	08/21/2022 - 08/27/2022	1.05	1.13
36	08/28/2022 - 09/03/2022	1.06	1.14
37	09/04/2022 - 09/10/2022	1.07	1.15
38	09/11/2022 - 09/17/2022	1.08	1.16
39	09/18/2022 - 09/24/2022	1.06	1.14
40	09/25/2022 - 10/01/2022	1.04	1.12
41	10/02/2022 - 10/08/2022	1.02	1.10
42	10/09/2022 - 10/15/2022	1.00	1.08
43	10/16/2022 - 10/22/2022	1.02	1.10
44	10/23/2022 - 10/29/2022	1.03	1.11
45	10/30/2022 - 11/05/2022	1.04	1.12
46	11/06/2022 - 11/12/2022	1.05	1.13
47	11/13/2022 - 11/19/2022	1.06	1.14
48	11/20/2022 - 11/26/2022	1.05	1.13
49	11/27/2022 - 12/03/2022	1.05	1.13
50	12/04/2022 - 12/10/2022	1.04	1.12
51	12/11/2022 - 12/17/2022	1.03	1.11
52	12/18/2022 - 12/24/2022	1.02	1.10
53	12/25/2022 - 12/31/2022	1.01	1.09

* PEAK SEASON

Appendix E
HCM Analysis Worksheets - Existing Conditions

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	33	7	4	230	158	15
Future Vol, veh/h	33	7	4	230	158	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	79	79	79	79
Heavy Vehicles, %	0	14	0	5	8	0
Mvmt Flow	42	9	5	291	200	19

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	511	210	219	0	-	0
Stage 1	210	-	-	-	-	-
Stage 2	301	-	-	-	-	-
Critical Hdwy	6.4	6.34	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.426	2.2	-	-	-
Pot Cap-1 Maneuver	526	801	1362	-	-	-
Stage 1	830	-	-	-	-	-
Stage 2	755	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	524	801	1362	-	-	-
Mov Cap-2 Maneuver	524	-	-	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	755	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1362	-	558	-	-
HCM Lane V/C Ratio	0.004	-	0.091	-	-
HCM Control Delay (s)	7.7	0	12.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	10	6	165	178	7
Future Vol, veh/h	8	10	6	165	178	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	1	6	29
Mvmt Flow	10	12	7	196	212	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	426	216	220	0	-	0
Stage 1	216	-	-	-	-	-
Stage 2	210	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	589	829	1361	-	-	-
Stage 1	825	-	-	-	-	-
Stage 2	830	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	585	829	1361	-	-	-
Mov Cap-2 Maneuver	585	-	-	-	-	-
Stage 1	820	-	-	-	-	-
Stage 2	830	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1361	-	699	-	-
HCM Lane V/C Ratio	0.005	-	0.031	-	-
HCM Control Delay (s)	7.7	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Appendix F
ITE Trip Generation Sheets

Single-Family Detached Housing
(210)

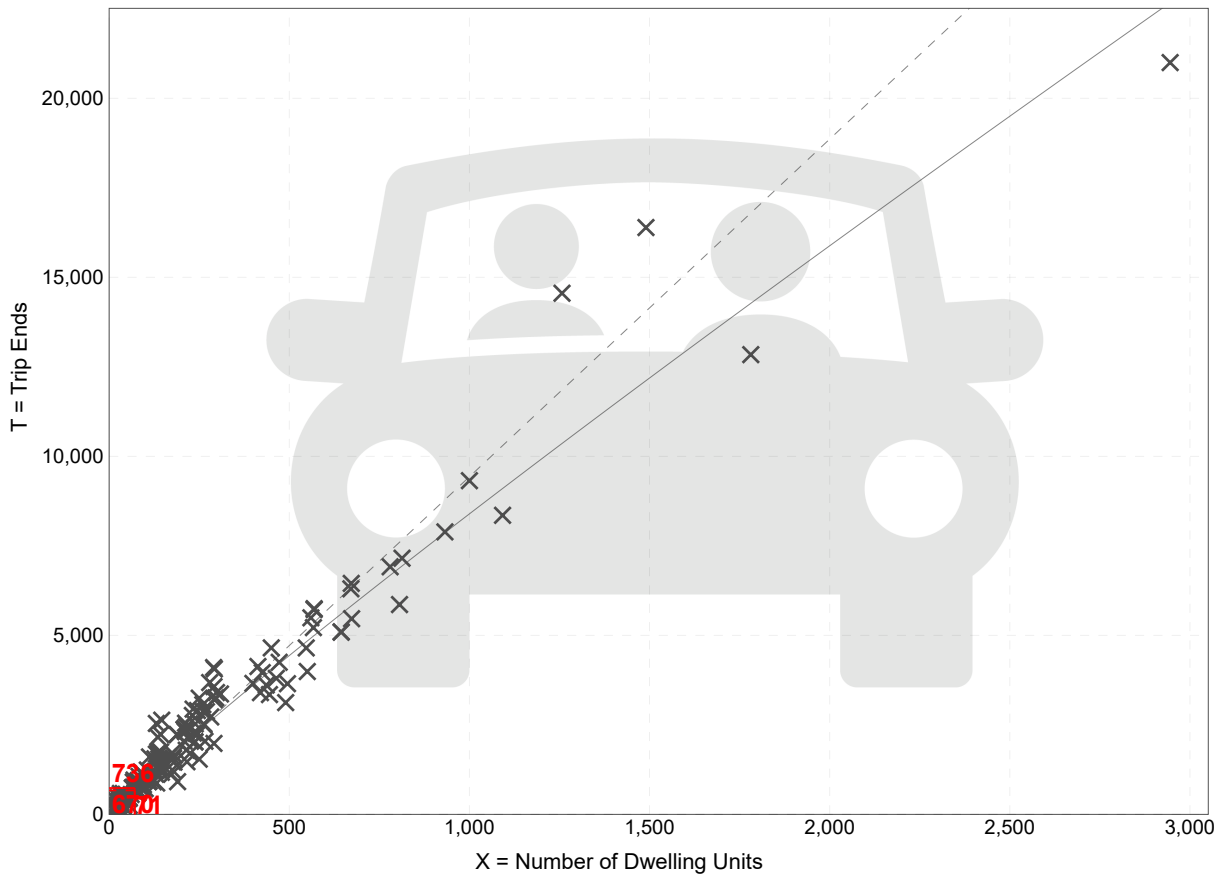
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

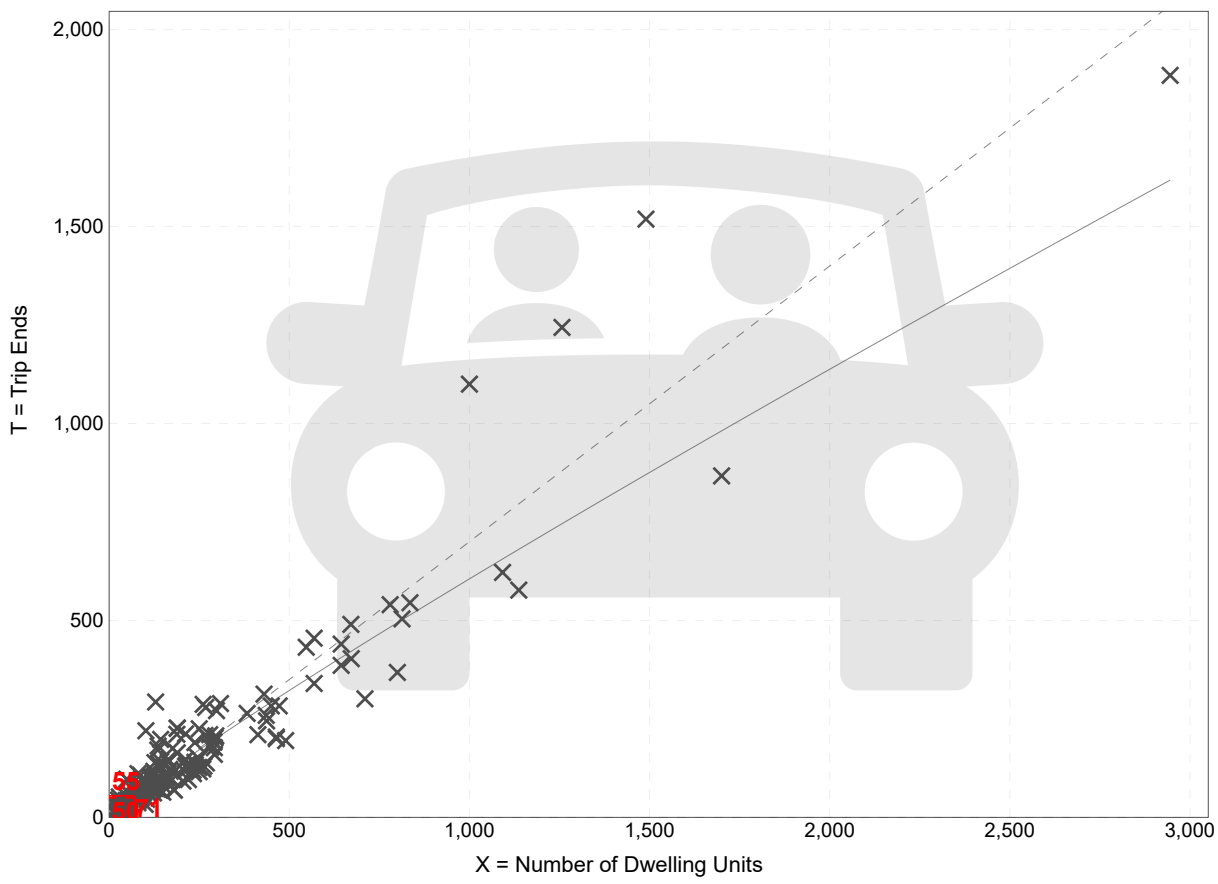
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12 **R^2= 0.90**

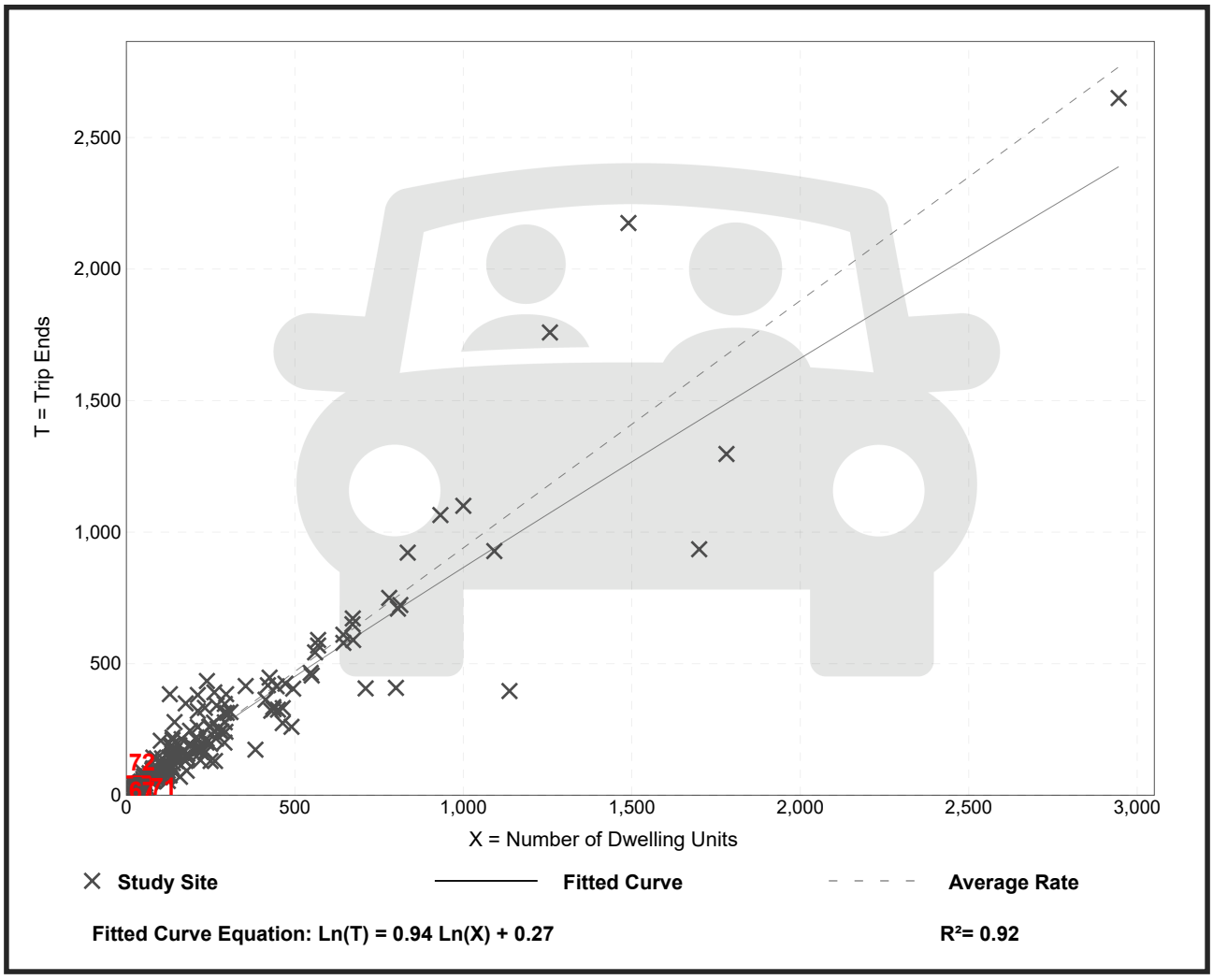
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Appendix G
FTO Historical AADT & Growth Rate Calculations

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 70 - BREVARD

SITE: 7046 - RANGE ROAD, 0.18 MI N OF SR-520 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	4700 C	N 2500	S 2200	9.00	53.90	8.00
2021	4800 S	N 2400	S 2400	9.00	54.30	9.90
2020	4800 F	N 2400	S 2400	9.00	55.00	9.90
2019	5000 C	N 2500	S 2500	9.00	54.70	9.90
2018	4500 S	N 2200	S 2300	9.00	54.10	1.50
2017	4300 F	N 2100	S 2200	9.00	54.30	1.50
2016	4100 C	N 2000	S 2100	9.00	53.40	1.50
2015	4300 T			9.00	53.80	6.20
2014	4200 S	N 2200	S 2000	9.00	53.80	4.30
2013	4200 F	N 2200	S 2000	9.00	54.20	4.30
2012	4200 C	N 2200	S 2000	9.00	53.60	4.30
2011	4200 C	N 2100	S 2100	9.00	54.30	3.70
2010	4300 S	N 1900	S 2400	10.91	56.02	3.60
2009	4300 F	N 1900	S 2400	11.80	61.02	3.30
2008	4500 C	N 2000	S 2500	11.37	57.79	3.20

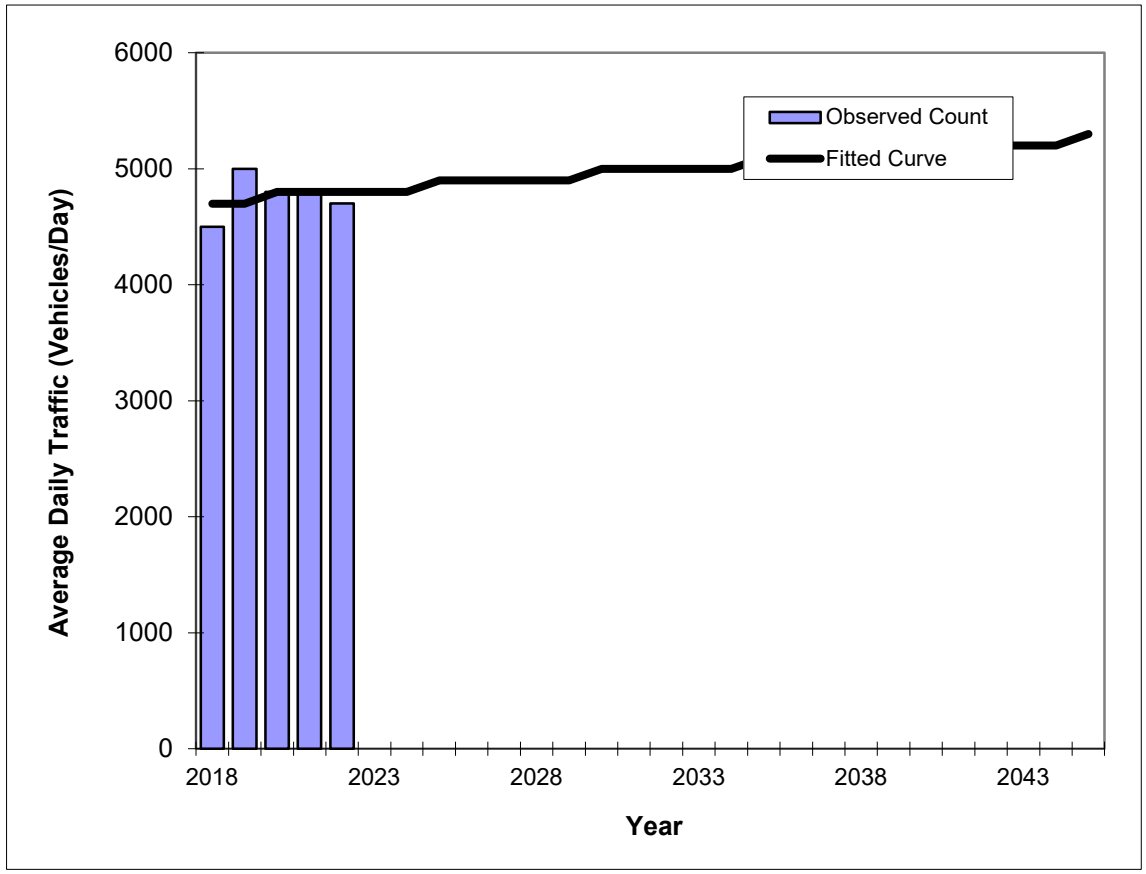
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

RANGE RD --

PIN#	0
Location	1

County:	Brevard (70)
Station #:	7046
Highway:	RANGE RD



Year	Traffic (ADT/AADT) Count*	Trend**
2018	4500	4700
2019	5000	4700
2020	4800	4800
2021	4800	4800
2022	4700	4800
2026 Opening Year Trend		
2026	N/A	4900
2035 Mid-Year Trend		
2035	N/A	5100
2045 Design Year Trend		
2045	N/A	5300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	20
Trend R-squared:	3.03%
Trend Annual Historic Growth Rate:	0.53%
Trend Growth Rate (2022 to Design Year):	0.45%
Printed:	17-Nov-23

Straight Line Growth Option

***Axle-Adjusted**

Appendix H

HCM Worksheets - Projected Conditions & Intersection Volume Projections

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	36	1	8	12	5	0	4	251	4	0	179	16
Future Vol, veh/h	36	1	8	12	5	0	4	251	4	0	179	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	92	79	92	92	92	79	79	92	92	79	79
Heavy Vehicles, %	0	2	14	2	2	2	0	5	2	2	8	0
Mvmt Flow	46	1	10	13	5	0	5	318	4	0	227	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	570	569	237	573	577	320	247	0	0	322	0	0
Stage 1	237	237	-	330	330	-	-	-	-	-	-	-
Stage 2	333	332	-	243	247	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.34	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.426	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	435	432	773	430	427	721	1331	-	-	1238	-	-
Stage 1	771	709	-	683	646	-	-	-	-	-	-	-
Stage 2	685	644	-	761	702	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	429	430	773	422	425	721	1331	-	-	1238	-	-
Mov Cap-2 Maneuver	429	430	-	422	425	-	-	-	-	-	-	-
Stage 1	767	709	-	680	643	-	-	-	-	-	-	-
Stage 2	676	641	-	750	702	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.8	13.9	0.1	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1331	-	-	466	423	1238	-	-
HCM Lane V/C Ratio	0.004	-	-	0.122	0.044	-	-	-
HCM Control Delay (s)	7.7	0	-	13.8	13.9	0	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.1	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	9	5	11	8	3	0	6	187	13	0	197	8
Future Vol, veh/h	9	5	11	8	3	0	6	187	13	0	197	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	92	84	92	92	92	84	84	92	92	84	84
Heavy Vehicles, %	0	2	0	2	2	2	0	1	2	2	6	29
Mvmt Flow	11	5	13	9	3	0	7	223	14	0	235	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	486	491	240	493	489	230	245	0	0	237	0	0
Stage 1	240	240	-	244	244	-	-	-	-	-	-	-
Stage 2	246	251	-	249	245	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.3	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	495	478	804	486	480	809	1333	-	-	1330	-	-
Stage 1	768	707	-	760	704	-	-	-	-	-	-	-
Stage 2	762	699	-	755	703	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	490	475	804	472	477	809	1333	-	-	1330	-	-
Mov Cap-2 Maneuver	490	475	-	472	477	-	-	-	-	-	-	-
Stage 1	763	707	-	755	700	-	-	-	-	-	-	-
Stage 2	754	695	-	737	703	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.4	12.8	0.2	0
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1333	-	-	590	473	1330	-	-
HCM Lane V/C Ratio	0.005	-	-	0.05	0.025	-	-	-
HCM Control Delay (s)	7.7	0	-	11.4	12.8	0	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	16	284	3	6	187
Future Vol, veh/h	8	16	284	3	6	187
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	17	309	3	7	203

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	528	311	0	0	312	0
Stage 1	311	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	511	729	-	-	1248	-
Stage 1	743	-	-	-	-	-
Stage 2	819	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	508	729	-	-	1248	-
Mov Cap-2 Maneuver	508	-	-	-	-	-
Stage 1	743	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	637	1248	-
HCM Lane V/C Ratio	-	-	0.041	0.005	-
HCM Control Delay (s)	-	-	10.9	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	11	187	9	18	200
Future Vol, veh/h	5	11	187	9	18	200
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	12	203	10	20	217

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	465	208	0	0	213	0
Stage 1	208	-	-	-	-	-
Stage 2	257	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	556	832	-	-	1357	-
Stage 1	827	-	-	-	-	-
Stage 2	786	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	547	832	-	-	1357	-
Mov Cap-2 Maneuver	547	-	-	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	773	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.2	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	716	1357	-
HCM Lane V/C Ratio	-	-	0.024	0.014	-
HCM Control Delay (s)	-	-	10.2	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Project No. **23119 Range Road**

Intersection Volumes

Period	Tgen	Enter	Exit	SF	AGR	Legend
AM Peak		14	41	1.06	2.00%	Backg'd + (Project) = Total

Intersection= Range Road & Hooper Road/Street A **1**

Approach	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	%Proj Ent	%Proj Ext	Project	Total	Formula
	L	31	1.06	33	2%	36			0	36	36
EB	T	0	1.06	0	2%	0	10%		1	1	(1)
	R	7	1.06	7	2%	8			0	8	8
	L	0	1.06	0	2%	0		30%	12	12	(12)
WB	T	0	1.06	0	2%	0		10%	5	5	(5)
	R	0	1.06	0	2%	0			0	0	
	L	4	1.06	4	2%	4			0	4	4
NB	T	217	1.06	230	2%	248	20%		3	251	248 + (3) = 251
	R	0	1.06	0	2%	0	30%		4	4	(4)
	L	0	1.06	0	2%	0			0	0	
SB	T	149	1.06	158	2%	171		20%	8	179	171 + (8) = 179
	R	14	1.06	15	2%	16			0	16	16

Intersection= Range Road & Street C **2**

Approach	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	%Proj Ent	%Proj Ext	Project	Total	Formula
	L					0			0	0	
EB	T					0			0	0	
	R					0			0	0	
	L					0		20%	8	8	(8)
WB	T					0			0	0	
	R					0		40%	16	16	(16)
	L					0			0	0	
NB	T					284			0	284	284
	R					0	20%		3	3	(3)
	L					0	40%		6	6	(6)
SB	T					187			0	187	187
	R					0			0	0	

Project No. 23119 Range Road

Intersection Volumes

Period	Tgen	Enter	Exit	SF	AGR	Legend
PM Peak		45	27	1.06	2.00%	Backg'd + (Project) = Total

Intersection= Range Road & Hooper Road/Street A — 1

Approach	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	%Proj Ent	%Proj Ext	Project	Total	Formula
	L	8	1.06	8	2%	9			0	9	9
EB	T	0	1.06	0	2%	0	10%		5	5	(5)
	R	9	1.06	10	2%	11			0	11	11
	L	0	1.06	0	2%	0		30%	8	8	(8)
WB	T	0	1.06	0	2%	0		10%	3	3	(3)
	R	0	1.06	0	2%	0			0	0	
	L	6	1.06	6	2%	6			0	6	6
NB	T	156	1.06	165	2%	178	20%		9	187	178 + (9) = 187
	R	0	1.06	0	2%	0	30%		13	13	(13)
	L	0	1.06	0	2%	0			0	0	
SB	T	168	1.06	178	2%	192		20%	5	197	192 + (5) = 197
	R	7	1.06	7	2%	8			0	8	8

Intersection= Range Road & Street C — 2

Approach	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	%Proj Ent	%Proj Ext	Project	Total	Formula
	L					0			0	0	
EB	T					0			0	0	
	R					0			0	0	
	L					0		20%	5	5	(5)
WB	T					0			0	0	
	R					0		40%	11	11	(11)
	L					0			0	0	
NB	T					187			0	187	187
	R					0	20%		9	9	(9)
	L					0	40%		18	18	(18)
SB	T					200			0	200	200
	R					0			0	0	

Appendix I
NCHRP Report 457 - Turn Lane Warrants

23119 Range Road Project
Right Turn Lane Warrant for
Range Road at Hooper Road/Street A Access Driveway

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

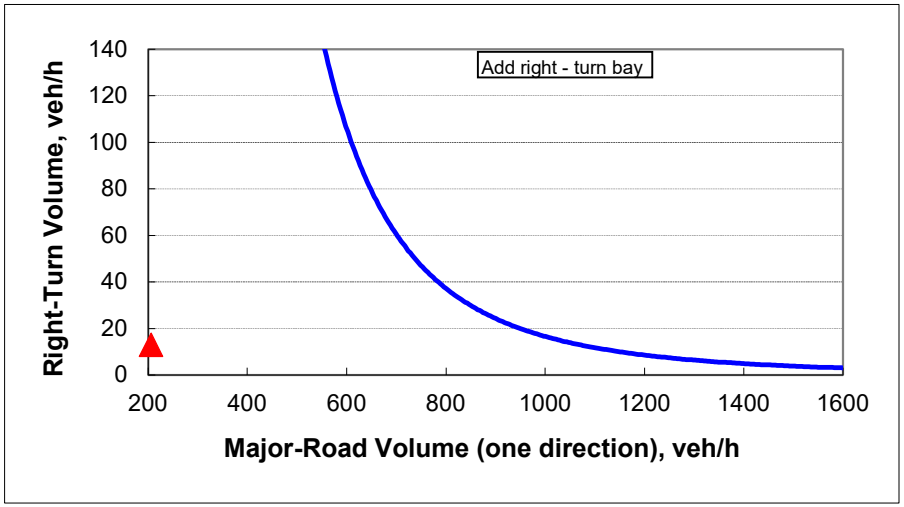
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	206
Right-turn volume, veh/h:	13

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	5166
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

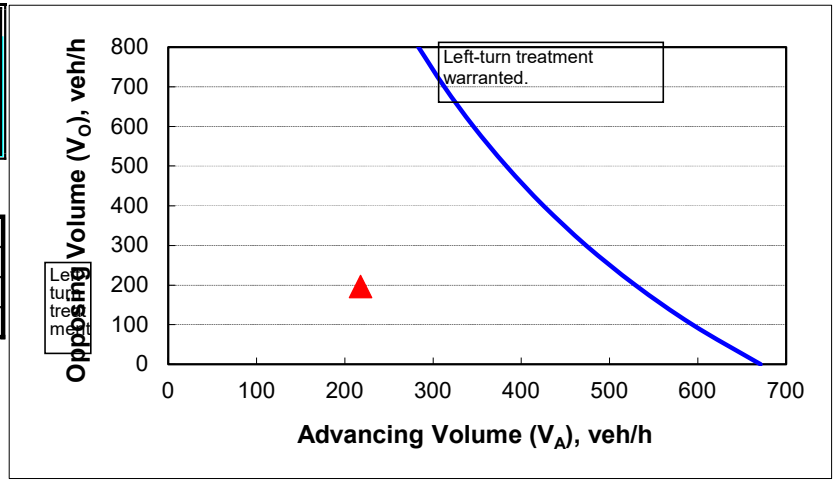
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	8%
Advancing volume (V_A), veh/h:	218
Opposing volume (V_O), veh/h:	196

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	532
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

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Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/23/2024

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 07/23/2024

Legal Clerk

Notary, State of WI, County of Brown

2.1428

My commission expires

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CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY PROPOSE TO CONSIDER THE FOLLOWING:

ORDINANCE NO. 12-2024 – Zoning Text Amendment (RU-1-7 Diamond Square)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; Amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in both the RU-1-7 zoning district and the Diamond Square Community Redevelopment Area; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-22-0200011 – Preliminary PUD (Karoli Associates, LLC – Tax Acct IDs 2415105, 2423194, 2423188)

Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., North of Kathi-Kim St.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON:
August 7, 2024

CITY COUNCIL PUBLIC HEARING WILL BE HELD ON:
August 13, 2024

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: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

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

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

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.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, Planner, at (321) 433-8535 or lribeiro@cocoafl.gov, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Ribeiro via email or mail at least three (3) days prior to the hearing.

Legislation Details (With Text)

File #:	24-450	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	8/5/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve Ordinance 12-2024 amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in the Diamond Square Community Redevelopment Area zoned RU-1-7 zoning district. (City Manager)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance 12-2024 - Modifying Setbacks in RU-1-7 for Diamond Square Diamond Square CRA with RU-1-7 Zoning.pdf Affidavit.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 5, 2024
Agenda Date: August 13, 2024
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten - City Manager
Requested Action:
Approve Ordinance 12-2024 amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in the Diamond Square Community Redevelopment Area zoned RU-1-7 zoning district..

BACKGROUND:

On August 19, 1997, the Brevard County Board of County Commissioners passed Resolution No. 97-161, granting the City Council of Cocoa the authority to create and manage the Census Tract 626 Community Redevelopment Agency. Census Tract 626 was known for having high levels of poverty, unemployment, crime, and low income, making it one of the most disadvantaged areas in Florida.

Following this decision, the Cocoa City Council adopted Resolution No. 98-19 on March 24, 1998. This resolution identified Census Tract 626 as a troubled area in need of redevelopment, aligning with Florida's Community Redevelopment Act of 1969. It emphasized that revitalizing the area was crucial for the well-being of Cocoa's residents. To address this, the City Council established the Diamond Square Community Redevelopment Agency and formalized its structure, powers, and operations through Ordinance 13-98. This ordinance was reviewed and approved by the City's Local Planning Agency as consistent with Cocoa's Comprehensive Plan.

The Diamond Square area is characterized by a mix of residential homes, commercial businesses, and light industrial uses. Recognizing the Diamond Square CRA's limited resources, the City of Cocoa has invested millions to enhance streets and drainage, purchase land for affordable housing, and build a new community center.

To further support development, the City has proposed to relax yard requirements for single-family homes within the Diamond Square CRA. The proposed ordinance addresses the issues faced by nonconforming lots that have difficulty meeting the setback requirements of the RU-1-7 Zoning District. These properties often face challenges due to their irregular shapes and substandard sizes, making compliance difficult. By creating new, less restrictive setback requirements for this specific area, the new ordinance aims to facilitate development and improve land use efficiency within the redevelopment area. Appendix A, Article X, Section 3 provides, in pertinent part, as follows regarding development on nonconforming lots of record:

> In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot which is of record at the effective date of adoption or amendment of this ordinance. *This provision shall apply only where yard dimensions* and requirements other than area, width, and/or depth *conform in all other respects with the land development regulations for the applicable zoning district*. Such lot shall be in separate ownership and not of continuous frontage with other lots in the same ownership.

Thus, although nonconforming lots of record may be developed with a single-family home, the setbacks must still be observed. The proposed new, relaxed yard requirements for the Diamond Square area are outlined as follows:

> Front setback - Reduced from Twenty-Five (25) to Twenty (20) feet.
>
> Side interior lot setback - Reduced Eight (8) from to Five (5) feet.
>
> Side corner lot setback - Reduced Fifteen 15 from to Ten (10) feet.
>
> Rear setback- Reduced from Fifteen (15) to Ten (10) feet.

Staff finds these changes are in the best public interest, encouraging appropriate development in a historically challenged area like the Diamond Square CRA.

I. **Staff Analysis**

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

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and 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.

Many existing subdivisions in the Diamond Square CRA, including College Park, Virginia Park, and sections of Pine Grove Park, often do not meet standard lot width dimensions, making compliance with RU-1-7 setbacks difficult. This can slow development and building renovation efforts for property owners within the CRA.

According to "Goal 2: Increase Partnerships with Housing Developers" in the City of Cocoa Diamond Square Redevelopment Plan, fostering stronger collaborations with housing developers is crucial for revitalizing the area. The proposed ordinance supports this goal by relaxing existing zoning regulations, making the area more attractive to developers, and facilitating the growth of new housing projects, enhancing overall partnership opportunities in the Diamond Square Redevelopment Area.

The proposed zoning text amendment is anticipated to assist in attaining the following cited goals and objectives and appears to be consistent with the following cited policies of the Comprehensive Plan.

GOAL 1.1: Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.

Future Land Use Element, Policy 1.1.2.3: Low Density Residential (LDR). Low-density residential areas are neighborhoods of single family detached housing, limited multiple family attached housing and limited clustered single family attached housing. . .**Objective 1.1.4: Redevelopment**. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

> **Policy 1.1.4.1:** The City shall continue to promote vitality and redevelopment of the three community redevelopment areas established pursuant to Chapter 163, F.S.: Cocoa (Downtown) Redevelopment Area, Diamond Square Redevelopment Area and U.S. 1 Corridor Redevelopment Area.
>
> **Policy 1.1.4.10:** The City will encourage infill development and redevelopment in blighted areas or areas in transition, and encourage new housing development in appropriate areas where community services exist or are programmed to occur.

Objective 1.1.10: Plan Implementation. The City shall maintain, amend and develop land development regulations that guide future growth and development, discourage the proliferation of urban sprawl and implement the goals, objectives and policies of this comprehensive plan.

Housing Element, Objective 3.7.5: Community Revitalization. The City shall continue to support the revitalization of its Florida Enterprise Zone, its designated Florida Brownfield Area, the Diamond Square Redevelopment Area and the Heart of Cocoa Area concentrating on issues such as crime, economic development, and affordable housing.

> **Policy 3.7.5.2**: The City shall encourage new construction of single-family homes for moderate- and upper-income households.

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> **Policy 3.7.5.3**: The City shall encourage neighborhood revitalization, affordable housing, and homeownership in these areas by implementing programs and regulations that promote a wide variety of housing types, sizes, and prices.

The proposed changes will not negatively impact existing neighborhoods and will help development community for further single-family housing development and construction, there will be no negative impacts on the City's level of service standards regarding these changes.

Staff concluded that the standards for RU 1-7 Single-Family Residential in Diamond Square need to be revised to better position the City and the Development Community for future single-family housing developments. If approved, the proposed amendment creates a more appropriate and logical land use pattern. Additionally, it is expected to enhance property values, increase potential tax revenue, and provide other benefits to the local economy.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

City Council approved on September 12, 2023 Ordinance 07-2023 amending figure FLU-1 set forth in the Future Land Use element to provide the RU-1-7 Zoning District as an allowable Zoning District in the Medium Density Residential Future Land use category

The Planning and Zoning Board recommended approval of Ordinance 12-2024 to the City Council at the August 7, 2024 Planning and zoning Board meeitng.

RECOMMENDED MOTION:

Approve Ordinance 12-2024 on First Reading, a zoning text amendment to create new minimum yard requirements applicable to properties located in the Diamond Square Community Redevelopment Area zoned RU-1-7 zoning district.

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ORDINANCE NO. 12-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING APPENDIX A, ARTICLE XI, SECTION 3, OF THE CODE OF THE CITY OF COCOA TO CREATE NEW MINIMUM YARD REQUIREMENTS APPLICABLE TO PROPERTIES LOCATED IN BOTH THE RU-1-7 ZONING DISTRICT AND THE DIAMOND SQUARE COMMUNITY REDEVELOPMENT AREA; 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), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, The City of Cocoa Code of Ordinances Appendix A, *Zoning*, Article XI, *Schedule of District Regulations*, Section 3, *District and Intent – RU-1-7, Single Family Residential District*, sets forth standards applicable to properties located within the area of the City designated for single family residential development; and

WHEREAS, Section 3(F) sets forth the minimum yard requirements, also known as setbacks, in the RU-1-7 District; and

WHEREAS, except where a variance or waiver has been approved by the City, most structures located on property in the RU-1-7 District are required to comply with the lot setback or minimum yard requirements set forth in Section 3(F), including lots which are nonconforming or substandard; and

WHEREAS, Chapter 8, *Community Development*, Article III, *Diamond Square Community Redevelopment Agency*, creates the Diamond Square Community Redevelopment Agency, and Section 8-54 sets forth the jurisdictional boundaries of the Diamond Square Community Redevelopment Agency; and

WHEREAS, many properties located within the boundaries of the Diamond Square Community Redevelopment Agency are zoned RU-1-7 and are nonconforming, substandard lots either because they do not conform to the minimum lot width of 75 feet, the minimum lot depth of 100 feet or the minimum lot area of 7,500 square feet; and

WHEREAS, due to the nonconforming, substandard, shape and size of many properties located in the Diamond Square Community Redevelopment Agency, it can be difficult for property owners of such lots to abide by the setback requirements of the RU-1-7 zoning district; and

WHEREAS, in order to facilitate development of nonconforming, substandard lots within the Diamond Square Community Redevelopment Agency, the City Council desires to create new,

less restrictive, setback requirements for those properties which are both zoned for the RU-1-7 District and located within the jurisdictional boundaries of the Diamond Square Community Redevelopment Agency; 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 of the City Council of the City of Cocoa.

Section 2. **Text Amendment.** The City of Cocoa Code of Ordinances, Appendix A, 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. It is intended that the text in Appendix A denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance):

* * *

APPENDIX A – ZONING

* * *

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

* * *

Sec. 3. – District and intent – RU-1-7, Single-Family Residential District.

* * *

(F) MINIMUM YARD REQUIREMENTS.

(1) The following minimum yard requirements shall be applicable to properties located in the RU-1-7 use district, except those properties located within the jurisdictional boundaries of the Diamond Square Community Redevelopment Agency.

Front setback – Twenty-five (25) feet.

Side interior lot setback – Eight (8) feet.

Side corner lot setback – Fifteen (15) feet.

Rear setback – Fifteen (15) feet.

(2) The following minimum yard requirements shall be applicable to properties located in the RU-1-7 use district which are also located within the jurisdictional boundaries of the Diamond Square Community Redevelopment Agency.

Front setback – Twenty (20) feet.

Side interior lot setback – Five (5) feet.

Side corner lot setback – Ten (10) feet.

Rear setback – Ten (10) feet.

* * *

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.

[Signature page to follow]

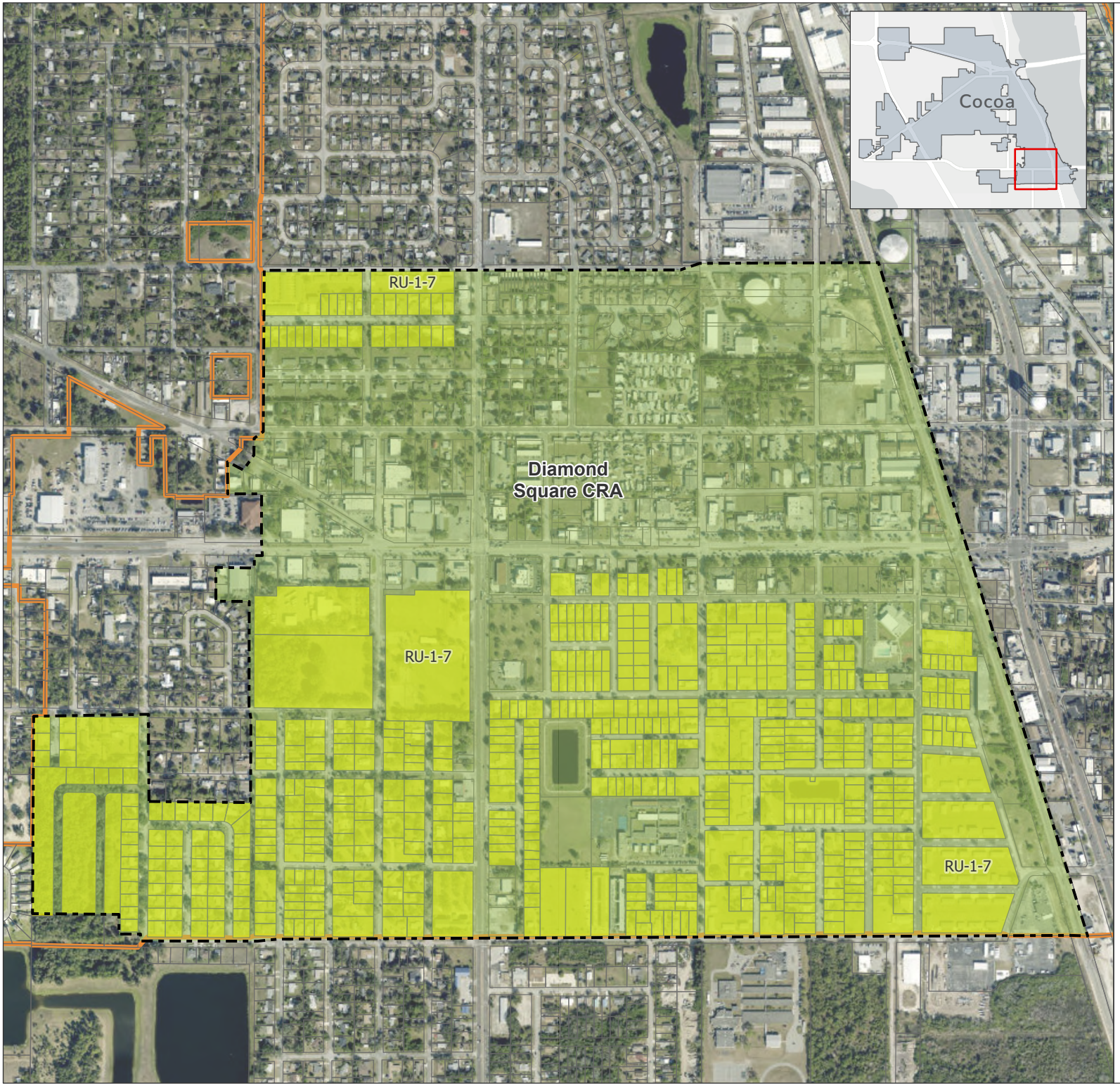
ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the ____ day of _____, 2024.

_____
MICHAEL C. BLAKE,
Mayor

ATTEST:

_____
MONICA ARSENAULT, CMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____



COCOA
FLORIDA

N

Diamond Square Community Redevelopment Area RU-1-7 Zoning

July 30, 2024

- Diamond Square CRA
- RU-1-7 - Single-Family Residential
- Parcels
- Cocoa City Boundary



0 500 1,000 Feet

P20240729-132001.0.1

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/23/2024

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 07/23/2024

Legal Clerk

Notary, State of WI, County of Brown

2.1428

My commission expires

Publication Cost:	$331.13	
Tax Amount:	$0.00	
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KEEGAN MORAN
Notary Public
State of Wisconsin

Ad#10399696; 7/23/2024

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY PROPOSE TO CONSIDER THE FOLLOWING:

ORDINANCE NO. 12-2024 – Zoning Text Amendment (RU-1-7 Diamond Square)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; Amending Appendix A, Article XI, Section 3, of the code of the City of Cocoa to create new minimum yard requirements applicable to properties located in both the RU-1-7 zoning district and the Diamond Square Community Redevelopment Area; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-22-0200011 – Preliminary PUD (Karoli Associates, LLC – Tax Acct IDs 2415105, 2423194, 2423188)

Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 61-lot single-family residential subdivision on +/- 57.23 acres of property located on the east side of N. Range Rd., North of Kathi-Kim St.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON:
August 7, 2024

CITY COUNCIL PUBLIC HEARING WILL BE HELD ON:
August 13, 2024

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: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

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

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

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Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

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Legislation Details (With Text)

File #:	24-458	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Request to postpone to the City Council meeting scheduled for August 27, 2024 consideration of an appeal regarding the City of Cocoa Board of Adjustment's decision on May 15, 2024, concerning the proposed Special Exception to permit the sale of beer and wine in the CBD-CVO District, as outlined in Appendix A, Zoning, Article XI, Section (13), (C)(6) and section 22 (F), of the City of Cocoa Code. (City Manager)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	10415054 Affidavit .pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten - City Manager

Requested Action:
Request to postpone to the City Council meeting scheduled for August 27, 2024 consideration of an appeal regarding the City of Cocoa Board of Adjustment's decision on May 15, 2024, concerning the proposed Special Exception to permit the sale of beer and wine in the CBD-CVO District, as outlined in Appendix A, Zoning, Article XI, Section (13), (C)(6) and section 22 (F), of the City of Cocoa Code. .

BACKGROUND:

Staff respectfully requests that the City Council postpone consideration of this item to City Council meeting scheduled for August 27, 2024.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request to Postpone Consideration for an Appeal regarding the City of Cocoa Board of Adjustment's decision of approval to the City Council meeting scheduled for August 27, 2024.

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

07/29/2024

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 07/29/2024

Legal Clerk

Notary, State of WI, County of Brown

5.15.27
My commission expires

Publication Cost:	$240.05	
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NANCY HEYRMAN
Notary Public
State of Wisconsin

AD#10415054 7/29/2024

CITY OF COCOA

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT

The Cocoa City Council

PROPOSES TO CONSIDER THE FOLLOWING:

PZ 24-00000009- Special Exception APPEAL (638 Brevard Ave.)

Consideration of an appeal of a Board of Adjustment decision approving a Special Exception for a bar or lounge in the CBD-CVO zoning district and the Cocoa Village Subdistrict in accordance with Appendix A, Zoning, Article XI, Section 13(C) and Section 22 (F)of the City of Cocoa Code. The City Council shall conduct the appeal hearing in accordance with Appendix A, Zoning, Article XVIII, Section 1. Tax Parcel ID 24-36-33-85-*-A.

Cocoa City Council

PUBLIC HEARING WILL BE HELD ON

August 13, 2024

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:

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Legislation Details (With Text)

File #:	24-466	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Request for Special Funding for Land. (Deputy Mayor Hearn)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Stockton Whitten, City Manager
Through: Lavander Hearn, Deputy Mayor
Requested Action:
Request for Special Funding for Land Preservation.

BACKGROUND:

I would like to propose that the Council consider a motion to direct our staff to draft a letter to the Governor's Office, as well as our state representative, requesting special funding. This funding would be aimed at identifying and negotiating the purchase of privately owned environmentally sensitive lands within the city of Cocoa. The preservation of these lands is vital to maintaining our community's ecological balance and ensuring that our natural resources are protected for future generations.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

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Legislation Details (With Text)

File #:	24-467	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:				**Final action:**	
Title:	Sponsorship of the Space Coast Black Chamber of Commerce Annual Gala. (Deputy Mayor)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Stockton Whitten, City Manager
Through: Lavander Hearn, Deputy Mayor
Requested Action:
Sponsorship of the Space Coast Black Chamber of Commerce Annual Gala.

BACKGROUND:

I would like to request that an item be placed on the agenda seeking the Council's approval to purchase a sponsorship table at the upcoming Space Coast Black Chamber of Commerce Annual Gala. This event is a significant opportunity for us to show our support for the local business community and to foster stronger relationships within the region.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

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Legislation Details (With Text)

File #:	24-379	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
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On agenda:	8/13/2024			**Final action:**	

Title: Approve a Resolution to accept Stantec's FY2024 Water/Sewer Utility Revenue Sufficiency Report, validating the reduction of the automatic four percent (4%) increase in FY2025, to a two percent (2%) increase to the Water, Sewer, Fire Lines, Hydrant, and Reclaimed Water fixed monthly charges and usage rates effective October 1, 2024 by amending Schedule A (1001A.FY25): Utility Rates, Fees and Charges for FY25 and further adjusting Schedule A (1001A.FY26): Utility Rates, Fees, and Charges for FY26 with the automatic four percent (4%) increase. (Finance Director)

Sponsors:

Indexes:

Code sections:

Attachments: Resolution 2024-074 Water Rates Temp Suspension.pdf
fy24_cocoa_ws_rsa_final_report.pdf
1001A.FY25.1 - Schedule A - Utility Rates, Fees, & Charges.pdf
1001A.FY26.0 - Schedule A - Utility Rates, Fees, & Charges.pdf
2021-016 (Utiility Rates_Revising_Utility Handbook).pdf

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 17, 2024
Agenda Date: August 13, 2024
Prepared By: Jessica Dovale, Utility Support Service Manager
Through: Rebecca Bowman, Finance Director
Requested Action:
Approve a Resolution to accept Stantec's FY2024 Water/Sewer Utility Revenue Sufficiency Report, validating the reduction of the automatic four percent (4%) increase in FY2025, to a two percent (2%) increase to the Water, Sewer, Fire Lines, Hydrant, and Reclaimed Water fixed monthly charges and usage rates effective October 1, 2024 by amending Schedule A (1001A.FY25): Utility Rates, Fees and Charges for FY25 and further adjusting Schedule A (1001A.FY26): Utility Rates, Fees, and Charges for FY26 with the automatic four percent (4%) increase.

BACKGROUND:

On March 9, 2021, Council approved a 5-year comprehensive rate study prepared by Stantec for FY2021 through FY2026. The rate study recommends the automatic annual implementation of an annual four percent (4%) increase to the water, fire lines, hydrant, wastewater and reclaimed water fixed monthly charges and usage rates each October 1st, 2021 and ending with the last adjustment October 1, 2025. The automatic annual increase is subject to an annual review and validation by City Council prior to the rate increase being implemented per Resolution No. 2021-016.

On July 10, 2024, at the FY 2025 Budget Kickoff Workshop Council voted to reduce the automatic annual four percent (4%) rate increase to a two percent (2%) rate increase to the water, fire lines, hydrant, wastewater and reclaimed water fixed monthly charges and usage rates for FY2025 only. Schedule A (1001A.FY25): Utility Rates, Fees and Charges for FY25 contains calculated rates with the two percent (2%) increase to be effective October 1, 2024.

Further included is the recalculated Schedule A (1001A.FY26)): Utility Rates, Fees and Charges for FY26, reinstating the automatic annual four percent (4%) increase to be effective October 1, 2025 (FY26).

The annual rate increase is intended to fund the capital improvements necessary to repair and maintain the aging utilities infrastructure, as analyzed by the City's utility engineering consultant, Jacobs, and the City's rate consultant, Stantec. Utility capital improvement projects are large, long-term projects that require dedicated funding sources for debt service for a definite period of time.

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

In Fiscal Year 2020 a full rate study began and concluded March of 2021. Through Resolution 2021-016 the Utility Handbook and rate schedules were updated.

In Fiscal Year 2021 through Resolution 2021-086 the Utility Handbook and rate schedules were updated.

In Fiscal Year 2022 through Resolution 2021-120 the Utility Handbook and rate schedules were updated.

In Fiscal Year 2023 through Resolution 2022-074 the Utility Handbook and rate schedules were updated.

RECOMMENDED MOTION:

Approve a Resolution to accept Stantec's FY2024 Water/Sewer Utility Revenue Sufficiency Report, validating the reduction of the automatic four percent (4%) increase in FY2025, to a two percent (2%) increase to the Water, Sewer, Fire Lines, Hydrant, and Reclaimed Water fixed monthly charges and usage rates effective October 1, 2024 by amending Schedule A (1001A.FY25): Utility Rates, Fees and Charges for FY25 and further adjusting Schedule A (1001A.FY26): Utility Rates, Fees, and Charges for FY26 with the automatic four percent (4%) increase.

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RESOLUTION NO. 2024-074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, TEMPORARILY SUSPENDING THE AUTOMATIC FOUR PERCENT (4%) ANNUAL RATE INCREASE TO CITY UTILITY CHARGES AND USAGE RATES FOR FY 2024/2025 ONLY AND ACCEPTING STANTEC'S FY 2024/2025 UTILITY REVENUE SUFFICIENCY STUDY, VALIDATING IN LIEU OF A FOUR PERCENT INCREASE, THE IMPLEMENTATION OF A TWO PERCENT (2%) INCREASE TO THE WATER, FIRE LINES, HYDRANT, WASTEWATER AND RECLAIMED WATER FIXED MONTHLY CHARGES AND USAGE RATES EFFECTIVE OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after a duly noticed public hearing, the City Council adopted Resolution No. 2021-016 establishing utility rate charges for water, sewer, reclaimed water, and fire lines and hydrants; and

WHEREAS, Resolution No. 2021-016 establishes an automatic four percent (4%) annual rate adjustment to said charges effective October 1, 2021 and ending with the last adjustment on October 1, 2025; and

WHEREAS, Section 5 of Resolution No. 2021-016, however, further provides that the annual 4% adjustment is subject to suspension or reduction by the City Council on an annual basis prior to the effective date of the automatic annual adjustment based upon Council's periodic evaluation of the financial management plan of the City's Utility System, particularly the updated revenue and expenses, as well as changes in economic conditions, water consumption, regulatory requirements and other factors; and

WHEREAS, a comprehensive rate study for FY2024/25 has been prepared by Stantec and was presented to City Council for review at its August 13, 2024 meeting ("2024 Study"); and

WHEREAS, based on the 2024 Study, the City's rate consultant and City Staff are recommending the implementation of a two percent (2%) increase to the water, fire lines, hydrant, wastewater and reclaimed water fixed monthly charges and usage rates for FY 2024/2025 only; and

WHEREAS, the annual rate increase is intended to fund the capital improvements necessary to repair and maintain the aging utilities infrastructure, as analyzed by the City's utility engineering consultant Jacobs, and the City's rate consultant Stantec; and

WHEREAS, the intent and purpose of this Resolution is to implement the terms and conditions of Resolution No. 2021-016; and

WHEREAS, the City Council hereby finds that the Utility capital improvement projects are large, long-term projects that require dedicated funding sources for debt service for a definite period of time; and

WHEREAS, based on the 2024 Study, the City Council desires to exercise the rate provision set forth in Section 5 of Resolution No. 2021-016, and hereby finds it is in the City's best interest to temporarily suspend the automatic four percent (4%) for Fiscal Year 2024/2025 only and reduce the increase to two percent (2%) for Fiscal Year 2024/2025; and

WHEREAS, pursuant to the terms and conditions of Resolution No. 2021-016, the automatic four percent (4%) rate increase will resume next fiscal year subject to the City Council's annual review.

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa and its utility customers to adopt this Resolution.

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

SECTION 1. Recitals. The aforesaid recitals are true and correct and hereby incorporated herein as a material part of this Resolution.

SECTION 2. Rates Fiscal Year 2024/2025.

(A) Pursuant to Resolution No. 2021-016, the City Council hereby temporarily suspends the automatic four percent (4%) annual rate increase to City utility charges and usage rates for FY 2024/2025 only and accepts Stantec's FY 2024/2025 Utility Revenue Sufficiency Study, validating in lieu of a four percent increase, the implementation of a two percent (2%) increase to the water, fire lines, hydrant, wastewater and reclaimed water fixed monthly charges and usage rates effective October 1, 2024 through September 30, 2025.

(B) The current and proposed Fiscal Year 2024/2025 utility rates and charges are set forth in **EXHIBIT "A"** which is attached hereto and fully incorporated herein by this reference.

(C) The automatic four percent (4%) increase established by the City Council in Resolution No. 2021-016 shall resume effective October 1, 2025 in accordance with Resolution No. 2021-016 and subject to the annual review of the City Council.

SECTION 3. Repeal of Prior Inconsistent Resolutions. All prior resolutions or prior resolutions inconsistent with this Resolution are hereby repealed to the extent of the conflict. However, nothing contained herein shall be construed or interpreted as repealing or modifying Resolution No. 2021-016. This Resolution is intended to implement Resolution No. 2021-016.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Resolution and/or Exhibit "A" 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. Incorporation into Utility Handbook and City Code. This Resolution and Exhibit "A" shall be incorporated into the City's Utility Handbook and City Code of Cocoa to the extent deemed necessary by the City Manager, 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 Resolution and Exhibit and the Utility Handbook and City Code may be freely made.

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 the 13th day of August, 2024.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

Stantec

City of Cocoa, Florida

FY 2024 Water and Sewer Utility Revenue Sufficiency Analysis Final Report

August 5, 2024



August 5, 2024

Mr. Stockton Whitten
City Manager
City of Cocoa
65 Stone Street
Cocoa, FL 32922

Re: FY 2024 Water and Sewer Utility Revenue Sufficiency Analysis – Final Report

Dear Mr. Whitten,

Stantec Consulting Services Inc. is pleased to present this final report of the Fiscal Year 2024 Water and Sewer Utility Revenue Sufficiency Analysis that Stantec performed for City of Cocoa. We appreciate the fine assistance provided by you and the members of the City's staff who participated in this Study.

If you have any questions or would like to discuss, please do not hesitate to call me at (904) 671-0117 or email me at peter.napoli@stantec.com. Stantec appreciates the opportunity to be of service to the City and look forward to the possibility of doing so again in the near future.

Sincerely,

Peter Napoli
Senior Manager
Direct: (904) 671-0117
peter.napoli@stantec.com

Stantec
777 S Harbour Island Blvd
#600 Tampa, FL 33602

Enclosure

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1. EXECUTIVE SUMMARY

1.1 INTRODUCTION

Stantec Consulting Services Inc. (Stantec) has conducted the Fiscal Year (FY) 2024 Water and Sewer Utility Revenue Sufficiency Analysis (RSA or Study) for the City of Cocoa's water and sewer systems (City or Utility). The following sections of this report present the base data, assumptions, and results, as well as the findings, conclusions, and recommendations of the Study.

1.2 BACKGROUND

In fiscal year 2010, the City initially retained the services of Burton & Associates (acquired by Stantec in 2017) to conduct a comprehensive rate study, that included an evaluation of the adequacy of the revenue provided by the Utility's then current rates and charges to meet its financial requirements over a 10-year period. The rate study included a revenue sufficiency analysis which also identified plans of annual water, sewer, and reclaimed water rate revenue adjustments necessary to satisfy such requirements.

As part of its ongoing financial management planning and budget process, the City has retained the services of Stantec (serving as the City's Rate Consultant) on an annual basis to update the RSA for the Utility, based upon the prior year's actual financial performance and most current budget information available and identify a plan of recommended annual rate adjustments. In FY 2023, Stantec conducted a Study that concluded that an annual indexing rate adjustment plan of 4.0% would be sufficient to fund the Utility's financial requirements through the projection period of FY 2033.

As part of the annual financial management of the Utility, the City has retained the service of Stantec to review and recommend any needed adjustments to the water, sewer, and reclaimed water rates for FY 2025 and through FY 2034.

1.3 OBJECTIVES

The objective of the Study was to develop a multi-year financial plan for the Utility and evaluate the sufficiency of existing water, sewer and reclaimed water rates to generate the level of revenues necessary to satisfy the Utility's projected requirements through FY 2034, including 1) operating expenses, 2) capital spending, 3) existing debt service costs and corresponding net revenue to debt service coverage ratios, 4) adequate operating reserves, and if necessary, develop a recommended plan of future water, sewer, and reclaimed water rate revenue adjustments that will satisfy these projected revenue requirements during each year of the projection period.

1.4 REVENUE SUFFICIENCY AND RATE IMPACTS

The Revenue Sufficiency Analysis (RSA) was conducted for the Utility as an update to the 10-year financial management plan reflected in the FY 2023 Study and included a review of the Utility's historical and budgeted revenue and expenditures, development of assumptions, and evaluation of several scenarios for the Utility. Through this process, Stantec identified the recommended financial management plan and associated annual rate revenue adjustments required to meet the Utility's projected cost requirements. The recommended plan is based upon the revenue, expense, beginning fund balances, capital improvements, and assumptions as described herein. Appendix A includes detailed schedules presenting all components of the financial management plan developed for the Utility.

The Utility is projected to require a 2.0% rate adjustment beginning in FY 2025, increasing to an annual 4.0% rate indexing adjustment beginning in FY 2026, to generate sufficient revenues to meet ongoing and projected operating, capital, debt service, and reserve targets over the projection period. The City's plan of annual rate adjustments should be reviewed each year to account for changes in capital spending, system growth, most current operating budgets, economic conditions, and other factors. Table 1.1 presents the recommended rate revenue adjustment plan for the Utility for the initial five years of the projection period, and includes resulting monthly inside-city residential costs for a typical household with water, sewer, and reclaimed water service provided by the Utility reflecting 4,000 gallons of water consumption and 15,000 gallons of reclaimed water service.

Table 1.1 – Recommended Rate Plan and Monthly Bill Impacts[1]

5-Year Rate Plan	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Water Rate Adjustment	**2.0%**	**4.0%**	**4.0%**	**4.0%**	**4.0%**
Water Bill (4,000 gals)	**$32.70**	**$34.02**	**$35.37**	**$36.78**	**$38.26**
$ Change	*$0.65*	*$1.32*	*$1.35*	*$1.41*	*$1.48*
Sewer Rate Adjustment	**2.0%**	**4.0%**	**4.0%**	**4.0%**	**4.0%**
Sewer Bill (4,000 gals)	**$53.37**	**$55.50**	**$57.71**	**$60.03**	**$62.43**
$ Change	*$1.04*	*$2.13*	*$2.21*	*$2.32*	*$2.40*
Reclaimed Water Rate Adjustment	**2.0%**	**4.0%**	**4.0%**	**4.0%**	**4.0%**
Reclaimed Water Bill (15,000 gals)	**$10.38**	**$10.80**	**$11.23**	**$11.68**	**$12.15**
$ Change	*$0.20*	*$0.42*	*$0.43*	*$0.45*	*$0.47*

[1] Impacts may vary slightly from the rate adjustments shown due to rounding.

2. ANALYSIS

This section of the report presents a description of the source data, assumptions, and results of the Revenue Sufficiency Analysis. The Appendix includes detailed supporting schedules for the water, sewer and reclaimed utility financial management plan identified herein.

2.1 DESCRIPTION

During this RSA, Stantec reviewed alternative multi-year financial management plans and corresponding water, sewer, and reclaimed water rate revenue adjustments through multiple interactive work sessions with City staff. During these meetings, the impact of various inputs or assumptions upon key financial indicators were examined using graphical outputs and extensive review of inputs, assumptions, and relationships between key variables. The recommended financial management plan and corresponding plan of annual water, sewer, and reclaimed water rate revenue adjustments will allow the Utility to fund its projected annual cost requirements through FY 2034, as well as meet its financial performance goals and objectives.

Stantec obtained the Utility's historical and budgeted financial information regarding the operation of its water and sewer systems, as well as historical customer counts and volume data by class of customer. The City also provided the Utility's multi-year capital improvement program (CIP) and documented the Utility's current debt service obligations and covenants, or promises made to lenders, relative to net income coverage requirements, and reserves. Stantec also discussed with City staff other assumptions and policies that would affect the financial performance of the Utility, such as historical weather and associated trends in demands, planned developments/customer growth, debt coverage levels, levels of reserves, capital funding sources, earnings on invested funds, and escalation rates for operating costs, among others.

All this information was entered into a comprehensive financial planning model, which produced a 10-year projection of the adequacy of revenues provided by the current rates of the Utility to meet its current and projected financial requirements. Then, the level of rate revenue increases necessary in each year of the projection period to satisfy the system's annual financial requirements was determined.

The financial planning model utilizes all projected available unrestricted funds in each year of the projection period to pay for capital expenditures. The model is set up to reflect the rules of cash-funded expenditures (Pay-As-You-Go or PAYGO) as defined and applied by Utility staff, and it produces a detailed summary of the funding sources to be used for each project in the CIP. To the extent that current revenues and unrestricted reserves are not adequate to fund all capital projects in any year of the projection period, the model identifies a borrowing requirement to fund those projects, or portions thereof that are determined to be eligible for borrowing. The financial plan is used to develop a borrowing program that includes the required borrowing amount by year and the estimated annual debt service requirements for each year in the projection period.

2.2 SOURCE DATA

The following presents the key source data relied upon in conducting the RSA:

2.2.1 Beginning Fund Balances

The City's FY 2023 Annual Comprehensive Financial Report (ACFR), supporting trial balance schedules, and associated details of fund balances as provided by City staff were used to establish the beginning FY 2024 (October 1, 2023) balances for the Utility. Any funds reserved or encumbered for specific capital projects were included in the beginning fund balances, while the associated capital project costs were included in the CIP. Schedule 2 of Appendix A summarizes the beginning fund balances.

2.2.2 Revenues

The revenues utilized in the RSA reflect an evaluation of historical results, the City's FY 2024 Adopted Budget, City staff's FY 2025 Proposed Budget[2], anticipated growth, and assumed rate increases.

2.2.3 Operating Expenses

FY 2024 operating expenses were based upon the FY 2024 Adopted Budget. Each year thereafter, these expenditures were projected based upon the FY 2025 Proposed Budget, adjusted by assumed cost escalation factors for individual expense categories and annual spending assumptions. The specific spending assumptions and cost escalation factors and are reflected in detail in Schedules 4 and 5 of Appendix A, respectively.

2.2.4 Transfers

Apart from the cost allocation of services provided through City's General Fund, the Utility makes two annual transfers to the General Fund, one based on a return on investment (ROI), and a second transfer based upon a 6.0% of net operating revenues In-lieu-of Franchise Fee payment. These transfers are based upon a combination of the Utility's FY 2024 Adopted Budget, the FY 2025 Proposed Budget, and annual projected net operating revenues throughout the projection period.

2.2.5 Debt Service

The annual repayments for all outstanding debt for the Utility were based upon the specific principal and interest payment schedules for each outstanding issuance, as provided by City staff. Any additional borrowing identified by the model during the projection period is calculated based on the assumed debt service terms identified herein.

[2] As provided by City staff on June 10, 2024.

2.2.6 Capital Improvement Program

City staff provided the five-year CIP in project-level detail from FY 2025 through FY 2029. The RSA includes an annual cost inflation factor of 3.0%, based upon long-term average increases observed in the Engineering News Record - Construction Cost Index, to account for inflation in the future cost of construction. Beginning in FY 2030, $20.5 million per year was used for unspecified future projects and vehicle replacements until the end of the projection period in FY 2034. This is representative of Utility staff's expectations for future annual capital spending. In addition, $10.0 million was included in both FY 2031 and FY 2032 for AMI Meter Installations per discussions with Utility staff.

2.3 REVENUES

2.3.1 Rate Revenue

The Utility's revenues consist of rate revenue, impact fees, interest income, and other revenue from miscellaneous service charges.

FY 2024 rate revenue is projected based upon FY 2023 actual rate revenues, adjusted by observed changes in customer and demand patterns identified utilizing FY 2024 year-to-date customer billing data including account growth and billed water demand, sewer volumes, and reclaimed water sales. Rate revenue is adjusted annually beginning in FY 2025 to reflect assumed rate adjustments, customer growth, and associated changes in demand and billed volume. Projections of all other revenues are based upon the FY 2024 year-to-date budget adjusted to account for the year end expectations, excluding interest income which is calculated based upon projected average fund balances and assumed interest rates, and revenue from impact fees which is calculated based on the assumed growth in new accounts and projected fees. Projected annual rate revenue is presented on Schedule 3 of Appendix A and ranges from $73.0 million in FY 2024 to $112.6 million in FY 2034.

Base Rate Revenues and Customer Growth

Projections of new connections/customer accounts and assumed annual changes in water sales and billed sewer volumes were utilized for the calculation of water and sewer revenue, which reflected recently observed levels of customer growth, discussions with City staff, and consideration of local environmental and economic conditions. Water Equivalent Residential Units (ERUs) are projected to increase by an average of 1.04% annually during the projection period, whereas sewer ERUs are projected to increase by 1.02% annually and reclaimed water ERUs are projected to increase by 1.11% annually. To the extent that projected growth rates materially differ from actual growth, it would affect the results of the RSA presented herein. Projected annual customer growth rates are presented on Schedule 1 of Appendix A.

Usage Rate Revenue and Billed Water Demand and Sewer Volume

Billed water volume and sewer volume per ERU are projected to decrease by 0.50% per year during the projection period, reflecting general industry trends of reduced water use per household and consistent with City observations.

As rates increase, discretionary water consumption (and therefore billed sewer volumes to a certain degree) will likely decline. To generate sufficient rate revenue, projected rate revenue adjustments must increase to compensate for the smaller revenue base. A price elasticity adjustment was included in the analysis which reduces projected consumption-based revenues by the product of the annual rate revenue increase and the annual price elasticity coefficient assumed.

2.3.2 Impact Fees

The Utility's impact fees are one-time charges paid by a new customer for their share of system capacity. This fee is the mechanism by which growth can "pay its own way" and minimize the extent to which existing customers must bear the cost of facilities that will be used to serve new customers. The RSA projects approximately $3.0 million of impact fees revenue will be collected during FY 2024 which reflects annualized year-to-date receipts, FY 2025 impact fee revenue reflects the FY 2025 Proposed Budget. Beginning in FY 2026, annual water, sewer, and reclaimed impact fee revenues are estimated based on the growth in accounts and the current impact fees. These fees are only available for system expansion related capital projects or outstanding debt service incurred to fund treatment and transmission system expansions of the water, sewer, and reclaimed water systems. Projected annual impact fee revenues are provided on Schedule 8 of Appendix A.

2.3.3 Other Revenue

Projections of all other revenues, not previously detailed, are based upon the amounts listed in the FY 2025 Proposed Budget, excluding interest income which is calculated based upon projected average fund balances and assumed interest rates, and revenue from impact fees which is calculated based on the assumed growth in new accounts and projected fees. The RSA reflects an annual interest earning rate of 1.00% beginning in FY 2024 and each year thereafter until the end of the projection period.

2.4 EXPENDITURES

The Utility's expenditures reflect the overall revenue requirements for each year of the projection period and establish the basis for which rates need to be sufficient to recover. They include all O&M expenses, transfers out, minor capital outlay, debt service, and cash funded CIP. Schedule 4 of Appendix A provides the Utility's projected annual expenditures.

2.4.1 Operating Expenses

O&M expenses for the Utility include personnel costs, contract services costs, costs related to materials, supplies, chemicals, utilities, allocation of shared costs (Information Technology, Human Resources, Accounting, and Customer Billing) provided by the City's General Fund, and other costs required to maintain operation of the water, sewer, and reclaimed water systems. This RSA utilized the FY 2024 Adopted Budget and FY 2025 Proposed Budget to project future O&M by applying various cost escalation factors for individual expense categories based on the type of expense.

Annual cost escalation factors for the various types of operating expenses were developed based upon a review of historical trends, industry experience, and detailed discussions with Utility staff. Schedule 5 of Appendix A presents the specific escalation factors assumed for the various categories of expense.

Historically, the Utility has been able to realize savings by executing or spending less than its annual O&M budget. Based upon a review of historical actual to budgeted expenses and discussions with Utility staff regarding future expectations, certain expenditures were projected to be executed at a level less than budgeted. Personnel services expenses are assumed to be executed at 90.0% in each year of the projection period. Other O&M expenses are assumed to be executed at 90% in each year of the projection period. Costs associated with services provided by the General Fund are assumed to be spent at 100.0% of the projected amounts.

Annual operating expenses are projected to range from $54.4 million in FY 2024 to $82.5 million in FY 2034. Schedule 4 of Appendix A summarizes the total projected annual operating expenses for the Utility.

2.4.2 General Fund Transfer

In addition to the cost for shared services provided which is an operating expense, the Utility makes two annual transfers to the General Fund, one based on a return on investment (ROI), and a second transfer predicated upon a 6.0% of net operating revenues In-lieu-of Franchise Fee payment. These transfers are based upon the Utility's FY 2024 Adopted Budget, FY 2025 Proposed Budget, and projections of annual net operating revenue throughout the projection period. In FY 2025, the transfer to the General Fund for ROI and transfer for payments in lieu-of Franchise Fees are approximately $7.7 million and $1.7 million, respectively. Schedule 4 of Appendix A summarizes the total projected annual transfers during the projection period.

2.4.3 Capital Improvement Program

One of the most important elements of a utility's financial plan is to ensure that there is continuous reinvestment in existing infrastructure to provide and maintain quality utility services as well as investment in new infrastructure to support new system growth. The RSA utilized the CIP provided by Utility staff for FY 2024 and the FY 2025 Recommended Budget for FY 2024 through FY 2029, with assumptions for annual capital spending from FY 2030 through FY 2034. In total, the CIP used in this analysis (in inflated or future dollars) from FY 2024 – FY 2034 is approximately $366.7 million. A detailed project listing of the CIP is presented in Schedule 6 of Appendix A.

The financial planning process utilized in this RSA attempts to optimize the funding of the CIP by utilizing any available funding sources to cover the necessary annual renewal & replacement (R&R) projects and meet the need for regulatory-based improvements and system expansion related projects. As such, projects are funded either by existing reserves or annual revenues (such as PAYGO) transfers from the Revenue Fund to the R&R Fund, existing reserves dedicated for capital (prior debt proceeds, impact fee balances, R&R), or proceeds from future debt. Summaries of the capital financing plan are provided in Schedules 9 and 10 of Appendix A.

2.4.4 Debt Service

Outstanding Debt

The City's Series 2020 Bonds refunded the Utility's outstanding subordinate debt (State Revolving Fund loans). Upon the refunding, the Utility's existing debt obligations include previously issued revenue bonds and notes, for which the annual principal and interest payment schedules were provided by City staff. In total, the Utility's existing annual debt service payments on outstanding debt range from $9.2 million in FY 2024 to $6.8 million in FY 2034. Schedule 4 of Appendix A provides the Utility's outstanding debt service obligations.

Future Debt

Based upon the CIP and financing plan developed in the RSA, new senior-lien debt proceeds of approximately $30.2 million are projected to be required during the projection period. This RSA projects future borrowing to be needed in FY 2032. Cumulative annual debt service payments on new senior-lien debt are estimated to range from $1.8M in FY 2032 to $2.3M in FY 2034. The RSA includes the annual debt service on these projected borrowings based upon the assumptions regarding the terms summarized in Table 2.1 and provided in Schedule 11 of Appendix A.

Table 2.1 – Debt Financing Assumptions

Term:	30 - Years
Issuance Costs:	2.0%
Interest Rate:	Ranges from 4.5% - 5.5%
Debt Service Reserve:	1 Year of Annual Debt Service
Debt Service:	Level (Equal Annual Debt Service)

The Utility's projected capital financing plan is provided in Schedule 9 of Appendix A while Schedules 4 and 8 of that Appendix provide the forecast of debt service of future borrowings.

Debt Service Coverage

One of the most important covenants the City makes relative to the issuance of debt is that its annual net revenues (revenues less operating expenses) will be at least 1.25 times greater than its senior lien debt service requirements. It is important to note that these revenue covenants (often referred to as debt service coverage requirements) represent the City's minimum requirements established in the City's bond covenants. Should the City be unable to meet these requirements, it could be found in technical default. This would result in the City facing a potential downgrade in its credit rating, which would affect the interest rate and terms of any future financing initiatives.

As a policy decision, utilities often measure revenue sufficiency and set rates based upon a higher debt service coverage level to ensure compliance with these covenants in the event future projections of revenue and expenses do not occur as predicted (due to extended drought conditions, unanticipated capital requirements or operating cost increases, natural disasters, and other factors). The RSA assumes that the City will maintain senior-lien debt service coverage of at least 2.0 which is indicative of a financially healthy or strong utility system per the evaluation criteria published by each of the major municipal utility rating

agencies and will help to ensure revenues are maintained at levels that satisfy the City's bond covenants. Table 2.2 provides the annual senior-lien debt service and debt service coverage over the projection period. Schedule 8 of Appendix A provides the annual forecast of revenues and debt service coverage during the projection period.

Table 2.2 – Projected Annual Debt Service & Debt Service Coverage

	Fiscal Year									
Description	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Existing Senior Lien Debt ($M)	$8.7	$8.3	$6.7	$6.7	$6.6	$6.6	$5.7	$4.4	$4.5	$4.5
New Senior-Lien Debt ($M)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$1.7	$2.3	$2.3
Total Senior-Lien Debt ($M)[3]	**$8.7**	**$8.3**	**$6.7**	**$6.7**	**$6.6**	**$6.6**	**$5.7**	**$6.1**	**$6.8**	**$6.8**
Senior-Lien Debt Service Coverage[4]	**3.44**	**3.75**	**4.87**	**5.14**	**5.41**	**5.64**	**6.88**	**6.50**	**6.28**	**6.55**

2.5 RESERVE BALANCES

Reserve balances for utility systems are funds set aside for a specific cash flow requirement, financial need, project, task, or legal covenant. These balances are maintained to meet short-term cash flow requirements, and at the same time, minimize the risk associated with meeting the financial obligations and continued operational and capital needs under adverse conditions. The level of reserves maintained by a utility is an important component and consideration in developing a multi-year financial management plan.

Many utilities, rating agencies, and the investment community as a whole place a significant emphasis on having sufficient reserves available for potentially adverse conditions. The rationale related to the maintenance of adequate reserves is twofold. First, it helps to assure a utility that it will have adequate funds available to meet its financial obligations during unusual periods (i.e., when revenues are unusually low and/or expenditures are unusually high). Second, it provides funds for emergency repairs or replacements to the system, which may occur because of natural disasters or unanticipated system failures.

The City's goal is to maintain the Utility's minimum target balance for unrestricted reserves at six months of annual O&M expenses regardless of execution. As such, the financial management plan presented herein assumes the City will maintain a minimum Operating Fund balance or reserve equal to six months of annual O&M expenses (personnel services and other O&M expenses), as well as a minimum rehabilitation and replacement reserve amount of $2.75 million for each year of the projection as required by the City's Bond

[3] Sum of previous two lines and variances may exist due to rounding.

[4] Excluding annual impact fee revenues.

Resolution. Schedule 10 of Appendix A provides the projected annual fund balances for the Utility's various funds during the projection period.

These levels of operating and capital reserves are consistent with 1) our industry experience for similar systems, 2) the findings of reserve studies conducted by the American Water Works Association (AWWA), and 3) a generally healthy level of reserves for a municipal utility system per the evaluation criteria published by the municipal utility rating agencies (Fitch, Moody's, and Standard & Poor's).

2.6 CONCLUSIONS

As previously stated, the primary objective of the Study was to update the FY 2023 Study and verify, or adjust as necessary, the plan of 4.0% annual water, sewer, and reclaimed water rate adjustments. Upon updating the RSA with the updated data and assumptions detailed in this report, the City's adopted plan of annual rate adjustments to water, sewer, and reclaimed water rates should be adjusted in FY 2025 to 2.0%, increasing to 4.0% in FY 2026 and annually thereafter to fund the Utility's projected operating and capital requirements, while maintaining adequate debt service coverage and working capital reserves throughout the projection period.

2.6.1 Industry Trends

The Utility's recent historical and projected level of rate adjustments are in-line with national industry trends as measured by the United States Consumer Price Index Water and Sewerage Maintenance Series. This index is a specific item category of the more than 200 categories that comprise the Consumer Price Index (CPI) structure and is of relevance to water and sewer utilities as it measures the annual change in water and sewer bills for the typical urban households; this index has increased by an average of approximately 4.0% annually over the past 10 years. As such, the City's current adopted plan of annual rate increases are expected to remain comparable to national industry trends.

2.6.2 Local Bill Comparison

Stantec completed a local comparative residential monthly bill analysis based upon the current FY 2024 rates for a typical residential customer within the City's service area using 4,000 gallons per month as presented on Figure 2.1 for water and sewer service and Figure 2.2 for water only service.

Figure 2.1 – Water and Sewer Monthly Residential Bill Comparison (4,000 gallons)

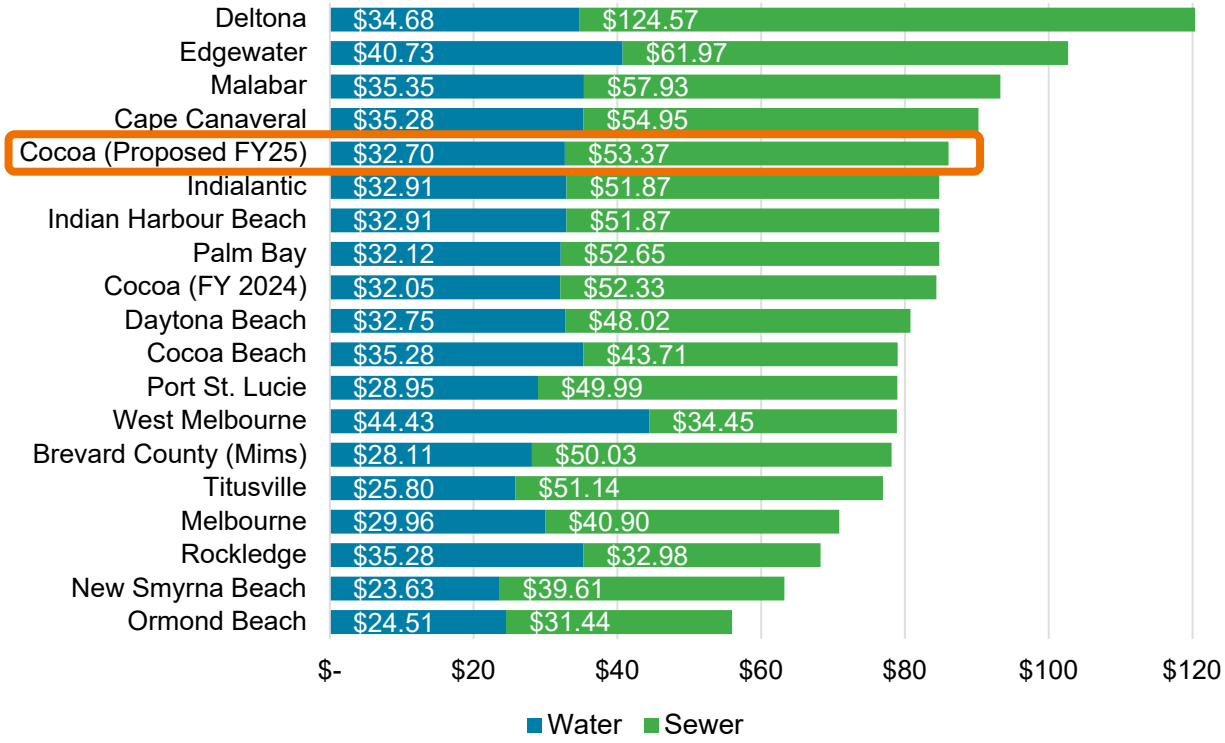
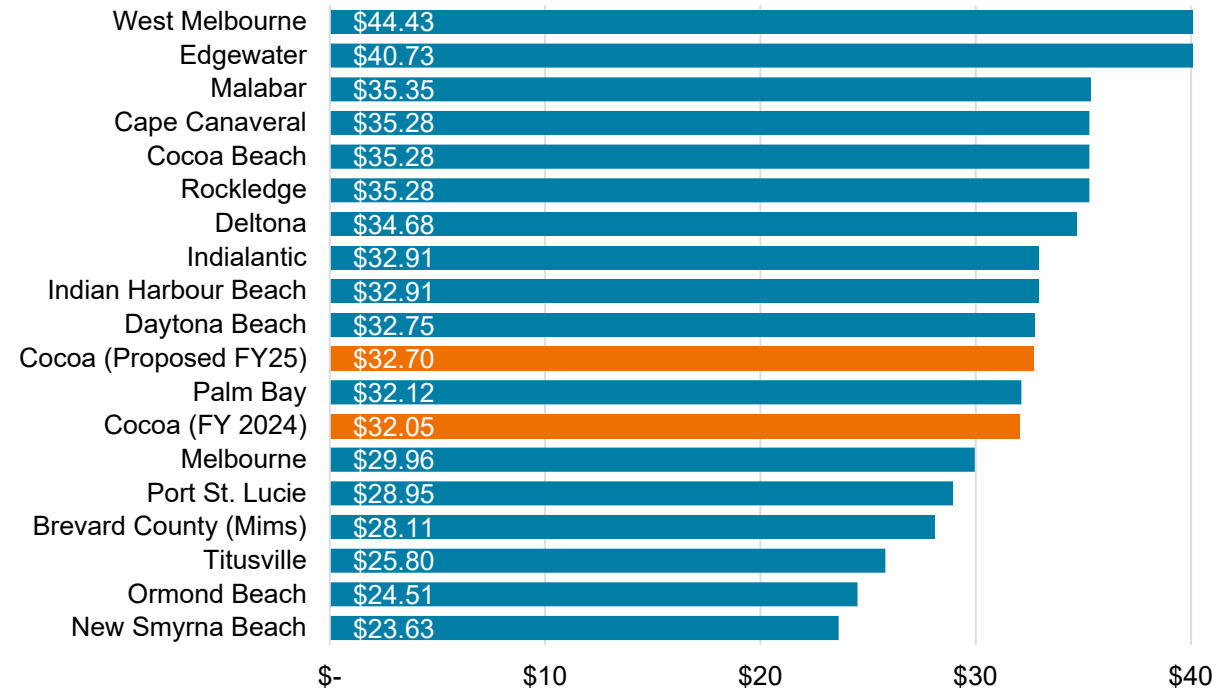


Figure 2.2 – Water Monthly Residential Bill Comparison (4,000 gallons)



As shown in Figures 2.1 and Figure 2.2, the City's typical residential customer's bills are comparable to local water and sewer service providers and can be expected to remain so in the foreseeable future to the other communities given the recommended rate indexing plan identified herein and cost pressures facing water, sewer, and reclaimed water service providers.

While these types of bill comparisons can be informative, there are several factors that determine water and sewer rates within a community. Factors such as level of system reinvestment, age of infrastructure, support from the general fund or other sources, and rate structure will all have a significant influence on bills. Therefore, bill comparisons should be taken as one data point for consideration, but the needs of each community are unique, and the rates may be based on different variables.

2.7 RECOMMENDATIONS

Based upon the analysis presented herein, Stantec has reached the following recommendations:

- The City should adopt a plan of 2.0% annual water, sewer, and reclaimed water rate adjustments in FY 2025 and continue 4.0% annual rate adjustments in FY 2026 through the remainder of the projection period, this would be sufficiently meet the Utility's projected ongoing operating cost requirements, to fund renewal and replacement of its infrastructure, and to meet stated reserve and debt service coverage targets and requirements. Stantec identified that the Utility could meet its cost requirements with 2.0% annual rate adjustments beginning in FY 2025 and 4.0% each year thereafter. The recommended five-year plan of annual rate adjustments is presented in Table 2.3. Schedule 8 of Appendix A provides the projected operating results, including the impacts of the recommended rate increases.

Table 2.3 – Recommended Rate Indexing Plan

Recommended Rate Increase	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Effective Date	10/1/24	10/1/25	10/1/26	10/1/27	10/1/287
Water	2.0%	4.0%	4.0%	4.0%	4.0%
Sewer	2.0%	4.0%	4.0%	4.0%	4.0%
Reclaimed Water	2.0%	4.0%	4.0%	4.0%	4.0%

- Consistent with the direction provided by City Council, the City should continue to update and review this analysis on an annual basis to evaluate the adequacy of its revenues and approved plan of automatic 4.0% annual water, sewer, and reclaimed water rate adjustments. Doing so will allow for the incorporation of updated fund balances, revenues, expenses, capital improvement plans, changes in economic conditions, customers and demands, regulatory requirements, and other factors so that any necessary adjustments can be made to the financial management plan presented herein. Additionally, this will allow the Utility to continue to meet its annual financial and operating requirements and minimize rate impacts to customers due to future events occurring differently than projected.

Disclaimer

This document was produced by Stantec Consulting Services Inc. ("Stantec") for the City of Cocoa, FL and is based on a specific scope agreed upon by both parties. Stantec's scope of work and services do not include serving as a "municipal advisor" for purposes of the registration requirements of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission. Stantec is not advising the City of Cocoa, or any municipal entity or other person or entity regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, terms, or other similar matters concerning such products or issuances.

In preparing this report, Stantec utilized information and data obtained from the City of Cocoa or public and/or industry sources. Stantec has relied on the information and data without independent verification, except only to the extent such verification is expressly described in this document. Any projections of future conditions presented in the document are not intended as predictions, as there may be differences between forecasted and actual results, and those differences may be material.

Additionally, the purpose of this document is to summarize Stantec's analysis and findings related to this project, and it is not intended to address all aspects that may surround the subject area. Therefore, this document may have limitations, assumptions, or reliances on data that are not readily apparent on the face of it. Moreover, the reader should understand that Stantec was called on to provide judgments on a variety of critical factors which are incapable of precise measurement. As such, the use of this document and its findings by the City of Cocoa should only occur after consultation with Stantec, and any use of this document and findings by any other person is done so entirely at their own risk.

APPENDIX A – SUPPORTING SCHEDULES FOR THE RSA

Schedule 1: Assumptions

Schedule 2: FY 2024 Beginning Balances

Schedule 3: Projection of Cash Inflows

Schedule 4: Projection of Cash Outflows

Schedule 5: Cost Escalation Factors

Schedule 6: Capital Improvement Program

Schedule 7: Financial Management Plan Summary

Schedule 8: Forecast of Net Revenues and Debt Service Coverage (Pro Forma)

Schedule 9: Capital Projects Funding Summary

Schedule 10: Funding Summary by Fund

Schedule 11: Senior-Lien Borrowing Projections

Assumptions

Schedule 1

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Rate Increase Adoption Date	10/1/2023	10/1/2024	10/1/2025	10/1/2026	10/1/2027	10/1/2028	10/1/2029	10/1/2030	10/1/2031	10/1/2032	10/1/2033
Annual Growth											
Water											
Ending # of ERUs	106,240	107,240	108,340	109,540	110,740	111,940	113,140	114,340	115,540	116,740	117,940
ERU Growth	1,000	1,000	1,100	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
% Change in ERUs	*0.95%*	*0.94%*	*1.03%*	*1.11%*	*1.10%*	*1.08%*	*1.07%*	*1.06%*	*1.05%*	*1.04%*	*1.03%*
Usage per ERU	5,763	5,734	5,705	5,677	5,648	5,620	5,592	5,564	5,536	5,508	5,481
% Change in Usage per ERU	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*
Usage (Kgal)	7,346,737	7,378,810	7,417,225	7,461,883	7,505,909	7,549,308	7,592,086	7,634,247	7,675,797	7,716,740	7,757,082
% Change in Usage	*0.45%*	*0.44%*	*0.52%*	*0.60%*	*0.59%*	*0.58%*	*0.57%*	*0.56%*	*0.54%*	*0.53%*	*0.52%*
Sewer											
Ending # of ERUs	9,822	9,912	10,012	10,121	10,230	10,339	10,448	10,556	10,665	10,774	10,883
ERU Growth	91	91	100	109	109	109	109	109	109	109	109
% Change in ERUs	*0.93%*	*0.92%*	*1.01%*	*1.09%*	*1.08%*	*1.06%*	*1.05%*	*1.04%*	*1.03%*	*1.02%*	*1.01%*
Billed Volume per ERU	4,907	4,882	4,858	4,834	4,810	4,786	4,762	4,738	4,714	4,691	4,667
% Change in Billed Volume per ERU	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*	*-0.50%*
Billed Volume (Kgal)	578,343	580,766	583,680	587,075	590,423	593,722	596,973	600,177	603,334	606,444	609,509
% Change in Billed Volume	*0.43%*	*0.42%*	*0.50%*	*0.58%*	*0.57%*	*0.56%*	*0.55%*	*0.54%*	*0.53%*	*0.52%*	*0.51%*
Reclaimed											
Ending # of ERUs	2,493	2,516	2,542	2,569	2,597	2,625	2,652	2,680	2,707	2,735	2,763
ERU Growth	45	23	25	28	28	28	28	28	28	28	28
% Change in ERUs	*1.86%*	*0.92%*	*1.01%*	*1.09%*	*1.07%*	*1.06%*	*1.05%*	*1.04%*	*1.03%*	*1.02%*	*1.01%*
Usage per ERU	8,288	8,288	8,288	8,288	8,288	8,288	8,288	8,288	8,288	8,288	8,288
% Change in Usage per ERU	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Usage (Kgal)	247,991	250,279	252,795	255,541	258,286	261,032	263,777	266,523	269,268	272,014	274,759
% Change in Usage	*1.86%*	*0.92%*	*1.01%*	*1.09%*	*1.07%*	*1.06%*	*1.05%*	*1.04%*	*1.03%*	*1.02%*	*1.01%*
Capital Spending											
Annual Capital Budget (Future Year Dollars)	$ 47,238,395	$ 14,546,342	$ 29,594,844	$ 36,430,327	$ 45,857,841	$ 12,654,950	$ 29,266,222	$ 42,442,947	$ 43,716,236	$ 31,979,991	$ 32,939,390
Annual Percent Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Impact Fees											
Water Impact Fees	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750	$1,750
Sewer Impact Fees	$1,562	$1,719	$1,875	$1,875	$1,875	$1,875	$1,875	$1,875	$1,875	$1,875	$1,875
Water w/ Reclaimed Impact Fees	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300	$1,300
Average Annual Interest Earnings Rate											
On Fund Balances	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Operating Reserve											
Target Cash Reserve (Number of Months of O&M)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Operating Budget Execution Percentage											
Personnel Services	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Cost of General Fund Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Operations & Maintenance	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Other Below the Line	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

FY 2024 Beginning Balances as of 10/1/2023

Schedule 2

Grouping of Funds	Revenue Fund	Debt Service Reserve	Renewal & Replacement	Restricted Capital Projects Fund [1]
Non-Capital Assets [1]				
Cash, Cash Equivalents, Investments	$ 14,213,112	$ -	$ -	$ -
Restricted, Cash & Cash Equivalents, & Investments	4,363,357	53,152	18,462	2,788,914
Investments	64,260,692	-	-	-
Accounts Receivable, net	8,515,651	-	-	-
Accounts Receivable Earned, but Not Billed	6,503,603	-	-	-
Due from Other Governments	356,867	-	-	-
Inventory	1,902,672	-	-	-
Prepaid Items	259,128	-	-	-
Restricted Non-Current Assets:	-	-	2,641,530	8,097,982
Restricted for Required "Debt Reserve"	-	1,928,806	-	-
Total Non-Capital Assets	**$ 100,375,082**	**$ 1,981,959**	**$ 2,659,991**	**$ 10,886,896**
Current Liabilities				
Current Liabilities (payable from current assets):				
Accounts and Claims Payable	$ (2,767,947)	$ -	$ -	$ -
Contracts Payable	(10,428,917)	-	-	-
Retainage Payable	(392,319)	-	-	-
Accrued Payroll and Related Liabilities	(616,777)	-	-	-
Compensated Absences	(318,199)	-	-	-
Due to Other Governments	(24,648)	-	-	-
Current Liabilities (payable from restricted assets):				
Accrued Interest	(13,440)	-	-	-
Customer and Developer Deposits	(4,406,133)	-	-	-
Other Deposits	(1,604,791)	-	-	-
Revenue Bonds Payable	(5,942,000)	-	-	-
Lease Payable	(329,729)	-	-	-
SBITA Payable	(60,272)	-	-	-
Calculated Fund Balance (Assets - Liabilities)	**$ 73,469,910**	**$ 1,981,959**	**$ 2,659,991**	**$ 10,886,896**

FY 2024 Beginning Balances as of 10/1/2023

Schedule 2

Grouping of Funds	Revenue Fund	Debt Service Reserve	Renewal & Replacement	Restricted Capital Projects Fund [1]
Adjustments				
Plus/(Less): Inventory [2]	$ (1,902,672)	$ -	$ -	$ -
Plus/(Less): Prepaid Items [2]	(259,128)	-	-	-
Plus/(Less): Revenue Bonds Payable	5,942,000	-	-	-
Available Fund Balance	**$ 77,160,101**	**$ 1,981,959**	**$ 2,750,000**	**$ 10,886,896**

Fund Summary

Revenue Fund	$	77,160,101
Debt Service Reserve		1,981,959
Renewal & Replacement		2,750,000
Restricted Capital Projects Fund		10,886,896
Total Available Funds	**$**	**92,778,956**

[1] Beginning Balances per Statement of Net Position as of September 30, 2023.

[2] Non-cash items excluded.

Projection of Cash Inflows

Schedule 3

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
	Rate Revenue Growth Assumptions											
	Water											
1	% Change in Base Revenue	0.95%	0.94%	1.03%	1.11%	1.10%	1.08%	1.07%	1.06%	1.05%	1.04%	1.03%
2	% Change in Usage Revenue	0.45%	0.44%	0.52%	0.60%	0.59%	0.58%	0.57%	0.56%	0.54%	0.53%	0.52%
	Sewer											
3	% Change in Base Revenue	0.93%	0.92%	1.01%	1.09%	1.08%	1.06%	1.05%	1.04%	1.03%	1.02%	1.01%
4	% Change in Volumetric Revenue	0.43%	0.42%	0.50%	0.58%	0.57%	0.56%	0.55%	0.54%	0.53%	0.52%	0.51%
	Reclaimed											
5	% Change in Base Revenue	1.86%	0.92%	1.01%	1.09%	1.07%	1.06%	1.05%	1.04%	1.03%	1.02%	1.01%
6	% Change in Usage Revenue	1.86%	0.92%	1.01%	1.09%	1.07%	1.06%	1.05%	1.04%	1.03%	1.02%	1.01%
	Assumed Rate Revenue Increases											
7	Assumed Water Rate Increase	4.00%	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
8	Assumed Sewer Rate Increase	4.00%	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
9	Assumed Reclaimed Rate Increase	4.00%	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
	Water Rate Revenue											
10	Base Rate Revenue	$ 23,081,581	$ 23,764,817	$ 24,968,924	$ 26,255,306	$ 27,604,647	$ 29,019,928	$ 30,504,263	$ 32,060,913	$ 33,693,289	$ 35,404,957	$ 37,199,649
11	Usage Rate Revenue	41,988,397	42,972,963	44,838,158	46,822,231	48,888,230	51,039,397	53,279,095	55,610,819	58,038,195	60,564,991	63,195,118
12	**Total Water Rate Revenue**	**$ 65,069,978**	**$ 66,737,780**	**$ 69,807,082**	**$ 73,077,536**	**$ 76,492,877**	**$ 80,059,324**	**$ 83,783,358**	**$ 87,671,732**	**$ 91,731,484**	**$ 95,969,948**	**$ 100,394,766**
	Sewer Rate Revenue											
13	Base Rate Revenue	$ 2,504,618	$ 2,578,305	$ 2,708,430	$ 2,847,392	$ 2,993,137	$ 3,145,987	$ 3,306,275	$ 3,474,352	$ 3,650,586	$ 3,835,359	$ 4,029,073
14	Usage Rate Revenue	5,013,006	5,129,655	5,351,291	5,586,957	5,832,326	6,087,782	6,353,722	6,630,560	6,918,725	7,218,661	7,530,830
15	**Total Sewer Rate Revenue**	**$ 7,517,624**	**$ 7,707,960**	**$ 8,059,722**	**$ 8,434,349**	**$ 8,825,463**	**$ 9,233,768**	**$ 9,659,997**	**$ 10,104,912**	**$ 10,569,310**	**$ 11,054,020**	**$ 11,559,904**
	Reclaimed Rate Revenue											
16	Base Rate Revenue	$ 307,011	$ 316,040	$ 331,987	$ 349,016	$ 366,876	$ 385,607	$ 405,249	$ 425,846	$ 447,442	$ 470,084	$ 493,822
17	Usage Rate Revenue	120,254	123,669	129,659	136,048	142,735	149,734	157,058	164,723	172,744	181,137	189,917
18	**Total Reclaimed Rate Revenue**	**$ 427,265**	**$ 439,709**	**$ 461,646**	**$ 485,064**	**$ 509,611**	**$ 535,341**	**$ 562,308**	**$ 590,569**	**$ 620,186**	**$ 651,221**	**$ 683,740**
	Other Operating Revenue											
19	Water Connection Fee	$ 945,774	$ 567,211	$ 567,211	$ 567,211	$ 567,211	$ 567,211	$ 567,211	$ 567,211	$ 567,211	$ 567,211	$ 567,211
20	Water Hydrant Fees	4,394,565	4,086,156	4,249,602	4,419,586	4,596,370	4,780,225	4,971,434	5,170,291	5,377,103	5,592,187	5,815,874
21	Water Other Income: Hydrant Resid Flow Test	13,725	1,696	1,696	1,696	1,696	1,696	1,696	1,696	1,696	1,696	1,696
22	Water Other Income: Backflow Device Test	245,381	153,700	153,700	153,700	153,700	153,700	153,700	153,700	153,700	153,700	153,700
23	Water Other Income: Jumper Meters	2,580	742	742	742	742	742	742	742	742	742	742
24	Water Other Income: Plan Review/Const Inspect	59,625	12,720	12,720	12,720	12,720	12,720	12,720	12,720	12,720	12,720	12,720
25	Water Other Income: Backflow Prv/Rlct Temp	800	530	530	530	530	530	530	530	530	530	530
27	Sewer/Wastewater Utility: Grease Trap Permits	9,485	6,572	6,572	6,572	6,572	6,572	6,572	6,572	6,572	6,572	6,572
28	Reuse Water: Reuse Water Installation	7,929	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420
30	Rents And Royalties	1,950	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
31	Other Misc Revenues	132,321	51,705	51,705	51,705	51,705	51,705	51,705	51,705	51,705	51,705	51,705
32	**Total Other Operating Revenue**	**$ 5,462,097**	**$ 4,889,752**	**$ 5,053,198**	**$ 5,223,182**	**$ 5,399,966**	**$ 5,583,821**	**$ 5,775,030**	**$ 5,973,887**	**$ 6,180,699**	**$ 6,395,783**	**$ 6,619,470**
	Non-Operating Revenue											
34	Sale Of Surplus Scrap	$ 19,607	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180
35	**Total Non-Operating Revenue**	**$ (93,200)**	**$ 3,180**	**$ 3,180**	**$ 3,180**	**$ 3,180**	**$ 3,180**	**$ 3,180**	**$ 3,180**	**$ 3,180**	**$ 3,180**	**$ 3,180**
	Transfers In											
36	Release of Debt Service Reserve (2003 Bond)	$ 1,891,950	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
37	**Total Transfers In**	**$ 1,891,950**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Interest Income											
38	Unrestricted	$ 749,973	$ 589,749	$ 522,376	$ 509,483	$ 595,975	$ 671,520	$ 684,711	$ 571,492	$ 483,933	$ 489,548	$ 506,118
39	**Total Interest Income**	**$ 749,973**	**$ 589,749**	**$ 522,376**	**$ 509,483**	**$ 595,975**	**$ 671,520**	**$ 684,711**	**$ 571,492**	**$ 483,933**	**$ 489,548**	**$ 506,118**
40	**Total Cash Inflows (Excl. Impact Fees)**	**$ 81,025,687**	**$ 80,368,130**	**$ 83,907,204**	**$ 87,732,795**	**$ 91,827,074**	**$ 96,086,955**	**$ 100,468,583**	**$ 104,915,772**	**$ 109,588,792**	**$ 114,563,699**	**$ 119,767,178**

Projection of Cash Outflows

Schedule 4

	Expense Line Item	Inflation Factor	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
	Department 1506												
	Personnel Services												
1	Regular Salaries & Wages	Salaries	$ 37,796	$ 34,452	$ 35,486	$ 36,550	$ 37,647	$ 38,776	$ 39,939	$ 41,137	$ 42,372	$ 43,643	$ 44,952
2	Other Salaries & Wages	Salaries	52,477	54,472	56,106	57,789	59,523	61,309	63,148	65,042	66,994	69,003	71,074
3	Overtime	Special Pay/Overtime	100	100	101	103	104	105	106	108	109	110	112
4	Clothing/Shoe Allowance	Salaries	240	240	247	255	262	270	278	287	295	304	313
5	Fica Taxes	Salaries	7,072	6,691	6,892	7,098	7,311	7,531	7,757	7,989	8,229	8,476	8,730
6	Retirement Contributions	Retirement	14,376	16,206	17,016	17,867	18,760	19,698	20,683	21,718	22,803	23,944	25,141
7	Life/Health Insurance	Other Health Insurance	191	307	332	358	387	418	451	487	526	568	614
8	Medical/Rx Self Insured	Medical Insurance	34,309	23,478	25,356	27,385	29,576	31,942	34,497	37,257	40,237	43,456	46,933
9	Dental Insurance	Medical Insurance	1,143	708	765	826	892	963	1,040	1,124	1,213	1,310	1,415
10	Vision Insurance	Medical Insurance	194	137	148	160	173	186	201	217	235	254	274
11	Long Term Disability	Long Term Disability	192	308	308	308	308	308	308	308	308	308	308
12	Worker'S Compensation	Worker's Comp	1,200	2,104	2,209	2,320	2,436	2,557	2,685	2,820	2,961	3,109	3,264
	Operations & Maintenance												
13	Benefit Offset	Salaries	$ 2,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14	Communication	Default Operating	138	540	556	573	590	608	626	645	664	684	705
15	Repairs & Maintenance	Repair & Maintenance	3,500	3,100	3,255	3,418	3,589	3,768	3,956	4,154	4,362	4,580	4,809
16	Office Supplies	Default Operating	1,460	1,460	1,504	1,549	1,595	1,643	1,693	1,743	1,796	1,849	1,905
17	Operating Supplies	Default Operating	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
18	Fuel Oil & Lubricants	EIA Fuels	160	400	412	425	438	452	466	480	495	511	526
19	Membership/Publications	Default Operating	-	199	205	212	218	225	232	239	246	254	262
18	Training	Default Operating	200	695	716	737	759	782	806	830	855	880	907
19	It-Related Operating Exp	Default Operating	1,500	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
20	Machinery & Equipment	No Escalation	45,000	-	-	-	-	-	-	-	-	-	-
21	**Total Department 1506**		**$ 204,648**	**$ 147,597**	**$ 153,674**	**$ 160,054**	**$ 166,753**	**$ 173,793**	**$ 181,192**	**$ 188,973**	**$ 197,160**	**$ 205,778**	**$ 214,853**
	Field Services 1515												
	Personnel Services												
22	Regular Salaries & Wages	Salaries	$ 1,067,280	$ 1,085,810	$ 1,118,384	$ 1,151,936	$ 1,186,494	$ 1,222,089	$ 1,258,751	$ 1,296,514	$ 1,335,409	$ 1,375,472	$ 1,416,736
23	Other Salaries & Wages	Salaries	61,174	66,502	68,497	70,552	72,669	74,849	77,094	79,407	81,789	84,243	86,770
24	Overtime	Special Pay/Overtime	15,000	15,000	15,188	15,377	15,570	15,764	15,961	16,161	16,363	16,567	16,774
25	Clothing/Shoe Allowance	Salaries	2,760	2,760	2,843	2,928	3,016	3,106	3,200	3,296	3,394	3,496	3,601
26	Fica Taxes	Salaries	86,071	85,148	87,702	90,334	93,044	95,835	98,710	101,671	104,721	107,863	111,099
27	Retirement Contributions	Retirement	136,227	153,126	160,782	168,821	177,262	186,126	195,432	205,203	215,464	226,237	237,549
28	Non Frs Retirement Cont	Retirement	5,346	5,458	5,731	6,017	6,318	6,634	6,966	7,314	7,680	8,064	8,467
29	Life/Health Insurance	Other Health Insurance	3,422	3,581	3,867	4,177	4,511	4,872	5,262	5,683	6,137	6,628	7,158
30	Medical/Rx Self Insured	Medical Insurance	313,736	287,822	310,848	335,716	362,573	391,579	422,905	456,737	493,276	532,738	575,358
31	Dental Insurance	Medical Insurance	11,199	10,493	11,332	12,239	13,218	14,276	15,418	16,651	17,983	19,422	20,976
32	Vision Insurance	Medical Insurance	2,017	2,017	2,178	2,353	2,541	2,744	2,964	3,201	3,457	3,733	4,032
33	Long Term Disability	Long Term Disability	3,453	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619	3,619
34	Worker'S Compensation	Worker's Comp	40,384	35,604	37,384	39,253	41,216	43,277	45,441	47,713	50,098	52,603	55,233
35	Benefit Offset	Salaries	16,800	16,800	17,304	17,823	18,358	18,909	19,476	20,060	20,662	21,282	21,920
	Operations & Maintenance												
36	Contract Services	Default Operating	$ 5,000	$ 85,050	$ 87,602	$ 90,230	$ 92,936	$ 95,725	$ 98,596	$ 101,554	$ 104,601	$ 107,739	$ 110,971
37	Travel And Per Diem	Default Operating	2,500	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
38	Communication	Default Operating	22,256	22,256	22,924	23,611	24,320	25,049	25,801	26,575	27,372	28,193	29,039
39	Freight & Postage Service	Default Operating	250	250	258	265	273	281	290	299	307	317	326
40	Repairs & Maintenance	Repair & Maintenance	18,231	20,518	21,544	22,621	23,752	24,940	26,187	27,496	28,871	30,314	31,830
41	Repair/Maint-Vehicles	Repair & Maintenance	32,163	31,175	32,734	34,370	36,089	37,893	39,788	41,777	43,866	46,060	48,363
42	Other Charges & Oblig.	Default Operating	1,407	-	-	-	-	-	-	-	-	-	-
43	Office Supplies	Default Operating	1,500	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
44	Operating Supplies	Default Operating	49,512	41,125	42,359	43,630	44,938	46,287	47,675	49,105	50,579	52,096	53,659
45	Fuel Oil & Lubricants	EIA Fuels	56,293	63,551	65,521	67,552	69,646	71,805	74,031	76,326	78,692	81,132	83,647
46	Training	Default Operating	750	18,550	19,107	19,680	20,270	20,878	21,505	22,150	22,814	23,499	24,204
47	IT-Related Operating Exp	Default Operating	72,014	64,400	66,332	68,322	70,372	72,483	74,657	76,897	79,204	81,580	84,027
48	**Total Field Services 1515**		**$ 2,026,745**	**$ 2,124,615**	**$ 2,208,159**	**$ 2,295,670**	**$ 2,387,376**	**$ 2,483,521**	**$ 2,584,364**	**$ 2,690,185**	**$ 2,801,279**	**$ 2,917,964**	**$ 3,040,577**
	Water Administration 4010												
	Personnel Services												
49	Executive Salaries	Salaries	$ 171,571	$ 178,072	$ 183,414	$ 188,917	$ 194,584	$ 200,422	$ 206,434	$ 212,627	$ 219,006	$ 225,576	$ 232,344
50	Regular Salaries & Wages	Salaries	800,701	831,432	856,375	882,066	908,528	935,784	963,858	992,773	1,022,556	1,053,233	1,084,830
51	Accrual Payouts	Salaries	11,386	-	-	-	-	-	-	-	-	-	-
52	Other Salaries & Wages	Salaries	10,500	10,380	10,691	11,012	11,343	11,683	12,033	12,394	12,766	13,149	13,544
53	Overtime	Special Pay/Overtime	37,042	38,000	38,475	38,956	39,443	39,936	40,435	40,941	41,452	41,970	42,495
54	Special Pay	Special Pay/Overtime	300	-	-	-	-	-	-	-	-	-	-
55	Clothing/Shoe Allowance	Salaries	600	600	618	637	656	675	696	716	738	760	783
56	Fica Taxes	Salaries	77,856	76,301	78,590	80,948	83,376	85,877	88,454	91,107	93,841	96,656	99,555
57	Retirement Contributions	Retirement	206,258	230,355	241,873	253,966	266,665	279,998	293,998	308,698	324,133	340,339	357,356

Projection of Cash Outflows **Schedule 4**

	Expense Line Item	Inflation Factor	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
58	Life/Health Insurance	Other Health Insurance	2,857	2,638	2,849	3,077	3,323	3,589	3,876	4,186	4,521	4,883	5,273
59	Life/Health Retirees	Other Health Insurance	157,665	157,806	170,430	184,065	198,790	214,693	231,869	250,418	270,452	292,088	315,455
60	Medical/Rx Self Insured	Medical Insurance	194,431	216,512	233,833	252,540	272,743	294,562	318,127	343,577	371,064	400,749	432,808
61	Health Retirees 50%	Medical Insurance	16,903	23,856	25,764	27,826	30,052	32,456	35,052	37,856	40,885	44,156	47,688
62	Health Retirees 100%	Medical Insurance	45,074	47,712	51,529	55,651	60,103	64,912	70,105	75,713	81,770	88,312	95,377
63	Dental Insurance	Medical Insurance	28,776	44,360	47,909	51,742	55,881	60,351	65,179	70,394	76,025	82,107	88,676
64	Vision Insurance	Medical Insurance	5,237	10,324	11,150	12,042	13,005	14,046	15,169	16,383	17,694	19,109	20,638
65	Long Term Disability	Long Term Disability	2,699	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536
66	Worker'S Compensation	Worker's Comp	19,531	15,245	16,007	16,808	17,648	18,530	19,457	20,430	21,451	22,524	23,650
67	Unemployment Compensation	Salaries	10,000	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
68	Benefit Offset	Salaries	19,200	19,200	19,776	20,369	20,980	21,610	22,258	22,926	23,614	24,322	25,052
	Operations & Maintenance												
69	Professional Services	Default Operating	$ 400,000	$ 470,562	$ 484,679	$ 499,219	$ 514,196	$ 529,622	$ 545,510	$ 561,876	$ 578,732	$ 596,094	$ 613,977
70	Legal Expenses	Default Operating	435,000	435,000	448,050	461,492	475,336	489,596	504,284	519,413	534,995	551,045	567,576
71	Contract Services	Default Operating	1,159,578	1,217,446	1,339,191	1,473,110	1,620,421	1,782,463	1,960,709	2,156,780	2,372,458	2,609,704	2,870,674
72	Cost Of General Fund Svcs	Gen Fund Composite O&M	7,969,848	8,368,340	8,786,757	9,226,095	9,687,400	10,171,770	10,680,359	11,214,377	11,775,096	12,363,851	12,982,044
73	Contingency	Default Operating	1,300,000	1,200,000	1,448,802	1,513,962	1,582,652	1,654,901	1,730,921	1,810,937	1,895,191	1,983,942	2,077,464
74	Travel And Per Diem	Default Operating	2,316	2,316	2,385	2,457	2,531	2,607	2,685	2,765	2,848	2,934	3,022
75	Communication	Default Operating	6,068	7,739	7,971	8,210	8,457	8,710	8,972	9,241	9,518	9,804	10,098
76	Freight & Postage Service	Default Operating	4,740	4,740	4,882	5,029	5,180	5,335	5,495	5,660	5,830	6,004	6,185
77	Insurance	Insurance	1,309,307	1,301,830	1,405,976	1,518,455	1,639,931	1,771,125	1,912,815	2,065,841	2,231,108	2,409,596	2,602,364
78	Repairs & Maintenance	Repair & Maintenance	1,500	2,500	2,625	2,756	2,894	3,039	3,191	3,350	3,518	3693.638609	3878.32054
79	Repair/Maint Building	Repair & Maintenance	2,000	2,000	2,100	2,205	2,315	2,431	2,553	2,680	2,814	2,955	3,103
80	Repair/Maint-Vehicles	Repair & Maintenance	9,714	6,664	6,997	7,347	7,714	8,100	8,505	8,930	9,377	9,846	10,338
81	Printing & Binding	Default Operating	9,950	9,600	9,888	10,185	10,490	10,805	11,129	11,463	11,807	12,161	12,526
82	Promotional Activities	Default Operating	25,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619
83	Other Charges & Oblig.	Default Operating	61,468	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
84	Document Recording Chgs	Default Operating	6,000	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
85	Office Supplies	Default Operating	3,850	4,350	4,481	4,615	4,753	4,896	5,043	5,194	5,350	5,510	5,676
86	Operating Supplies	Default Operating	85,910	93,275	96,073	98,955	101,924	104,982	108,131	111,375	114,716	118,158	121,703
87	Fuel Oil & Lubricants	EIA Fuels	17,043	18,119	18,681	19,260	19,857	20,472	21,107	21,761	22,436	23,131	23,849
88	Membership/Publications	Default Operating	37,395	36,982	38,091	39,234	40,411	41,624	42,872	44,158	45,483	46,848	48,253
89	Training	Default Operating	5,670	5,710	5,881	6,058	6,239	6,427	6,619	6,818	7,023	7,233	7,450
90	Eda Program	Default Operating	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
91	IT-Related Operating Exp	Default Operating	17,356	36,300	37,389	38,511	39,666	40,856	42,082	43,344	44,644	45,984	47,363
	OBLE												
92	Aid To Private Organizat	No Escalation	1,200	-	-	-	-	-	-	-	-	-	-
93	**Total Water Administration 4010**		**$ 14,694,500**	**$ 15,179,952**	**$ 16,195,405**	**$ 17,074,575**	**$ 18,007,916**	**$ 18,998,990**	**$ 20,051,815**	**$ 21,170,716**	**$ 22,360,355**	**$ 23,625,758**	**$ 24,972,341**
	Dyal Plant 4020												
	Personnel Services												
94	Regular Salaries & Wages	Salaries	$ 3,265,921	$ 3,215,693	$ 3,312,164	$ 3,411,529	$ 3,513,875	$ 3,619,291	$ 3,727,870	$ 3,839,706	$ 3,954,897	$ 4,073,544	$ 4,195,750
95	Accrual Payouts	Salaries	3,723	-	-	-	-	-	-	-	-	-	-
96	Overtime	Special Pay/Overtime	275,700	251,000	254,138	257,314	260,531	263,787	267,085	270,423	273,803	277,226	280,691
97	Special Pay	Special Pay/Overtime	300	-	-	-	-	-	-	-	-	-	-
98	Clothing/Shoe Allowance	Salaries	6,210	6,305	6,494	6,689	6,890	7,096	7,309	7,528	7,754	7,987	8,227
99	Fica Taxes	Salaries	269,956	237,314	244,433	251,766	259,319	267,099	275,112	283,365	291,866	300,622	309,641
100	Retirement Contributions	Retirement	430,730	430,184	451,693	474,278	497,992	522,891	549,036	576,488	605,312	635,578	667,357
101	Life/Health Insurance	Other Health Insurance	8,895	8,458	9,135	9,865	10,655	11,507	12,428	13,422	14,496	15,655	16,908
102	Medical/Rx Self Insured	Medical Insurance	761,530	850,838	918,905	992,417	1,071,811	1,157,556	1,250,160	1,350,173	1,458,187	1,574,842	1,700,829
103	Dental Insurance	Medical Insurance	32,159	31,606	34,134	36,865	39,814	43,000	46,440	50,155	54,167	58,501	63,181
104	Vision Insurance	Medical Insurance	5,711	5,597	6,045	6,528	7,051	7,615	8,224	8,882	9,592	10,360	11,188
105	Long Term Disability	Long Term Disability	9,156	8,795	8,795	8,795	8,795	8,795	8,795	8,795	8,795	8,795	8,795
106	Worker'S Compensation	Worker's Comp	146,230	117,575	123,454	129,626	136,108	142,913	150,059	157,562	165,440	173,712	182,397
107	Benefit Offset	Salaries	26,400	26,400	27,192	28,008	28,848	29,713	30,605	31,523	32,469	33,443	34,446
	Operations & Maintenance												
108	Professional Services	Default Operating	$ -	$ 2,300	$ 2,369	$ 2,440	$ 2,513	$ 2,589	$ 2,666	$ 2,746	$ 2,829	$ 2,914	$ 3,001
109	Engineering Services	Default Operating	435,000	435,000	448,050	461,492	475,336	489,596	504,284	519,413	534,995	551,045	567,576
110	Contract Services	Default Operating	612,130	611,950	630,309	649,218	668,694	688,755	709,418	730,700	752,621	775,200	798,456
111	Travel And Per Diem	Default Operating	3,615	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
112	Communication	Default Operating	132,270	107,620	110,849	114,174	117,599	121,127	124,761	128,504	132,359	136,330	140,420
113	Freight & Postage Service	Default Operating	1,500	500	515	530	546	563	580	597	615	633	652
114	Electric/Water/Sewer	Default Operating	1,603,558	1,896,180	1,953,065	2,011,657	2,072,007	2,134,167	2,198,192	2,264,138	2,332,062	2,402,024	2,474,085
115	Rental And Leases	Default Operating	23,850	23,850	24,566	25,302	26,062	26,843	27,649	28,478	29,332	30,212	31,119
116	Duke Energy-Generator	EIA Electricity	433,680	-	-	-	-	-	-	-	-	-	-
117	Repairs & Maintenance	Repair & Maintenance	1,267,500	1,031,000	1,082,550	1,136,678	1,193,511	1,253,187	1,315,846	1,381,639	1,450,721	1,523,257	1,599,419
118	Repair/Maint Building	Repair & Maintenance	70,000	363,231	381,393	400,462	420,485	441,510	463,585	486,764	511,102	536,658	563,490
119	Repair/Maint-Vehicles	Repair & Maintenance	36,975	43,559	45,737	48,024	50,425	52,946	55,594	58,373	61,292	64,356	67,574
120	Printing & Binding	Default Operating	200	200	206	212	219	225	232	239	246	253	261

Projection of Cash Outflows **Schedule 4**

	Expense Line Item	Inflation Factor	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
121	Other Charges & Oblig.	Default Operating	8,735	8,735	8,997	9,267	9,545	9,831	10,126	10,430	10,743	11,065	11,397
122	Office Supplies	Default Operating	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
123	Operating Supplies	Default Operating	252,520	258,380	266,131	274,115	282,339	290,809	299,533	308,519	317,775	327,308	337,127
124	Janitorial Supplies	Default Operating	4,000	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
125	Chemicals	Chemicals	6,134,993	6,821,500	7,124,052	7,446,004	7,788,565	8,145,949	8,518,771	8,907,675	9,313,328	9,736,425	10,177,691
126	Fuel Oil & Lubricants	EIA Fuels	130,575	211,415	217,969	224,726	231,692	238,875	246,280	253,915	261,786	269,901	278,268
127	Road Materials/Supplies	Default Operating	35,000	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667
128	Membership/Publications	Default Operating	390	390	402	414	426	439	452	466	480	494	509
129	Training	Default Operating	23,100	25,900	26,677	27,477	28,302	29,151	30,025	30,926	31,854	32,809	33,794
130	IT-Related Operating Exp	Default Operating	119,399	69,584	71,672	73,822	76,036	78,317	80,667	83,087	85,580	88,147	90,791
131	**Total Dyal Plant 4020**		**$ 16,576,611**	**$ 17,150,059**	**$ 17,842,559**	**$ 18,571,680**	**$ 19,339,535**	**$ 20,141,293**	**$ 20,978,587**	**$ 21,853,139**	**$ 22,766,761**	**$ 23,721,368**	**$ 24,718,975**
	Water Field Operations 4025												
	Personnel Services												
132	Regular Salaries & Wages	Salaries	$ 3,199,146	$ 3,185,213	$ 3,280,769	$ 3,379,192	$ 3,480,568	$ 3,584,985	$ 3,692,535	$ 3,803,311	$ 3,917,410	$ 4,034,933	$ 4,155,981
133	Accrual Payouts	Salaries	20,972	-	-	-	-	-	-	-	-	-	-
134	Other Salaries & Wages	Salaries	174,971	186,093	191,676	197,426	203,349	209,449	215,733	222,205	228,871	235,737	242,809
135	Overtime	Special Pay/Overtime	203,341	211,000	213,638	216,308	219,012	221,749	224,521	227,328	230,169	233,047	235,960
136	Clothing/Shoe Allowance	Salaries	6,840	6,720	6,922	7,129	7,343	7,563	7,790	8,024	8,265	8,513	8,768
137	Fica Taxes	Salaries	270,901	254,155	261,780	269,633	277,722	286,054	294,635	303,474	312,579	321,956	331,615
138	Retirement Contributions	Retirement	443,846	473,246	496,908	521,754	547,841	575,233	603,995	634,195	665,905	699,200	734,160
139	Life/Health Insurance	Other Health Insurance	9,429	9,331	10,077	10,884	11,754	12,695	13,710	14,807	15,992	17,271	18,653
140	Medical/Rx Self Insured	Medical Insurance	987,536	1,067,968	1,153,405	1,245,678	1,345,332	1,452,959	1,569,195	1,694,731	1,830,309	1,976,734	2,134,873
141	Dental Insurance	Medical Insurance	36,570	38,721	41,819	45,164	48,777	52,679	56,894	61,445	66,361	71,670	77,403
142	Vision Insurance	Medical Insurance	6,714	6,925	7,479	8,077	8,724	9,421	10,175	10,989	11,868	12,818	13,843
143	Long Term Disability	Long Term Disability	9,529	9,422	9,422	9,422	9,422	9,422	9,422	9,422	9,422	9,422	9,422
144	Worker'S Compensation	Worker's Comp	166,060	146,167	153,475	161,149	169,207	177,667	186,550	195,878	205,672	215,955	226,753
145	Benefit Offset	Salaries	31,200	30,600	31,518	32,464	33,437	34,441	35,474	36,538	37,634	38,763	39,926
	Operations & Maintenance												
146	Engineering Services	Default Operating	$ 225,000	$ 225,000	$ 231,750	$ 238,703	$ 245,864	$ 253,239	$ 260,837	$ 268,662	$ 276,722	$ 285,023	$ 293,574
147	Contract Services	Default Operating	47,965	42,910	44,197	45,523	46,889	48,296	49,744	51,237	52,774	54,357	55,988
148	Travel And Per Diem	Default Operating	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
149	Communication	Default Operating	42,631	42,132	43,396	44,698	46,039	47,420	48,843	50,308	51,817	53,372	54,973
150	Freight & Postage Service	Default Operating	3,000	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
151	Electric/Water/Sewer	Default Operating	78,785	90,000	92,700	95,481	98,345	101,296	104,335	107,465	110,689	114,009	117,430
152	Rental And Leases	Default Operating	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
153	Repairs & Maintenance	Repair & Maintenance	3,896,000	4,042,000	4,244,100	4,456,305	4,679,120	4,913,076	5,158,730	5,416,667	5,687,500	5,971,875	6,270,469
154	Repair/Maint Building	Repair & Maintenance	23,473	43,360	45,528	47,804	50,195	52,704	55,340	58,107	61,012	64,062	67,266
155	Repair/Maint-Vehicles	Repair & Maintenance	185,625	178,850	187,793	197,182	207,041	217,393	228,263	239,676	251,660	264,243	277,455
156	Printing & Binding	Default Operating	520	520	536	552	568	585	603	621	640	659	678
157	Other Charges & Oblig.	Default Operating	16,336	23,925	24,643	25,382	26,143	26,928	27,736	28,568	29,425	30,307	31,217
158	Office Supplies	Default Operating	2,000	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
159	Operating Supplies	Default Operating	181,773	187,203	192,819	198,604	204,562	210,699	217,020	223,530	230,236	237,143	244,257
160	Janitorial Supplies	Default Operating	3,240	3,240	3,337	3,437	3,540	3,647	3,756	3,869	3,985	4,104	4,227
161	Fuel Oil & Lubricants	EIA Fuels	219,425	220,785	227,629	234,686	241,961	249,462	257,195	265,168	273,388	281,864	290,601
162	Road Materials/Supplies	Default Operating	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
163	Membership/Publications	Default Operating	720	720	742	764	787	810	835	860	886	912	939
164	Training	Default Operating	3,675	11,085	11,418	11,760	12,113	12,476	12,851	13,236	13,633	14,042	14,463
165	IT-Related Operating Exp	Default Operating	91,552	6,726	6,928	7,136	7,350	7,570	7,797	8,031	8,272	8,520	8,776
166	**Total Water Field Operations 4025**		**$ 10,599,775**	**$ 10,760,017**	**$ 11,232,883**	**$ 11,729,271**	**$ 12,250,490**	**$ 12,797,928**	**$ 13,373,062**	**$ 13,977,455**	**$ 14,612,772**	**$ 15,280,779**	**$ 15,983,355**

Projection of Cash Outflows **Schedule 4**

	Expense Line Item	Inflation Factor	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
	Engineering 4055												
	Personnel Services												
167	Regular Salaries & Wages	Salaries	$ 1,037,239	$ 1,030,175	$ 1,061,080	$ 1,092,913	$ 1,125,700	$ 1,159,471	$ 1,194,255	$ 1,230,083	$ 1,266,985	$ 1,304,995	$ 1,344,145
168	Accrual Payouts	Salaries	22,971	-	-	-	-	-	-	-	-	-	-
169	Other Salaries & Wages	Salaries	65,617	80,338	82,748	85,231	87,788	90,421	93,134	95,928	98,806	101,770	104,823
170	Overtime	Special Pay/Overtime	860	1,000	1,013	1,025	1,038	1,051	1,064	1,077	1,091	1,104	1,118
171	Fica Taxes	Salaries	86,755	85,959	88,538	91,194	93,930	96,748	99,650	102,640	105,719	108,890	112,157
172	Retirement Contributions	Retirement	137,354	155,830	163,622	171,803	180,393	189,412	198,883	208,827	219,268	230,232	241,743
173	Life/Health Insurance	Other Health Insurance	1,771	2,054	2,218	2,396	2,587	2,794	3,018	3,259	3,520	3,802	4,106
174	Medical/Rx Self Insured	Medical Insurance	319,992	317,497	342,897	370,329	399,955	431,951	466,507	503,828	544,134	587,665	634,678
175	Dental Insurance	Medical Insurance	11,250	10,721	11,579	12,505	13,505	14,586	15,753	17,013	18,374	19,844	21,431
176	Vision Insurance	Medical Insurance	1,858	1,790	1,933	2,088	2,255	2,435	2,630	2,841	3,068	3,313	3,578
177	Long Term Disability	Long Term Disability	1,936	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194
178	Worker'S Compensation	Worker's Comp	12,890	9,176	9,635	10,117	10,622	11,153	11,711	12,297	12,912	13,557	14,235
179	Benefit Offset	Salaries	40,800	36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972
	Operations & Maintenance												
180	Engineering Services	Default Operating	$ 1,346,000	$ 455,000	$ 400,000	$ 412,000	$ 424,360	$ 437,091	$ 450,204	$ 463,710	$ 477,621	$ 491,950	$ 506,708
181	Travel And Per Diem	Default Operating	2,922	2,922	3,010	3,100	3,193	3,289	3,387	3,489	3,594	3,702	3,813
182	Communication	Default Operating	5,520	5,520	5,686	5,856	6,032	6,213	6,399	6,591	6,789	6,993	7,202
183	Freight & Postage Service	Default Operating	400	400	412	424	437	450	464	478	492	507	522
184	Repairs & Maintenance	Repair & Maintenance	11,850	11,852	12,445	13,067	13,720	14,406	15,126	15,883	16,677	17,511	18,386
185	Repair/Maint-Vehicles	Repair & Maintenance	4,890	6,475	6,799	7,139	7,496	7,870	8,264	8,677	9,111	9,567	10,045
186	Printing & Binding	Default Operating	200	200	206	212	219	225	232	239	246	253	261
187	Other Charges & Oblig.	Default Operating	2,800	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
188	Office Supplies	Default Operating	6,304	6,544	6,740	6,943	7,151	7,365	7,586	7,814	8,048	8,290	8,538
189	Operating Supplies	Default Operating	1,575	1,575	1,622	1,671	1,721	1,773	1,826	1,881	1,937	1,995	2,055
190	Fuel Oil & Lubricants	EIA Fuels	9,263	10,395	10,717	11,049	11,392	11,745	12,109	12,485	12,872	13,271	13,682
191	Membership/Publications	Default Operating	1,370	1,370	1,411	1,453	1,497	1,542	1,588	1,636	1,685	1,735	1,788
192	Training	Default Operating	13,091	14,899	15,346	15,806	16,281	16,769	17,272	17,790	18,324	18,874	19,440
193	IT-Related Operating Exp	Default Operating	95,246	88,090	90,733	93,455	96,258	99,146	102,120	105,184	108,340	111,590	114,937
194	**Total Engineering 4055**		**$ 3,242,724**	**$ 2,340,976**	**$ 2,362,752**	**$ 2,455,343**	**$ 2,552,339**	**$ 2,653,996**	**$ 2,760,589**	**$ 2,872,409**	**$ 2,989,770**	**$ 3,113,006**	**$ 3,242,472**
	Water Reclamation 4120												
	Personnel Services												
195	Regular Salaries & Wages	Salaries	$ 1,558,318	$ 1,661,080	$ 1,710,912	$ 1,762,240	$ 1,815,107	$ 1,869,560	$ 1,925,647	$ 1,983,416	$ 2,042,919	$ 2,104,206	$ 2,167,333
196	Accrual Payouts	Salaries	49,092	-	-	-	-	-	-	-	-	-	-
197	Other Salaries & Wages	Salaries	52,518	131,807	135,761	139,834	144,029	148,350	152,800	157,384	162,106	166,969	171,978
198	Overtime	Special Pay/Overtime	148,271	165,000	167,063	169,151	171,265	173,406	175,574	177,768	179,990	182,240	184,518
199	Special Pay	Special Pay/Overtime	1,200	-	-	-	-	-	-	-	-	-	-
200	Clothing/Shoe Allowance	Salaries	2,685	2,350	2,421	2,493	2,568	2,645	2,724	2,806	2,890	2,977	3,066
201	Fica Taxes	Salaries	131,268	103,735	106,847	110,052	113,354	116,755	120,257	123,865	127,581	131,408	135,351
202	Retirement Contributions	Retirement	207,733	197,586	207,465	217,839	228,730	240,167	252,175	264,784	278,023	291,925	306,521
203	Life/Health Insurance	Other Health Insurance	3,596	3,352	3,620	3,910	4,223	4,560	4,925	5,319	5,745	6,204	6,701
204	Medical/Rx Self Insured	Medical Insurance	338,976	283,459	306,136	330,627	357,077	385,643	416,494	449,814	485,799	524,663	566,636
205	Dental Insurance	Medical Insurance	13,830	11,272	12,174	13,148	14,199	15,335	16,562	17,887	19,318	20,864	22,533
206	Vision Insurance	Medical Insurance	2,394	1,949	2,105	2,273	2,455	2,652	2,864	3,093	3,340	3,607	3,896
207	Long Term Disability	Long Term Disability	3,932	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659	3,659
208	Worker'S Compensation	Worker's Comp	68,840	50,151	52,659	55,291	58,056	60,959	64,007	67,207	70,567	74,096	77,801
209	Benefit Offset	Salaries	16,800	16,800	17,304	17,823	18,358	18,909	19,476	20,060	20,662	21,282	21,920
	Operations & Maintenance												
210	Professional Services	Default Operating	$ 5,500	$ 5,500	$ 5,665	$ 5,835	$ 6,010	$ 6,190	$ 6,376	$ 6,567	$ 6,764	$ 6,967	$ 7,176
211	Engineering Services	Default Operating	180,000	205,400	211,562	217,909	224,446	231,180	238,115	245,258	252,616	260,195	268,000
212	Contract Services	Default Operating	145,305	138,236	142,383	146,655	151,054	155,586	160,253	165,061	170,013	175,113	180,367
213	Travel And Per Diem	Default Operating	6,200	7,800	8,034	8,275	8,523	8,779	9,042	9,314	9,593	9,881	10,177
214	Communication	Default Operating	8,952	12,108	12,471	12,845	13,231	13,628	14,036	14,458	14,891	15,338	15,798
215	Freight & Postage Service	Default Operating	750	750	773	796	820	844	869	896	922	950	979
216	Electric/Water/Sewer	Default Operating	329,050	359,655	370,445	381,558	393,005	404,795	416,939	429,447	442,330	455,600	469,268
217	Rental And Leases	Default Operating	7,573	7,865	8,101	8,344	8,594	8,852	9,118	9,391	9,673	9,963	10,262
218	Repairs & Maintenance	Repair & Maintenance	328,971	338,081	354,985	372,734	391,371	410,940	431,487	453,061	475,714	499,500	524,475
219	Repair/Maint Building	Repair & Maintenance	7,958	10,000	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513
220	Repair/Maint-Vehicles	Repair & Maintenance	5,450	6,164	6,472	6,796	7,136	7,492	7,867	8,260	8,673	9,107	9,562
221	Printing & Binding	Default Operating	250	250	258	265	273	281	290	299	307	317	326
222	Other Charges & Oblig.	Default Operating	6,730	7,810	8,044	8,286	8,534	8,790	9,054	9,326	9,605	9,893	10,190
223	Office Supplies	Default Operating	3,500	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
224	Operating Supplies	Default Operating	167,806	145,318	149,678	154,168	158,793	163,557	168,463	173,517	178,723	184,084	189,607
225	Janitorial Supplies	Default Operating	2,000	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610

Projection of Cash Outflows **Schedule 4**

	Expense Line Item	Inflation Factor	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
226	Chemicals	Chemicals	254,137	311,603	325,423	340,130	355,778	372,103	389,134	406,899	425,429	444,755	464,912
227	Fuel Oil & Lubricants	EIA Fuels	36,919	37,748	38,918	40,125	41,369	42,651	43,973	45,336	46,742	48,191	49,685
228	Membership/Publications	Default Operating	750	750	773	796	820	844	869	896	922	950	979
229	Training	Default Operating	22,600	28,500	29,355	30,236	31,143	32,077	33,039	34,030	35,051	36,103	37,186
230	IT-Related Operating Exp	Default Operating	7,016	3,380	3,481	3,586	3,693	3,804	3,918	4,036	4,157	4,282	4,410
231	**Total Water Reclamation 4120**		**$ 4,126,870**	**$ 4,264,618**	**$ 4,421,111**	**$ 4,584,537**	**$ 4,755,259**	**$ 4,933,338**	**$ 5,119,147**	**$ 5,313,083**	**$ 5,515,563**	**$ 5,727,032**	**$ 5,947,961**
	Sewer Field Operations 4125												
	Personnel Services												
232	Regular Salaries & Wages	Salaries	$ 884,521	$ 941,757	$ 970,010	$ 999,110	$ 1,029,083	$ 1,059,956	$ 1,091,754	$ 1,124,507	$ 1,158,242	$ 1,192,990	$ 1,228,779
233	Accrual Payouts	Salaries	8,012	-	-	-	-	-	-	-	-	-	-
234	Other Salaries & Wages	Salaries	213,243	221,327	227,967	234,806	241,850	249,105	256,579	264,276	272,204	280,370	288,782
235	Overtime	Special Pay/Overtime	61,464	65,000	65,813	66,635	67,468	68,311	69,165	70,030	70,905	71,792	72,689
236	Special Pay	Special Pay/Overtime	300	-	-	-	-	-	-	-	-	-	-
237	Clothing/Shoe Allowance	Salaries	2,230	2,255	2,323	2,392	2,464	2,538	2,614	2,693	2,773	2,857	2,942
238	Fica Taxes	Salaries	89,042	87,899	90,536	93,252	96,050	98,931	101,899	104,956	108,105	111,348	114,688
239	Retirement Contributions	Retirement	140,426	157,688	165,572	173,851	182,544	191,671	201,254	211,317	221,883	232,977	244,626
240	Life/Health Insurance	Other Health Insurance	3,168	3,326	3,592	3,879	4,190	4,525	4,887	5,278	5,700	6,156	6,649
241	Medical/Rx Self Insured	Medical Insurance	346,749	328,988	355,307	383,732	414,430	447,585	483,391	522,063	563,828	608,934	657,649
242	Dental Insurance	Medical Insurance	12,052	10,848	11,716	12,653	13,665	14,759	15,939	17,214	18,592	20,079	21,685
243	Vision Insurance	Medical Insurance	2,092	1,977	2,135	2,306	2,490	2,690	2,905	3,137	3,388	3,659	3,952
244	Long Term Disability	Long Term Disability	3,199	3,359	3,359	3,359	3,359	3,359	3,359	3,359	3,359	3,359	3,359
245	Worker'S Compensation	Worker's Comp	52,753	49,551	52,029	54,630	57,361	60,230	63,241	66,403	69,723	73,209	76,870
246	Benefit Offset	Salaries	12,600	12,600	12,978	13,367	13,768	14,181	14,607	15,045	15,496	15,961	16,440
	Operations & Maintenance												
247	Engineering Services	Default Operating	$ 200,000	$ 250,000	$ 257,500	$ 265,225	$ 273,182	$ 281,377	$ 289,819	$ 298,513	$ 307,468	$ 316,693	$ 326,193
248	Contract Services	Default Operating	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
249	Travel And Per Diem	Default Operating	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
250	Communication	Default Operating	8,864	9,391	9,673	9,963	10,262	10,570	10,887	11,213	11,550	11,896	12,253
251	Freight & Postage Service	Default Operating	2,705	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
252	Electric/Water/Sewer	Default Operating	84,712	95,000	97,850	100,786	103,809	106,923	110,131	113,435	116,838	120,343	123,953
253	Rental And Leases	Default Operating	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
254	Repairs & Maintenance	Repair & Maintenance	568,500	580,100	609,105	639,560	671,538	705,115	740,371	777,389	816,259	857,072	899,925
255	Repair/Maint-Vehicles	Repair & Maintenance	51,851	46,677	49,011	51,461	54,034	56,736	59,573	62,552	65,679	68,963	72,411
256	Printing & Binding	Default Operating	300	300	309	318	328	338	348	358	369	380	391
257	Other Charges & Oblig.	Default Operating	5,171	11,763	12,116	12,479	12,854	13,239	13,637	14,046	14,467	14,901	15,348
258	Office Supplies	Default Operating	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
259	Operating Supplies	Default Operating	42,156	40,839	42,064	43,326	44,626	45,965	47,344	48,764	50,227	51,734	53,286
260	Fuel Oil & Lubricants	EIA Fuels	69,678	76,597	78,972	81,420	83,944	86,546	89,229	91,995	94,847	97,787	100,818
261	Road Materials/Supplies	Default Operating	5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
262	Membership/Publications	Default Operating	620	620	639	658	677	698	719	740	763	785	809
263	Training	Default Operating	925	6,850	7,056	7,267	7,485	7,710	7,941	8,179	8,425	8,677	8,938
264	IT-Related Operating Exp	Default Operating	14,476	-	-	-	-	-	-	-	-	-	-
265	**Total Sewer Field Operations 4125**		**$ 2,894,809**	**$ 3,021,212**	**$ 3,144,624**	**$ 3,273,941**	**$ 3,409,492**	**$ 3,551,628**	**$ 3,700,720**	**$ 3,857,165**	**$ 4,021,383**	**$ 4,193,824**	**$ 4,374,965**
	Total Expenses by Category												
266	Personnel Services		$ 20,715,019	$ 20,895,107	$ 21,744,213	$ 22,636,188	$ 23,573,654	$ 24,559,413	$ 25,596,466	$ 26,688,022	$ 27,837,517	$ 29,048,632	$ 30,325,306
267	Cost of General Fund Services		7,969,848	8,368,340	8,786,757	9,226,095	9,687,400	10,171,770	10,680,359	11,214,377	11,775,096	12,363,851	12,982,044
268	Operations & Maintenance		25,680,615	25,725,599	27,030,197	28,282,788	29,608,106	31,003,304	32,472,651	34,020,726	35,652,431	37,373,025	39,188,149
269	Other Below the Line		1,200	-	-	-	-	-	-	-	-	-	-
270	**Total Expenses**		**$ 54,366,682**	**$ 54,989,046**	**$ 57,561,167**	**$ 60,145,071**	**$ 62,869,160**	**$ 65,734,487**	**$ 68,749,476**	**$ 71,923,125**	**$ 75,265,044**	**$ 78,785,508**	**$ 82,495,499**
	Expense Execution Factors												
271	Personnel Services		90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
272	Cost of General Fund Services		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
273	Operations & Maintenance		90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
274	Other Below the Line		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	Total Expenses at Execution												
275	Personnel Services		$ 18,643,517	$ 18,805,596	$ 19,569,792	$ 20,372,569	$ 21,216,288	$ 22,103,472	$ 23,036,819	$ 24,019,220	$ 25,053,766	$ 26,143,769	$ 27,292,775
276	Variable Operations & Maintenance		7,969,848	8,368,340	8,786,757	9,226,095	9,687,400	10,171,770	10,680,359	11,214,377	11,775,096	12,363,851	12,982,044
277	Operations & Maintenance		23,112,554	23,153,039	24,327,177	25,454,509	26,647,296	27,902,973	29,225,386	30,618,653	32,087,188	33,635,723	35,269,334
278	Other Below the Line		1,200	-	-	-	-	-	-	-	-	-	-
279	**Total Expenses at Execution**		**$ 49,727,119**	**$ 50,326,975**	**$ 52,683,726**	**$ 55,053,173**	**$ 57,550,984**	**$ 60,178,215**	**$ 62,942,564**	**$ 65,852,250**	**$ 68,916,050**	**$ 72,143,342**	**$ 75,544,154**

Projection of Cash Outflows **Schedule 4**

	Expense Line Item	Inflation Factor	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
	Transfers Out												
280	Transfer to Gen Fund 001 (ROI)		$ 7,689,335	$ 7,848,683	$ 7,848,683	$ 7,848,683	$ 7,848,683	$ 7,848,683	$ 7,848,683	$ 7,848,683	$ 7,848,683	$ 7,848,683	$ 7,848,683
281	6% ILO Franchise Fee		1,682,147	1,766,894	1,841,875	1,930,018	2,020,616	2,114,042	2,210,288	2,309,331	2,411,138	2,515,658	2,622,824
282	**Total Transfers Out**		**$ 9,371,482**	**$ 9,615,577**	**$ 9,690,558**	**$ 9,778,701**	**$ 9,869,299**	**$ 9,962,725**	**$ 10,058,971**	**$ 10,158,014**	**$ 10,259,821**	**$ 10,364,341**	**$ 10,471,507**
	Debt Service												
283	Series 2018A-1 - Principal		3,340,000	3,480,000	3,645,000	1,205,000	1,185,000	1,175,000	1,235,000	1,245,000	-	-	-
284	Series 2018A-1 - Interest		599,313	478,071	351,747	219,434	175,692	132,677	90,024	45,194	-	-	-
285	Series 2018B - Principal		765,000	800,000	830,000	865,000	905,000	945,000	990,000	1,030,000	1,070,000	1,115,000	1,160,000
286	Series 2018B - Interest		1,617,850	1,587,250	1,555,250	1,522,050	1,478,800	1,442,600	1,395,350	1,355,750	1,314,550	1,271,750	1,227,150
287	Series 2018C - Principal		-	-	-	980,000	1,060,000	1,130,000	1,160,000	1,235,000	1,320,000	1,410,000	1,470,000
288	Series 2018C - Interest		965,200	965,200	965,200	965,200	916,200	873,800	817,300	770,900	721,500	668,700	612,300
289	Series 2020 - Principal		1,922,922	1,347,475	919,510	915,989	918,359	917,590	952,694	-	-	-	-
290	Series 2020 - Interest		85,922	64,475	51,510	40,989	30,359	19,590	8,694	-	-	-	-
291	Calculated Future New Debt Service		-	-	-	-	-	-	-	-	1,827,753	2,286,532	2,286,532
292	**Total Debt Service**		**$ 9,296,207**	**$ 8,722,471**	**$ 8,318,216**	**$ 6,713,661**	**$ 6,669,410**	**$ 6,636,256**	**$ 6,649,062**	**$ 5,681,844**	**$ 6,253,803**	**$ 6,751,982**	**$ 6,755,982**
	Cash-Funded Capital												
293	Projects Designated To Be Funded with Cash		$ 47,238,395	$ 14,546,342	$ 28,408,758	$ 7,419,518	$ 12,531,525	$ 12,654,950	$ 28,072,169	$ 41,213,073	$ 24,917,783	$ 23,958,456	$ 25,563,209
294	**Total Cash-Funded Capital**		**$ 47,238,395**	**$ 14,546,342**	**$ 28,408,758**	**$ 7,419,518**	**$ 12,531,525**	**$ 12,654,950**	**$ 28,072,169**	**$ 41,213,073**	**$ 24,917,783**	**$ 23,958,456**	**$ 25,563,209**
295	**Total Cash Outflows** [1]		**$ 115,633,203**	**$ 83,211,365**	**$ 99,101,259**	**$ 78,965,053**	**$ 86,621,218**	**$ 89,432,146**	**$ 107,722,766**	**$ 122,905,181**	**$ 110,347,457**	**$ 113,218,121**	**$ 118,334,852**

[1] FY 24 and FY 25 operating expenses per the FY 2024 Budget and FY 2025 Proposed Budget respectively. All future projections based on FY 2025 Proposed Budget and identified escalation factors.

Cost Escalation Factors

Schedule 5

Expense Line Item Description	Inflation Factor	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Executive Salaries	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Regular Salaries & Wages	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Leave Incentive Sell Back	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Accrual Payouts	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other Salaries & Wages	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Overtime	Special Pay/Overtime	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Special Pay	Special Pay/Overtime	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Clothing/Shoe Allowances	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Clothing/Shoe Allowance	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Fica Taxes	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Retirement Contributions	Retirement	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Non Frs Retirement Cont	Retirement	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Non Frs Retirement Cont	Retirement	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Life/Health Insurance	Other Health Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Life/Health Retirees	Other Health Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Cigna Savings	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Medical/Rx Self Insured	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Health Retirees 50%	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Health Retirees 100%	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Dental Insurance	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Vision Insurance	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Worker'S Compensation	Worker's Comp	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Unemployment Compensation	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Opeb Health Expense	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Benefit Offset	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Professional Services	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Legal Expenses	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Medical Services	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Engineering Services	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Employee Health Center	Employee Health Center	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Accounting & Auditing	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Contract Services	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Mowing Contracts	Default Operating	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Contingency	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Bond Reserve	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Travel And Per Diem	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Car Allowance	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Communication	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Freight & Postage Service	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Electric/Water/Sewer	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Water/Sewer Services	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rental And Leases	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Duke Energy-Generator	EIA Electricity	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Insurance	Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Repairs & Maintenance	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint Equipment	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint Building	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

Cost Escalation Factors

Schedule 5

Repair/Maint-Vehicles	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint - Scada	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint Mains	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint Lift Station	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint - Storage	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint Serve Lines	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair/Maint Meters	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Insured Vehicle Accident	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Printing & Binding	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Promotional Activities	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other Charges & Oblig.	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Advertising	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Inventory Over/Short	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Pd On Deposits	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Bad Debt Expense	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cash Over & Under	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Document Recording Chgs	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Obsolete Inventory	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Damaged Inventory	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Overhead Allocation	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Office Supplies	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Operating Supplies	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Shop Tools & Small Equip	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Janitorial Supplies	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Chemicals	Chemicals	4.44%	4.52%	4.60%	4.59%	4.58%	4.57%	4.55%	4.54%	4.53%
Truck Stock Supplies	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
FUEL OIL & LUBRICANTS	EIA Fuels	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%
Employee Health Center	Employee Health Center	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Road Materials/Supplies	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Books/Membership/Traning	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
TRAINING	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Eda Program	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
It-Related Operating Exp	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Capital Improvement Program (CIP)

Schedule 6

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
	Fund 421 Capital Projects												
1	Replacement of Vehicle #138 2016 Dodge Caravan	$ -	$ -	$ -	$ -	$ 49,344	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,344
2	Water Field Ops - New Guetterman acoustic Listening Device	-	16,500	-	-	-	-	-	-	-	-	-	16,500
3	Dyal MCC Chemical Building (2) 1.5 Ton Split System AC Unit Replacement	-	37,000	-	-	-	-	-	-	-	-	-	37,000
4	Dyal MCC Building #12 (2) 1.5 Ton Split System AC Unit Replacement	-	35,000	-	-	-	-	-	-	-	-	-	35,000
5	Dyal Sludge Building #7 (1) 2.5 Ton Split System AC Unit Replacement	-	22,000	-	-	-	-	-	-	-	-	-	22,000
6	Dyal Ozone Electrical Room (1) 2 Ton Split System AC Unit Replacement	-	25,000	-	-	-	-	-	-	-	-	-	25,000
7	Sellers Replacement of Gas Utility Cart	-	14,178	-	-	-	-	-	-	-	-	-	14,178
8	Sellers Spare Main Breaker for Plant	-	15,540	-	-	-	-	-	-	-	-	-	15,540
9	Sellers Replacement of Plug Valve	-	7,236	-	-	-	-	-	-	-	-	-	7,236
10	Sellers Replacement of 3 chemical feed pumps	-	16,200	-	-	-	-	-	-	-	-	-	16,200
11	Sellers Replacement of existing air compressor	-	8,800	-	-	-	-	-	-	-	-	-	8,800
12	Dyal GW Filter Valve and Rexa Actuator Replacement	-	72,000	-	-	-	-	-	-	-	-	-	72,000
13	Repairs to the Dyal WTP Dewatering Building Roof	-	7,876	-	-	-	-	-	-	-	-	-	7,876
14	Replacement of the Dyal Wewahootee WTP Pump and Chemical Building Roof	-	150,000	-	-	-	-	-	-	-	-	-	150,000
15	Replacement of the Dyal Taylor Creek Reservoir Pump Station Roof	-	30,000	-	-	-	-	-	-	-	-	-	30,000
16	Replacement of the Dyal WTP Admin Building Roof	-	67,550	-	-	-	-	-	-	-	-	-	67,550
17	Dyal - Replacement of Scag Mower	-	22,000	-	-	-	-	-	-	-	-	-	22,000
18	Replacement of the Dyal WTP Filter Gallery Roof (South End)	-	37,805	-	-	-	-	-	-	-	-	-	37,805
19	New Long Cargo/Utility Bed for Truck #45	-	9,000	-	-	-	-	-	-	-	-	-	9,000
20	Replacement of Vehicle #93 2015 Ford F250	-	-	-	62,106	-	-	-	-	-	-	-	62,106
21	Replacement of Vehicle #81 2000 Sterling LT7500	-	-	-	-	-	147,673	-	-	-	-	-	147,673
22	Replacement of Vehicle #381 2018 Ford F550	-	-	-	-	-	130,270	-	-	-	-	-	130,270
23	Replacement of Vehicle #380 2018 Ford F550	-	-	-	-	-	109,182	-	-	-	-	-	109,182
24	Replacement of Vehicle #353 2017 Ford T150	-	-	25,434	-	-	-	-	-	-	-	-	25,434
25	Replacement of Vehicle #352 2017 Ford T150	-	-	-	25,434	-	-	-	-	-	-	-	25,434
26	Replacement of Vehicle #336 2019 Ford F250	-	-	-	-	-	51,236	-	-	-	-	-	51,236
27	Replacement of Vehicle #316 2017 Ford F550	-	-	-	-	117,635	-	-	-	-	-	-	117,635
28	Replacement of Vehicle #27 2016 Ford F250	-	-	-	62,247	-	-	-	-	-	-	-	62,247
29	Replacement of Vehicle #190 2009 Ford F150	-	-	46,792	-	-	-	-	-	-	-	-	46,792
30	Replacement of Vehicle #180 2009 Ford F150	-	-	45,753	-	-	-	-	-	-	-	-	45,753
31	Replacement of Vehicle #154 2009 Ford F450	-	-	-	211,234	-	-	-	-	-	-	-	211,234
32	Replacement of Vehicle #11 2016 Ford F150	-	-	-	-	-	66,273	-	-	-	-	-	66,273
33	Replacement of Vehicle #108 2003 Chevy 3500HD	-	-	-	-	86,529	-	-	-	-	-	-	86,529
34	Replacement of Vehicle #86 2016 Ford F450	-	-	-	-	-	107,359	-	-	-	-	-	107,359
35	Replacement of Vehicle #57 2016 Ford F450	-	-	-	-	184,419	-	-	-	-	-	-	184,419
36	Replacement of Vehicle #37 2016 Ford F150	-	-	-	-	56,261	-	-	-	-	-	-	56,261
37	Replacement of Vehicle #147 2014 Ford F450	-	-	-	186,889	-	-	-	-	-	-	-	186,889
38	Replacement of Vehicle #96 2013 Ford F150	-	-	-	-	43,163	-	-	-	-	-	-	43,163
39	Replacement of Vehicle #12 2006 Ford F150	-	-	-	-	-	46,219	-	-	-	-	-	46,219
40	Replacement of Vehicle #36 2013 Ford Escape	-	-	-	-	-	25,938	-	-	-	-	-	25,938
41	Replacement of Vehicle #311 2017 Ford F150	-	-	-	-	-	55,735	-	-	-	-	-	55,735
	Replacement of Vehicle #126 2016 Ford F150	-	-	-	-	52,797	-	-	-	-	-	-	
	Replacement of Vehicle #319 2018 Ford F250	-	-	-	-	-	65,360	-	-	-	-	-	
42	Replacement of Vehicle #317 2017 Ford F250	-	-	-	-	59,875	-	-	-	-	-	-	59,875
43	Replacement of Vehicle #337 2019 Ford Transit Connect	-	-	-	-	-	41,976	-	-	-	-	-	41,976
44	Replacement of Vehicle #23 2019 Ford Fusion S	-	-	-	-	-	28,650	-	-	-	-	-	28,650
45	Replacement of Vehicle #351 2017 Ford T150 Cargo Van	-	25,434	-	-	-	-	-	-	-	-	-	25,434
46	Replacement Program of Lift Station SCADA Panel RTUs	-	136,634	-	-	-	-	-	-	-	-	-	136,634
47	Sellers AC Replacement in MCC Building 1 and 2	-	24,000	-	-	-	-	-	-	-	-	-	24,000
48	Sellers AC Replacement in MCC Building 1 and 2	-	31,850	-	-	-	-	-	-	-	-	-	31,850
		-	-	-	-	-	-	-	-	-	-	-	

Capital Improvement Program (CIP) **Schedule 6**

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
	Fund 424 Capital Projects	-	-	-	-	-	-	-	-	-	-	-	
49	Sellers RAS/WAS System Upgrades	-	-	-	-	-	634,000	-	-	-	-	-	634,000
50	Sellers WRF Air Supply System Upgrades	-	300,000	1,500,000	-	-	-	-	-	-	-	-	1,800,000
51	Sellers Clarifier Improvements Project	-	-	-	-	-	1,768,400	-	-	-	-	-	1,768,400
52	Sellers Bardenpho Tanks Mixer Upgrades	-	-	-	-	-	264,000	-	-	-	-	-	264,000
53	Sellers WRF High Service Pump Station Improvements	-	-	-	-	-	643,000	-	-	-	-	-	643,000
54	Sellers Grit Removal System Upgrades at the Headworks	-	-	-	-	-	363,000	-	-	-	-	-	363,000
55	Sellers MCC PLC Replacement	-	265,000	265,000	-	-	-	-	-	-	-	-	530,000
56	WW Capital Plan 5-Year Update	-	-	500,000	-	-	-	-	-	-	-	-	500,000
57	Forcemain Valves Assessment and Replacement Program	-	-	250,000	-	-	-	-	-	-	-	-	250,000
58	Lift Station Communication Upgrades	-	300,000	-	-	-	-	-	-	-	-	-	300,000
59	Camp Road/US 1 Forcemain Replacement	-	200,000	3,500,000	-	-	-	-	-	-	-	-	3,700,000
60	Railroad Crossing near Wickham Rd	-	2,500,000	-	-	-	-	-	-	-	-	-	2,500,000
61	Surface Water Treatment Plant Chemical Facility Upgrades (FKA New Cal-Flo Tank)	-	140,000	3,900,000	-	-	-	-	-	-	-	-	4,040,000
62	Dyal CO2 Bulk Tank Replacement	-	920,000	-	-	-	-	-	-	-	-	-	920,000
63	New Sellers SCADA Migration Project	-	2,773,059	-	-	-	-	-	-	-	-	-	2,773,059
64	Dyal Ground Water (GW) Filter Washwater Tank Interior Coating	-	1,284,000	-	-	-	-	-	-	-	-	-	1,284,000
65	New Jockey High Service Pumps	-	153,000	1,632,000	-	-	-	-	-	-	-	-	1,785,000
66	Improvements Dyal Taylor Creek Reservoir Pump Station	-	-	1,375,000	-	-	-	-	-	-	-	-	1,375,000
67	Replacement of Lift Station 17	-	-	-	-	97,075	900,000	-	-	-	-	-	997,075
68	Replacement of Lift Station 19	-	-	-	-	-	900,000	-	-	-	-	-	900,000
69	Replacement of Lift Station 1 Seawall	-	125,000	-	-	-	-	-	-	-	-	-	125,000
70	Improvements of Sellers WRF Sludge Thickening	-	-	-	-	375,000	-	-	-	-	-	-	375,000
71	Rehabilitation of Manhole and Lining	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
72	Replacement of Sellers WRF Plant Generator	-	-	-	-	-	558,000	-	-	-	-	-	558,000
73	Replacement & Upgrade Sellers WRF Belt Filter Press System	-	-	-	140,000	1,377,000	-	-	-	-	-	-	1,517,000
74	Replacement & Upgrade of Sellers WRF Chlorine Contact Chamber	-	-	-	65,000	-	-	-	-	-	-	-	65,000
75	Improvements to Saint Johns St & Ridgeway Ave Gravity Main	-	-	50,000	411,000	-	-	-	-	-	-	-	461,000
76	Rehabilitation of Sellers WRF Tertiary Treatment Structure	-	-	50,000	200,000	-	-	-	-	-	-	-	250,000
77	Replacement of Sellers WRF Odor Control System	-	155,000	-	-	-	-	-	-	-	-	-	155,000
78	Rehabilitation of Sellers WRF Ground Storage Tanks (GST)	-	-	75,000	292,000	-	-	-	-	-	-	-	367,000
79	Rehabilitation of Sellers WRF Waste Activated Sludge (WAS) Pump Station & Thickener	-	-	80,000	798,000	-	-	-	-	-	-	-	878,000
80	Rehabilitation & Improvements of Lift Stations	-	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	3,500,000
81	New Dyal SCADA Server, OS, Server Software, and UPS Upgrades	-	-	-	-	350,000	-	-	-	-	-	-	350,000
82	Rehabilitation of Gravity Sewer Main (CIPP)	-	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	460,000	4,600,000
83	New Redundant Pipeline Well 11 to 42	-	-	413,000	4,417,000	-	-	-	-	-	-	-	4,830,000
84	Replacement & Assessment of Pipe Infrastructure	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	20,000,000
85	Rehabilitation of WS19 Raw Water Well	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
86	New Chemical Systems Relocation - Sellers	-	-	-	-	784,000	-	-	-	-	-	-	784,000
87	Replacement of WT63 of Dyal Finished Water Steel GST	-	-	4,500,000	-	-	-	-	-	-	-	-	4,500,000
88	New WS12 Redundant Pipeline Well 23 to 24	-	-	-	158,000	1,691,000	-	-	-	-	-	-	1,849,000
89	New WS11 Redundant Pipeline Well 20 to 23	-	-	540,000	5,782,000	-	-	-	-	-	-	-	6,322,000
90	New WS10 Redundant Pipeline Well 19 to 20	-	-	165,000	1,769,000	-	-	-	-	-	-	-	1,934,000
91	New WS09 48-inch Pipeline West of Well 7A to Dallas (Little Econ to Wewahootee)	-	-	-	-	27,919,000	-	-	-	-	-	-	27,919,000
92	Utilities Program Management	-	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	
93	New Pineda Crossing 16" Water Main - Phase II	-	-	-	14,423,000	-	-	-	-	-	-	-	14,423,000
94	Replacement of 14"/18" AC Raw Water Pipeline Upgrade and Well 17 Area Isolation Valves - Phase I	-	186,000	4,973,000	-	-	-	-	-	-	-	-	5,159,000
95	Rehabilitation of Well 1T, 4T, 8T, 17T and 18T	-	-	-	326,000	3,491,000	-	-	-	-	-	-	3,817,000
		-	-	-	-	-	-	-	-	-	-	-	

Capital Improvement Program (CIP) **Schedule 6**

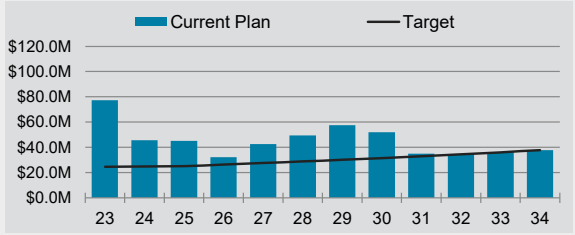
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
96	Projects from FY 24 CIP Fund 421	1,230,686	-	-	-	-	-	-	-	-	-	-	1,230,686
97	Projects from FY 24 CIP Fund 424 (RR)	12,846,709	-	-	-	-	-	-	-	-	-	-	12,846,709
98	Carryforwards from FY 23 and Prior Years	33,161,000	-	-	-	-	-	-	-	-	-	-	33,161,000
99	Unspecified Vehicle Replacement	-	-	-	-	-	-	500,000	500,000	500,000	500,000	500,000	
100	Unspecified Future Projects	-	-	-	-	-	-	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	
101	AMI Meter Installation	-	-	-	-	-	-	-	10,000,000	10,000,000	-	-	
102	**Total CIP Budget (in current dollars)**	**$ 47,238,395**	**$ 14,122,662**	**$ 27,895,979**	**$ 33,338,910**	**$ 40,744,098**	**$ 10,916,271**	**$ 24,510,000**	**$ 34,510,000**	**$ 34,510,000**	**$ 24,510,000**	**$ 24,510,000**	**$ 187,188,158**
103	Cumulative Projected Cost Escalation[1]	0.0%	3.0%	6.1%	9.3%	12.6%	15.9%	19.4%	23.0%	26.7%	30.5%	34.4%	
104	**Resulting CIP Funding Level**	**$ 47,238,395**	**$ 14,546,342**	**$ 29,594,844**	**$ 36,430,327**	**$ 45,857,841**	**$ 12,654,950**	**$ 29,266,222**	**$ 42,442,947**	**$ 43,716,236**	**$ 31,979,991**	**$ 32,939,390**	**$ 366,667,485**
105	Annual CIP Execution Percentage	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
106	**Final CIP Funding Level**	**$ 47,238,395**	**$ 14,546,342**	**$ 29,594,844**	**$ 36,430,327**	**$ 45,857,841**	**$ 12,654,950**	**$ 29,266,222**	**$ 42,442,947**	**$ 43,716,236**	**$ 31,979,991**	**$ 32,939,390**	**$ 366,667,485**

[1] CIP Escalation factors in FY 25 and beyond are consistent with long-term averages of the Engineering News Record Construction Cost Index.

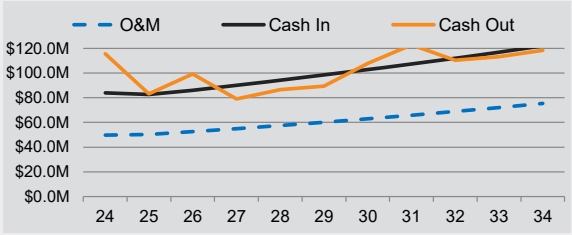
CITY OF COCOA, FL - WATER AND SEWER

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2029 Cumulative	FY 2034 Cumulative
Water Rate Plan	4.00%	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	19.33%	45.18%
Sewer Rate Plan	4.00%	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	19.33%	45.18%
Reclaimed Rate Plan	4.00%	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%		
Senior-Lien DSC	3.16	3.44	3.75	4.87	5.14	5.41	5.64	6.88	6.50	6.28	6.55	Scenario Manager	
Total Single Family Bill	$84.38	$86.07	$89.52	$93.08	$96.81	$100.69	$104.71	$108.89	$113.26	$117.78	$122.50		

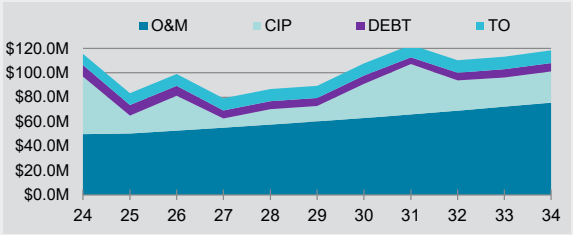
Operating Fund



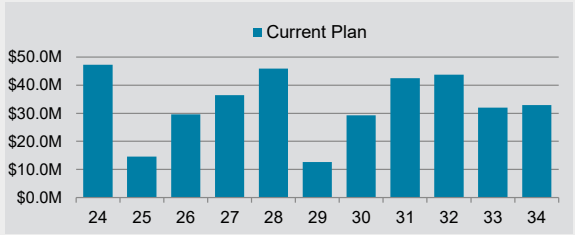
Revenues vs. Expenses



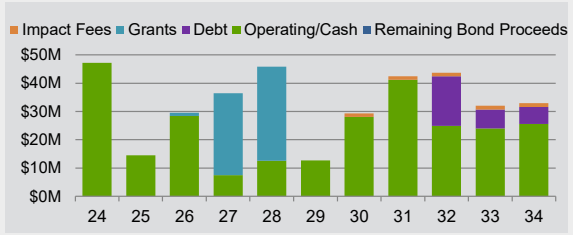
Expenses by Type



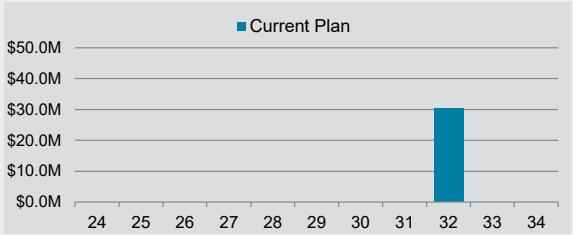
CIP Spending



CIP Funding



Borrowing



Pro Forma **Schedule 8**

			FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
	Operating Revenue												
1	Water, Sewer And Reclaimed Rate Revenue		$ 73,014,866	$ 73,014,866	$ 74,885,449	$ 78,328,450	$ 81,996,949	$ 85,827,952	$ 89,828,434	$ 94,005,663	$ 98,367,214	$ 102,920,980	$ 107,675,188
2	Change in Revenue From Growth		-	448,641	523,593	612,120	631,572	651,657	672,398	693,815	715,932	738,771	762,359
3	Subtotal		$ 73,014,866	$ 73,463,506	$ 75,409,042	$ 78,940,570	$ 82,628,521	$ 86,479,610	$ 90,500,831	$ 94,699,477	$ 99,083,145	$ 103,659,752	$ 108,437,547
4	*Weighted Average Rate Increase*		*4.00%*	*2.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*
5	Additional Rate Revenue From Rate Increase			1,469,270	3,016,362	3,157,623	3,305,141	3,459,184	3,620,033	3,787,979	3,963,326	4,146,390	4,337,502
6	Price Elasticity Adjustment			(47,327)	(96,954)	(101,243)	(105,710)	(110,360)	(115,202)	(120,243)	(125,491)	(130,953)	(136,639)
7	Total Rate Revenue		$ 73,014,866	$ 74,885,449	$ 78,328,450	$ 81,996,949	$ 85,827,952	$ 89,828,434	$ 94,005,663	$ 98,367,214	$ 102,920,980	$ 107,675,188	$ 112,638,410
8	Plus: Other Operating Revenue		5,462,097	4,889,752	5,053,198	5,223,182	5,399,966	5,583,821	5,775,030	5,973,887	6,180,699	6,395,783	6,619,470
9	**Equals: Total Operating Revenue**		**$ 78,476,963**	**$ 79,775,201**	**$ 83,381,648**	**$ 87,220,132**	**$ 91,227,918**	**$ 95,412,254**	**$ 99,780,692**	**$ 104,341,100**	**$ 109,101,679**	**$ 114,070,971**	**$ 119,257,880**
	Less: Operating Expenses												
10	Personal Services		$ (18,643,517)	$ (18,805,596)	$ (19,569,792)	$ (20,372,569)	$ (21,216,288)	$ (22,103,472)	$ (23,036,819)	$ (24,019,220)	$ (25,053,766)	$ (26,143,769)	$ (27,292,775)
11	Variable Operations & Maintenance Costs		(7,969,848)	(8,368,340)	(8,786,757)	(9,226,095)	(9,687,400)	(10,171,770)	(10,680,359)	(11,214,377)	(11,775,096)	(12,363,851)	(12,982,044)
12	Operations & Maintenance Costs		(23,112,554)	(23,153,039)	(24,327,177)	(25,454,509)	(26,647,296)	(27,902,973)	(29,225,386)	(30,618,653)	(32,087,188)	(33,635,723)	(35,269,334)
13	**Equals: Net Operating Income**		**$ 28,751,044**	**$ 29,448,226**	**$ 30,697,922**	**$ 32,166,958**	**$ 33,676,934**	**$ 35,234,040**	**$ 36,838,128**	**$ 38,488,850**	**$ 40,185,629**	**$ 41,927,629**	**$ 43,713,726**
	Plus: Non-Operating Income/(Expense)												
14	Non-Operating Revenue		$ (93,200)	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180	$ 3,180
15	Interest Income		749,973	589,749	522,376	509,483	595,975	671,520	684,711	571,492	483,933	489,548	506,118
16	Water Impact Fees		2,869,601	2,187,500	1,925,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000
17	Sewer Impact Fees		138,615	210,105	187,095	204,104	204,104	204,104	204,104	204,104	204,104	204,104	204,104
18	Transfers In		1,891,950	-	-	-	-	-	-	-	-	-	-
19	**Equals: Net Income**		**$ 34,307,984**	**$ 32,438,760**	**$ 33,335,573**	**$ 34,983,725**	**$ 36,580,193**	**$ 38,212,843**	**$ 39,830,122**	**$ 41,367,626**	**$ 42,976,846**	**$ 44,724,461**	**$ 46,527,128**
	Less: Revenues Excluded From Coverage Test												
20	Impact Fees		$ (3,008,216)	$ (2,397,605)	$ (2,112,095)	$ (2,304,104)	$ (2,304,104)	$ (2,304,104)	$ (2,304,104)	$ (2,304,104)	$ (2,304,104)	$ (2,304,104)	$ (2,304,104)
21	Transfers In		(1,891,950)	-	-	-	-	-	-	-	-	-	-
22	**Equals: Net Income Available For Debt Service**		**$ 29,407,818**	**$ 30,041,155**	**$ 31,223,478**	**$ 32,679,621**	**$ 34,276,090**	**$ 35,908,740**	**$ 37,526,018**	**$ 39,063,522**	**$ 40,672,742**	**$ 42,420,357**	**$ 44,223,025**
	Senior Lien Debt Service Coverage Test												
23	Net Income Available for Senior-Lien Debt Service		**$ 29,407,818**	**$ 30,041,155**	**$ 31,223,478**	**$ 32,679,621**	**$ 34,276,090**	**$ 35,908,740**	**$ 37,526,018**	**$ 39,063,522**	**$ 40,672,742**	**$ 42,420,357**	**$ 44,223,025**
24	Existing Senior-Lien Debt		9,296,207	8,722,471	8,318,216	6,713,661	6,669,410	6,636,256	6,649,062	5,681,844	4,426,050	4,465,450	4,469,450
25	Cumulative New Senior Lien Debt Service (calculated)		-	-	-	-	-	-	-	-	1,827,753	2,286,532	2,286,532
26	**Total Annual Senior-Lien Debt Service**	**Tar.**	**$ 9,296,207**	**$ 8,722,471**	**$ 8,318,216**	**$ 6,713,661**	**$ 6,669,410**	**$ 6,636,256**	**$ 6,649,062**	**$ 5,681,844**	**$ 6,253,803**	**$ 6,751,982**	**$ 6,755,982**
27	*Calculated Senior-Lien Debt Service Coverage*	**2.00**	**3.16**	**3.44**	**3.75**	**4.87**	**5.14**	**5.41**	**5.64**	**6.88**	**6.50**	**6.28**	**6.55**
	Cash Flow Test												
28	Net Income Available For Debt Service		$ 29,407,818	$ 30,041,155	$ 31,223,478	$ 32,679,621	$ 34,276,090	$ 35,908,740	$ 37,526,018	$ 39,063,522	$ 40,672,742	$ 42,420,357	$ 44,223,025
29	Less: Non-Operating Expenditures												
30	Other Below the Line Expenses		(1,200)	-	-	-	-	-	-	-	-	-	-
31	Net Interfund Transfers (In - Out)		(7,479,532)	(9,615,577)	(9,690,558)	(9,778,701)	(9,869,299)	(9,962,725)	(10,058,971)	(10,158,014)	(10,259,821)	(10,364,341)	(10,471,507)
32	Net Debt Service Payment[1]		(6,287,992)	(6,324,866)	(6,206,121)	(5,031,103)	(5,027,072)	(5,030,324)	(5,017,550)	(4,713,528)	(5,985,794)	(6,483,914)	(6,487,903)
33	**Net Cash Flow**		**$ 15,639,094**	**$ 14,100,712**	**$ 15,326,798**	**$ 17,869,817**	**$ 19,379,719**	**$ 20,915,690**	**$ 22,449,497**	**$ 24,191,980**	**$ 24,427,128**	**$ 25,572,102**	**$ 27,263,615**
	Unrestricted Reserve Fund Test												
34	Balance At Beginning Of Fiscal Year		$ 77,160,101	$ 45,560,801	$ 45,115,171	$ 32,033,212	$ 42,483,511	$ 49,331,705	$ 57,592,445	$ 51,969,773	$ 34,948,680	$ 34,458,025	$ 36,071,671
35	Cash Flow Surplus/(Deficit)		15,639,094	14,100,712	15,326,798	17,869,817	19,379,719	20,915,690	22,449,497	24,191,980	24,427,128	25,572,102	27,263,615
36	Projects Designated To Be Paid With Cash		-	-	-	-	-	-	(597,026)	(614,937)	(633,385)	(652,387)	(671,958)
37	Cash Funded Projects: From Operating Revenues to the R&R Fund[2]		(47,238,395)	(14,546,342)	(28,408,758)	(7,419,518)	(12,531,525)	(12,654,950)	(27,475,143)	(40,598,136)	(24,284,398)	(23,306,070)	(24,891,251)
38	**Balance At End Of Fiscal Year**		**$ 45,560,801**	**$ 45,115,171**	**$ 32,033,212**	**$ 42,483,511**	**$ 49,331,705**	**$ 57,592,445**	**$ 51,969,773**	**$ 34,948,680**	**$ 34,458,025**	**$ 36,071,671**	**$ 37,772,077**
39	Minimum Working Capital Reserve Target		24,862,959	25,163,488	26,341,863	27,526,587	28,775,492	30,089,107	31,471,282	32,926,125	34,458,025	36,071,671	37,772,077
40	**Excess/(Deficiency) Of Working Capital To Target**		**$ 20,697,842**	**$ 19,951,684**	**$ 5,691,349**	**$ 14,956,925**	**$ 20,556,213**	**$ 27,503,338**	**$ 20,498,491**	**$ 2,022,555**	**$ -**	**$ -**	**$ -**

[1] Total debt service less debt service funded by impact fees.

[2] The City's FY 2025 Proposed Budget includes a transfer from operating revenues to the R&R Fund for cash-funded projects.

Capital Project Funding Summary

Schedule 9

Final Capital Projects Funding Sources	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Water Impact Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,194,052	$ 1,229,874	$ 1,266,770	$ 1,304,773	$ 1,343,916
Grant Proceeds [1]	-	-	1,186,086	29,010,809	33,326,316	-	-	-	-	-	-
Future Senior-Lien Debt Proceeds	-	-	-	-	-	-	-	-	17,531,682	6,716,761	6,032,265
R&R/Cash Funded (PAYGO) - Funded from Operations	47,238,395	14,546,342	28,408,758	7,419,518	12,531,525	12,654,950	28,072,169	41,213,073	24,917,783	23,958,456	25,563,209
Total Projects Funded	**$ 47,238,395**	**$ 14,546,342**	**$ 29,594,844**	**$ 36,430,327**	**$ 45,857,841**	**$ 12,654,950**	**$ 29,266,222**	**$ 42,442,947**	**$ 43,716,236**	**$ 31,979,991**	**$ 32,939,390**

[1] Grant funded projects include; Pineda Crossing 16" Water Main - Phase II, Redundant Pipeline Well 11 to 42, 48-inch New Pipeline West of Well 7A to Dallas, Redundant Pipeline Wells 19 to 20, 20 to 23, and 23 to 24.

Funding Summary by Fund

Schedule 10

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Water Impact Fees											
Balance At Beginning Of Fiscal Year	$ -	$ -	$ -	$ -	$ 624,654	$ 1,295,975	$ 2,010,597	$ 1,506,636	$ 1,628,145	$ 2,417,598	$ 3,176,692
Annual Revenues	2,869,601	2,187,500	1,925,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000
Less: Payment Of Debt Service	(2,869,601)	(2,187,500)	(1,925,000)	(1,478,454)	(1,438,234)	(1,401,829)	(1,427,408)	(764,212)	(63,906)	(63,965)	(63,976)
Total Amount Available For Projects	$ -	$ -	$ -	$ 621,546	$ 1,286,420	$ 1,994,146	$ 2,683,189	$ 2,842,423	$ 3,664,240	$ 4,453,633	$ 5,212,716
Amount Paid For Projects	-	-	-	-	-	-	(1,194,052)	(1,229,874)	(1,266,770)	(1,304,773)	(1,343,916)
Subtotal	$ -	$ -	$ -	$ 621,546	$ 1,286,420	$ 1,994,146	$ 1,489,137	$ 1,612,550	$ 2,397,469	$ 3,148,859	$ 3,868,800
Plus: Interest Earnings	-	-	-	3,108	9,555	16,451	17,499	15,596	20,128	27,832	35,227
Balance At End Of Fiscal Year	**$ -**	**$ -**	**$ -**	**$ 624,654**	**$ 1,295,975**	**$ 2,010,597**	**$ 1,506,636**	**$ 1,628,145**	**$ 2,417,598**	**$ 3,176,692**	**$ 3,904,027**
Sewer Impact Fees											
Balance At Beginning Of Fiscal Year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Revenues	138,615	210,105	187,095	204,104	204,104	204,104	204,104	204,104	204,104	204,104	204,104
Less: Payment Of Debt Service	(138,615)	(210,105)	(187,095)	(204,104)	(204,104)	(204,104)	(204,104)	(204,104)	(204,104)	(204,104)	(204,104)
Total Amount Available For Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Balance At End Of Fiscal Year	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Renewal & Replacement											
Balance At Beginning Of Fiscal Year	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000	$ 2,750,000
Transfer from Revenue Fund for Capital Projects	-	14,546,342	28,408,758	7,419,518	12,531,525	12,654,950	27,475,143	40,598,136	24,284,398	23,306,070	24,891,251
Subtotal	$ 2,750,000	$ 17,296,342	$ 31,158,758	$ 10,169,518	$ 15,281,525	$ 15,404,950	$ 30,225,143	$ 43,348,136	$ 27,034,398	$ 26,056,070	$ 27,641,251
Less: Restricted Funds - Bond Covenant[1]	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)	(2,750,000)
Total Amount Available For Projects	$ -	$ 14,546,342	$ 28,408,758	$ 7,419,518	$ 12,531,525	$ 12,654,950	$ 27,475,143	$ 40,598,136	$ 24,284,398	$ 23,306,070	$ 24,891,251
Amount Paid For Projects	-	(14,546,342)	(28,408,758)	(7,419,518)	(12,531,525)	(12,654,950)	(27,475,143)	(40,598,136)	(24,284,398)	(23,306,070)	(24,891,251)
Subtotal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Add Back: Restricted Funds	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000	2,750,000
Plus: Interest Earnings	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500	27,500
Less: Interest Allocated To Cash Flow	(27,500)	(27,500)	(27,500)	(27,500)	(27,500)	(27,500)	(27,500)	(27,500)	(27,500)	(27,500)	(27,500)
Balance At End Of Fiscal Year	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**	**$ 2,750,000**
Restricted Capital Projects Fund											
Balance At Beginning Of Fiscal Year	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896	$ 10,886,896
Less: Restricted Funds - For Specific Expansion Projects[2]	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)	(2,788,914)
Total Amount Available For Projects	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982
Amount Paid For Projects	-	-	-	-	-	-	-	-	-	-	-
Subtotal	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982	$ 8,097,982
Add Back: Restricted Funds	2,788,914	2,788,914	2,788,914	2,788,914	2,788,914	2,788,914	2,788,914	2,788,914	2,788,914	2,788,914	2,788,914
Plus: Interest Earnings	108,869	108,869	108,869	108,869	108,869	108,869	108,869	108,869	108,869	108,869	108,869
Less: Interest Allocated To Cash Flow	(108,869)	(108,869)	(108,869)	(108,869)	(108,869)	(108,869)	(108,869)	(108,869)	(108,869)	(108,869)	(108,869)
Balance At End Of Fiscal Year	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**	**$ 10,886,896**
	-	-	-	-	-	-	-	-	-	-	-
Grant Proceeds											
Balance At Beginning Of Fiscal Year	$ -	$ -	$ -	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045
Annual Revenues	-	-	1,239,131	29,010,809	33,326,316	-	-	-	-	-	-
Subtotal	$ -	$ -	$ 1,239,131	$ 29,063,854	$ 33,379,361	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	$ -	$ -	$ 1,239,131	$ 29,063,854	$ 33,379,361	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045	$ 53,045
Amount Paid For Projects	-	-	(1,186,086)	(29,010,809)	(33,326,316)	-	-	-	-	-	-
Balance At End Of Fiscal Year	**$ -**	**$ -**	**$ 53,045**	**$ 53,045**	**$ 53,045**	**$ 53,045**	**$ 53,045**	**$ 53,045**	**$ 53,045**	**$ 53,045**	**$ 53,045**

Funding Summary by Fund **Schedule 10**

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Revenue Fund											
Balance At Beginning Of Fiscal Year	$ 77,160,101	$ 45,560,801	$ 45,115,171	$ 32,033,212	$ 42,483,511	$ 49,331,705	$ 57,592,445	$ 51,969,773	$ 34,948,680	$ 34,458,025	$ 36,071,671
Net Cash Flow	15,639,094	14,100,712	15,326,798	17,869,817	19,379,719	20,915,690	22,449,497	24,191,980	24,427,128	25,572,102	27,263,615
Less: Cash-Funded Capital Projects	-	-	-	-	-	-	(597,026)	(614,937)	(633,385)	(652,387)	(671,958)
Subtotal	$ 92,799,196	$ 59,661,513	$ 60,441,970	$ 49,903,029	$ 61,863,230	$ 70,247,395	$ 79,444,916	$ 75,546,817	$ 58,742,423	$ 59,377,741	$ 62,663,328
Less: Restricted Funds - 6-Month Target Operating Reserve	(24,862,959)	(25,163,488)	(26,341,863)	(27,526,587)	(28,775,492)	(30,089,107)	(31,471,282)	(32,926,125)	(34,458,025)	(36,071,671)	(37,772,077)
Total Amount Available For Projects	$ 67,936,237	$ 34,498,026	$ 34,100,107	$ 22,376,443	$ 33,087,738	$ 40,158,288	$ 47,973,634	$ 42,620,692	$ 24,284,398	$ 23,306,070	$ 24,891,251
Amount Paid For Projects	(47,238,395)	-	-	-	-	-	-	-	-	-	-
Amount Transferred to R&R For Cash Funded Projects	-	(14,546,342)	(28,408,758)	(7,419,518)	(12,531,525)	(12,654,950)	(27,475,143)	(40,598,136)	(24,284,398)	(23,306,070)	(24,891,251)
Subtotal	$ 20,697,842	$ 19,951,684	$ 5,691,349	$ 14,956,925	$ 20,556,213	$ 27,503,338	$ 20,498,491	$ 2,022,555	$ -	$ -	$ -
Add Back: Restricted Funds	24,862,959	25,163,488	26,341,863	27,526,587	28,775,492	30,089,107	31,471,282	32,926,125	34,458,025	36,071,671	37,772,077
Plus: Interest Earnings	613,605	453,380	385,742	372,584	459,076	534,621	547,811	434,592	347,034	352,648	369,219
Less: Interest Allocated To Cash Flow	(613,605)	(453,380)	(385,742)	(372,584)	(459,076)	(534,621)	(547,811)	(434,592)	(347,034)	(352,648)	(369,219)
Balance At End Of Fiscal Year	**$ 45,560,801**	**$ 45,115,171**	**$ 32,033,212**	**$ 42,483,511**	**$ 49,331,705**	**$ 57,592,445**	**$ 51,969,773**	**$ 34,948,680**	**$ 34,458,025**	**$ 36,071,671**	**$ 37,772,077**
Debt Service Reserve[3]											
Balance At Beginning Of Fiscal Year	$ 1,981,959	$ 100,369	$ 101,372	$ 102,386	$ 103,410	$ 104,444	$ 105,488	$ 106,543	$ 107,609	$ 2,406,650	$ 2,430,716
Additional Funds:[4]	(1,891,950)	-	-	-	-	-	-	-	-	-	-
Debt Service Reserve On New Debt	-	-	-	-	-	-	-	-	2,286,532	-	-
Subtotal	$ 90,009	$ 100,369	$ 101,372	$ 102,386	$ 103,410	$ 104,444	$ 105,488	$ 106,543	$ 2,394,141	$ 2,406,650	$ 2,430,716
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	**$ 100,369**	**$ 101,372**	**$ 102,386**	**$ 103,410**	**$ 104,444**	**$ 105,488**	**$ 106,543**	**$ 107,609**	**$ 2,406,650**	**$ 2,430,716**	**$ 2,455,023**

[1] The City's Bond Covenant requires a minimum balance of $2.75 million in the R&R Fund.

[2] Restricted for projects in specific service areas

[3] Includes bond sinking funds and required funds restricted for debt reserve.

[4] Reduction in FY 2024 represents the release of debt service for the Series 2003 bonds.

Senior Lien Borrowing Projections

Schedule 11

			FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Term (Years)			30	30	30	30	30	30	30	30	30	30	30
Interest Rate			4.50%	5.00%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Sources of Funds													
Par Amount			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,231,878	$ -	$ -
Uses of Funds													
Proceeds			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,280,708	$ -	$ -
Cost of Issuance	2.00%	of Par	-	-	-	-	-	-	-	-	664,638	-	-
Debt Service Reserve	1	Year(s) of Debt Service	-	-	-	-	-	-	-	-	2,286,532	-	-
Total Uses			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,231,878	$ -	$ -
1 Year Interest			-	-	-	-	-	-	-	-	1,827,753	-	-
Annual Debt Service			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,286,532	$ -	$ -
Total Debt Service			-	-	-	-	-	-	-	-	68,595,969	-	-
Cumulative New Annual Senior Lien Debt Service[1]			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,827,753**	**$ 2,286,532**	**$ 2,286,532**

[1]Reflects interest-only payment due in year of issuance.

Utility Service Rates & Charges

(updated October 2024)

Water Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits (10%)
5/8 x 3/4 inch	$16.98	$18.68
1 inch	$39.32	$43.25
1.5 inch	$91.45	$100.60
2 inch	$143.58	$157.94
3 inch	$326.00	$358.60
4 inch	$560.55	$616.61
6 inch	$1,193.47	$1,312.82
8 inch	$2,087.01	$2,295.71
10 inch	$3,129.46	$3,442.41

Sewer Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
5/8 x 3/4 "	$20.37	$25.46
1 inch	$47.62	$59.53
1.5 inch	$111.18	$138.98
2 inch	$174.76	$218.45
3 inch	$397.25	$496.56
4 inch	$683.33	$854.16
6 inch	$1,455.23	$1,819.04
8 inch	$2,545.04	$3,181.30
10 inch	$3,816.44	$4,770.55

Water Service Monthly Consumption Rates (per 1,000 gallons)

	1st Tier	2nd Tier	3rd Tier	4th Tier
Inside Cocoa City Limits	$3.93	$7.73	$10.99	$14.33
Outside Cocoa City Limits	$4.32	$8.50	$12.09	$15.76
5/8 x 3/4 inch meter	0-5	6-10	11-20	over 20
1 inch meter	0-13	14-25	26-50	over 50
1.5 inch meter	0-43	44-85	86-170	over 170
2 inch meter	0-100	101-200	201-400	over 400
3 inch meter	0-300	301-600	601-1200	over 1200
4 inch meter	0-425	426-850	851-1700	over 1700
6 inch meter	0-3250	3251-6500	6501-13000	over 13000
8 inch meter	0-10000	10001-20000	20001-40000	over 40000
10 inch meter	0-21000	21001-42000	42001-84000	over 84000

Sewer Service Monthly Consumption Rate (per 1,000 gallons)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
All sizes (residential service caps at 12,000 gallons)	$8.25	$10.31

Reclaimed Water Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
5/8 x 3/4 inch	$10.38	$12.98
1 inch	$10.38	$12.98
1.5 inch	$62.29	$77.86
2 inch	$98.63	$123.29
3 inch	$225.81	$282.26
4 inch	$389.33	$486.66

Reclaimed Water Service Monthly Consumption Rates (per 1,000 gallons)

	1st Tier	2nd Tier	3rd Tier
Inside Cocoa City Limits	Included in base	$0.77	$1.10
Outside Cocoa City Limits	Included in base	$0.96	$1.38
5/8 x 3/4 inch meter	0-30	31-60	61+
1 inch meter	0-30	31-60	61+
1.5 inch meter	0-150	151-300	301+
2 inch meter	0-200	201-400	401+
3 inch meter	0-800	801-1600	1601+
4 inch meter	0-1200	1201-2400	2401+

Public Fire Protection Monthly Rate

	Inside City Limits (Incorporated Areas)	Outside City Limits (Unincorporated Areas)
Public Hydrant	$29.71/hydrant	$2.94/account

Private Fire Protection Rate

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
	Monthly	Monthly
Up to 4” private fire main	$79.20	$87.12
Up to 6” private fire main	$97.06	$106.77
Up to 8” private fire main	$126.62	$139.28
Up to 10” private fire main	$156.17	$171.79
Up to 12” private fire main	$185.71	$204.28

Utility Service Rates & Charges

(updated October 2025)

Water Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits (10%)
5/8 x 3/4 inch	$17.66	$19.43
1 inch	$40.89	$44.98
1.5 inch	$95.11	$104.62
2 inch	$149.32	$164.25
3 inch	$339.04	$372.94
4 inch	$582.97	$641.27
6 inch	$1,241.21	$1,365.33
8 inch	$2,170.49	$2,387.54
10 inch	$3,254.64	$3,580.10

Sewer Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
5/8 x 3/4 "	$21.18	$26.48
1 inch	$49.52	$61.90
1.5 inch	$115.63	$144.54
2 inch	$181.75	$227.19
3 inch	$413.14	$516.43
4 inch	$710.66	$888.33
6 inch	$1,513.44	$1,891.80
8 inch	$2,646.84	$3,308.55
10 inch	$3,969.10	$4,961.38

Water Service Monthly Consumption Rates (per 1,000 gallons)

	1st Tier	2nd Tier	3rd Tier	4th Tier
Inside Cocoa City Limits	$4.09	$8.04	$11.43	$14.90
Outside Cocoa City Limits	$4.50	$8.84	$12.57	$16.39
5/8 x 3/4 inch meter	0-5	6-10	11-20	over 20
1 inch meter	0-13	14-25	26-50	over 50
1.5 inch meter	0-43	44-85	86-170	over 170
2 inch meter	0-100	101-200	201-400	over 400
3 inch meter	0-300	301-600	601-1200	over 1200
4 inch meter	0-425	426-850	851-1700	over 1700
6 inch meter	0-3250	3251-6500	6501-13000	over 13000
8 inch meter	0-10000	10001-20000	20001-40000	over 40000
10 inch meter	0-21000	21001-42000	42001-84000	over 84000

Sewer Service Monthly Consumption Rate (per 1,000 gallons)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
All sizes (residential service caps at 12,000 gallons)	$8.58	$10.73

Reclaimed Water Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
5/8 x 3/4 inch	$10.80	$13.50
1 inch	$10.80	$13.50
1.5 inch	$64.78	$80.98
2 inch	$102.58	$128.23
3 inch	$234.84	$293.55
4 inch	$404.91	$506.14

Reclaimed Water Service Monthly Consumption Rates (per 1,000 gallons)

	1st Tier	2nd Tier	3rd Tier
Inside Cocoa City Limits	Included in base	$0.80	$1.14
Outside Cocoa City Limits	Included in base	$1.00	$1.43
5/8 x 3/4 inch meter	0-30	31-60	61+
1 inch meter	0-30	31-60	61+
1.5 inch meter	0-150	151-300	301+
2 inch meter	0-200	201-400	401+
3 inch meter	0-800	801-1600	1601+
4 inch meter	0-1200	1201-2400	2401+

Public Fire Protection Monthly Rate

	Inside City Limits (Incorporated Areas)	Outside City Limits (Unincorporated Areas)
Public Hydrant	$30.90/hydrant	$3.06/account

Private Fire Protection Rate

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
	Monthly	Monthly
Up to 4” private fire main	$82.37	$90.61
Up to 6” private fire main	$100.94	$111.03
Up to 8” private fire main	$131.68	$144.85
Up to 10” private fire main	$162.42	$178.66
Up to 12” private fire main	$193.14	$212.45

RESOLUTION NO. 2021-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, REVISING THE CITY OF COCOA UTILITY HANDBOOK AND THE SCHEDULES ESTABLISHING WATER, SEWER AND RECLAIMED WATER CHARGES AND USAGE RATES; PROVIDING FOR ANNUAL INCREASES ON OCTOBER 1ST OF RATES AND CHARGES SET FORTH ON SCHEDULE A RELATED TO WATER, SEWER, RECLAIMED AND PUBLIC FIRE HYDRANTS AND PRIVATE FIRE MAINS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on November 10, 1994, the City Council of the City of Cocoa adopted a Utilities Handbook for the purposes of adopting administrative operating policies and procedures, rates, fees, and charges for the City's utility system; and

WHEREAS, the policies and procedures contained in the Utilities Handbook need to be updated periodically to reflect current practices or to clarify the policies and procedures by rewriting text; and

WHEREAS, Chapter 22 of the City Code provides that the City Council, by resolution, shall establish or amend from time to time the fees and charges for water, sewer and reclaimed utility services and said rates and charges are incorporated into the Utilities Handbook; and

WHEREAS, after careful consideration and deliberation, and consideration of the comprehensive rate study and sufficiency analysis prepared and presented as a Final Report by Stantec, dated September 2, 2020, the City Council deems it is in the best interests of the public health, safety and welfare of its citizens and other users of the City's utility system to revise the rates and charges for water, sewer and reclaimed, public fire hydrants and private fire mains as set forth herein, which are hereby found to be just and equitable; and

WHEREAS, the City Council deems it is the best interest of the public health, safety and welfare and betterment of the City's water, sewer and reclaimed facilities to revise the Utility Handbook; and

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

SECTION 1. Amendment to the Utility Handbook: Adoption of Rate and Charges; Ratification of Prior Rates and Charges.

(a) The City of Cocoa Utilities Handbook, and the water, sewer and reclaimed rates and charges set forth in Schedule A- Utility Rates, Fees, & Charges,

and Schedule B – Miscellaneous Rates, Fees & Charges, which is attached hereto and fully incorporated herein by this reference, is hereby adopted.

(b) All prior utility rate charges for water, sewer, reclaimed water, and fire lines and hydrants previously imposed by the City Council and charged to utility customers are hereby found to have been just and equitable and are hereby ratified by the City Council as lawfully imposed charges of the City.

SECTION 2. Publication of Clean Copy of Utility Handbook. The Utility Department is hereby instructed to publish a clean copy of the Utilities Handbook adopted under Section 1 of this Resolution.

SECTION 3. Repeal of Prior Inconsistent Resolutions. All prior resolutions or parts thereof in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. Severability. Should any section or provision of this Resolution, or any part thereof, or any rate or charge adopted by this Resolution, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Resolution which was not declared invalid.

SECTION 5. Annual Rate Adjustment – Schedule A. The water, sewer, reclaimed and fire lines and hydrant charges set forth in Schedule A, and adopted in Section 1 of this Resolution, shall be automatically adjusted annually by a four (4) percent increase to said charges. The annual adjustment shall be effective on October 1 of each year beginning with the first adjustment on October 1, 2021 and ending with the last adjustment on October 1, 2025 Notwithstanding, the annual adjustment permitted under this Section 5 shall be subject to suspension or reduction by the City Council on an annual basis prior to the effective date of the automatic annual adjustment. Any suspension or reduction shall be based on the City Council's periodic evaluation of the financial management plan of the City's Utility System, particularly the updated revenue and expenses, as well as changes in economic conditions, water consumption, regulatory requirements and other factors.

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 the 9th day of March, 2021.

Michael C. Blake, Mayor

ATTEST:

Carie Shealy, MMC, City Clerk

Utility Service Rates & Charges

(updated April 2021)

Water Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits (10%)
5/8 x 3/4 inch	$14.80	$16.28
1 inch	$34.27	$37.70
1.5 inch	$79.70	$87.67
2 inch	$125.13	$137.64
3 inch	$284.13	$312.54
4 inch	$488.56	$537.41
6 inch	$1,040.19	$1,144.21
8 inch	$1,818.96	$2,000.86
10 inch	$2,727.53	$3,000.28

Sewer Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
5/8 x 3/4 "	$17.75	$22.19
1 inch	$41.50	$51.87
1.5 inch	$96.90	$121.13
2 inch	$152.31	$190.38
3 inch	$346.23	$432.79
4 inch	$595.56	$744.44
6 inch	$1,268.34	$1,585.43
8 inch	$2,218.16	$2,772.70
10 inch	$3,326.28	$4,157.85

Water Service Monthly Consumption Rates (per 1,000 gallons)

	1st Tier	2nd Tier	3rd Tier	4th Tier
Inside Cocoa City Limits	$3.42	$6.74	$9.58	$12.49
Outside Cocoa City Limits	$3.76	$7.41	$10.54	$13.74
5/8 x 3/4 inch meter	0-5	6-10	11-20	over 20
1 inch meter	0-13	14-25	26-50	over 50
1.5 inch meter	0-43	44-85	86-170	over 170
2 inch meter	0-100	101-200	201-400	over 400
3 inch meter	0-300	301-600	601-1200	over 1200
4 inch meter	0-425	426-850	851-1700	over 1700
6 inch meter	0-3250	3251-6500	6501-13000	over 13000
8 inch meter	0-10000	10001-20000	20001-40000	over 40000
10 inch meter	0-21000	21001-42000	42001-84000	over 84000

Sewer Service Monthly Consumption Rate (per 1,000 gallons)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
All sizes (residential service caps at 12,000 gallons)	$7.19	$8.99

Reclaimed Water Service Monthly Base Rate (fixed monthly fee)

Meter Size	Inside Cocoa City Limits	Outside Cocoa City Limits
5/8 x 3/4 inch	$9.05	$11.31
1 inch	$9.05	$11.31
1.5 inch	$54.29	$67.87
2 inch	$85.96	$107.45
3 inch	$196.81	$246.01
4 inch	$339.33	$424.16

Reclaimed Water Service Monthly Consumption Rates (per 1,000 gallons)

	1st Tier	2nd Tier	3rd Tier
Inside Cocoa City Limits	Included in base	$0.66	$0.96
Outside Cocoa City Limits	Included in base	$0.83	$1.20
5/8 x 3/4 inch meter	0-30	31-60	61+
1 inch meter	0-30	31-60	61+
1.5 inch meter	0-150	151-300	301+
2 inch meter	0-200	201-400	401+
3 inch meter	0-800	801-1600	1601+
4 inch meter	0-1200	1201-2400	2401+

Public Fire Protection Monthly Rate

	Inside City Limits (Incorporated Areas)	Outside City Limits (Unincorporated Areas)
Public Hydrant	$25.89/hydrant	$2.56/account

Private Fire Protection Rate

Meter Size	Inside Cocoa City Limits		Outside Cocoa City Limits	
	Monthly	Yearly	Monthly	Yearly
Up to 4" private fire main	$69.03	$788.88	$75.92	$867.60
Up to 6" private fire main	$84.60	$966.84	$93.07	$1063.68
Up to 8" private fire main	$110.37	$1261.32	$121.41	$1387.56
Up to 10" private fire main	$136.12	$1555.68	$149.74	$1711.32

Utility Impact & Connection Fees

Water Service Impact Fee			
Meter Size	ERC	Reclaimed Water Not Available	Reclaimed Water Available
5/8 x 3/4 inch (SFR only)	1.00	$1,750	$1,300
5/8 x 3/4 inch (not SFR)	1.00	$1,750	$1,750
1 inch	2.50	$4,375	$4,375
1.5 inch	6.00	$10,500	$10,500
2 inch	9.50	$16,625	$16,625
3 inch	21.75	$38,062.50	$38,062.50
4 inch	37.50	$65,625	$65,625
6 inch	80.00	$140,000	$140,000
8 inch	140.00	$245,000	$245,000
10 inch	210.00	$367,500	$367,500
Unit Description	ERC/unit	Reclaimed Water Not Available	Reclaimed Water Available
Single Family Residence	1.00	$1,750	$1,300
Apartment or Condo: 1 Bath	0.80	$1,400	$1,400
Apartment or Condo: 2 or more Bath	1.00	$1,750	$1,750
Hotel/Motel	0.60	$1,050	$1,050

South Mainland Water Connection Fee	
129A	$887.98 per ERC
129B	$789.77 per ERC

Sewer Service Impact Fee	
Sewer Impact Fee	$1,250 per ERC
Sewer Force Main Fee	$1,450 per ERC

Reclaimed Water Service Connection Fee	
Meter Size	Connection Charge
5/8 x 3/4 inch	$301
1 inch	$425
1.5 inch	$700
2 inch	$1,000

Utility Field Service & Installation Fees & Charges

Water Service Line Installation Charge

Short Service	
3/4" short service line only	$610
1" short service line only	$650
Long Service	
3/4" long service line only	$890
1" long service line only	$950
Open Cut	estimated by Engineering Division

Meter Installation/Replacement Charges

Meter Size	
5/8 x 3/4 inch	$320
1 inch	$390
1.5 inch	$610
2.0 inch	$720

Meter Relocation/Adjustment Charges

Meter Size	
5/8 x 3/4 inch	$310
1 inch	$350
> 1 inch	requires estimate from Engineering

Other Installation Charges

	Installation/ Relocation Charge	Refundable Deposit
Spray Truck Meter Installation Charge	$330	$750
Temporary 3" Jumper Meter Installation Charge	$70	$750
Temporary 2" Construction Meter Installation Charge (all water used will be billed at the tier 1 rate)	$70	$750
Fire Hydrant Maintenance Charge	$90	N/A

Miscellaneous Field Service Fees & Charges

Plan Review and Construction Inspection Charge	$580
Hydrant Residual Flow Test Charge	$120
Fire Line Painting Charge	$230
Meter Station Painting Charge	$230
Meter Calibration Testing Charge (5/8 x 3/4 inch to 2 inch)	$65
Meter Calibration Testing Charge (3 inch and larger)	$120
Service Call Fee (during regular business hours)	$32
After Hours Reconnection Fee	$76
Meter Access Fee	$31
Meter Access Tow Charge	$75
Data Log Report (only available on digital/smart meters)	$35

Utility Field Service & Installation Fees & Charges
(continued)

Backflow Prevention Assembly Installation Charge

Reduced Pressure		Double Check		Dual Check	
Meter Size	Charge	Meter Size	Charge	Meter Size	Charge
5/8 x ¾ inch	$405	5/8 x ¾ inch residential	$200	5/8 x ¾ inch	$40
1 inch	$440	5/8 x ¾ inch non-residential	$280	1 inch	$50
1.5 inch	$740	1 inch	$380		
2 inch	$880	1.5 inch	$590		
		2 inch	$760		
Note: Larger meters and other installations are estimated on a case by case basis					

Backflow Prevention Assembly Testing & Maintenance Charge
(Non-residential accounts/billed monthly)

Meter Size	Monthly Charge
5/8 x 3/4 inch to 2 inch	$5.42
3 inch to 10 inch	$14.60

Other Utility Rates & Monthly Service Charges

Grease Trap	$8.34
Public Service Tax	10% of water charges



Utility Administrative Fees & Charges

Administrative Fees & Charges	
Service Initiation Fee (next business day)	$45
Service Initiation Fee (same day, if available & unauthorized consumption owner meter bills)	$90
Credit Screening Fee	Actual cost or $5 minimum
Convenience Fee	$2.99 per transaction if transaction < = $300 2.65% per transaction if transaction > $300 Per transaction limit = $5,000
Late Fee	$5 or 1.5% per month (whichever is greater) 18% per annum
Credit Balance Refund Fee	$25
Returned Payment Fee	$25 if payment value < = $50 $30 if payment value > $50 and <= $300 $40 or 5% (whichever is greater) if payment value < $300
Collection Fee	33% of account balance
Utility Lien Processing & Recording Fee	$50
Utility Lien Search Fee	$45 rushed service with account history
Billing Service Charge	$1.12/month for the 1st service; $0.48/month for each additional service
High Consumption Credit Application Processing Fee	$5
Delinquency Processing Fee	$50
City of Cocoa Garbage Discount	$1

Tampering and Theft of Service Fees & Charges	
Lock Fee	$60
Tampering Fee	$150 first instance, $300 second instance, $500 third instance (same customer/same location)
Meter Removal Charge	$300 each instance
Illegal Connection Fee	Estimated usage (minimum 100,000 gallons) on size of meter intended for service line plus incidental costs

Utility Deposits

	Water		Sewer
Meter Size	Residential	Commercial	All Classes
5/8 x 3/4 inch	$60	6 month average x 2.5	$100
1 inch	$70		$100
1.5 inch	$120		$100
2 inch	$170		$100
3 inch	$220		$100
4 inch	$270		$100
6 inch	$320		$100
8 inch	$370		$100



Utility Impact & Connection Fees

Water Service Impact Fee

Meter Size	ERC	Reclaimed Water Not Available	Reclaimed Water Available
5/8 x 3/4 inch (SFR only)	1.00	$1,750	$1,300
5/8 x 3/4 inch (not SFR)	1.00	$1,750	$1,750
1 inch	2.50	$4,375	$4,375
1.5 inch	6.00	$10,500	$10,500
2 inch	9.50	$16,625	$16,625
3 inch	21.75	$38,062.50	$38,062.50
4 inch	37.50	$65,625	$65,625
6 inch	80.00	$140,000	$140,000
8 inch	140.00	$245,000	$245,000
10 inch	210.00	$367,500	$367,500
Unit Description	ERC/unit	Reclaimed Water Not Available	Reclaimed Water Available
Single Family Residence	1.00	$1,750	$1,300
Apartment or Condo: 1 Bath	0.80	$1,400	$1,400
Apartment or Condo: 2 or more Bath	1.00	$1,750	$1,750
Hotel/Motel	0.60	$1,050	$1,050

South Mainland Water Connection Fee

129A	$887.98 per ERC
129B	$789.77 per ERC

Sewer Service Impact Fee

Sewer Impact Fee	$2,500 per ERC
Sewer Force Main Fee	$1,450 per ERC

Reclaimed Water Service Connection Fee

Meter Size	Connection Charge
5/8 x 3/4 inch	$301
1 inch	$425
1.5 inch	$700
2 inch	$1,000

Utility Field Service & Installation Fees & Charges

Water Service Line Installation Charge	
Short Service	
3/4" short service line only	$610
1" short service line only	$650
Long Service	
3/4" long service line only	$890
1" long service line only	$950
Open Cut	estimated by Engineering Division

Meter Installation/Replacement Charges	
Meter Size	
5/8 x 3/4 inch	$320
1 inch	$390
1.5 inch	$610
2.0 inch	$720

Meter Relocation/Adjustment Charges	
Meter Size	
5/8 x 3/4 inch	$310
1 inch	$350
> 1 inch	requires estimate from Engineering

Other Installation Charges	Installation/ Relocation Charge	Refundable Deposit
Spray Truck Meter Installation Charge	$330	$750
Temporary 3" Jumper Meter Installation Charge	$70	$750
Temporary 2" Construction Meter Installation Charge (all water used will be billed at the tier 1 rate)	$70	$750
Fire Hydrant Maintenance Charge	$90	N/A

Miscellaneous Field Service Fees & Charges	
Plan Review and Construction Inspection Charge	$580
Hydrant Residual Flow Test Charge	$120
Fire Line Painting Charge	$230
Meter Station Painting Charge	$230
Meter Calibration Testing Charge (5/8 x 3/4 inch to 2 inch)	$65
Meter Calibration Testing Charge (3 inch and larger)	$120
Service Call Fee (during regular business hours)	$32
After Hours Reconnection Fee	$76
Meter Access Fee	$31
Meter Access Tow Charge	$75
Data Log Report (only available on digital/smart meters)	$35

Utility Field Service & Installation Fees & Charges
(continued)

Backflow Prevention Assembly Installation Charge

Reduced Pressure		Double Check		Dual Check	
Meter Size	Charge	Meter Size	Charge	Meter Size	Charge
5/8 x ¾ inch	$405	5/8 x ¾ inch residential	$200	5/8 x ¾ inch	$40
1 inch	$440	5/8 x ¾ inch non-residential	$280	1 inch	$50
1.5 inch	$740	1 inch	$380		
2 inch	$880	1.5 inch	$590		
		2 inch	$760		
Note: Larger meters and other installations are estimated on a case by case basis					

Backflow Prevention Assembly Testing & Maintenance Charge
(Non-residential accounts/billed monthly)

Meter Size	Monthly Charge
5/8 x 3/4 inch to 2 inch	$5.42
3 inch to 10 inch	$14.60

Other Utility Rates & Monthly Service Charges

Grease Trap	$8.34
Public Service Tax	10% of water charges

Utility Administrative Fees & Charges

Administrative Fees & Charges	
Service Initiation Fee (next business day)	$45
Service Initiation Fee (same day, if available & unauthorized consumption owner meter bills)	$90
Credit Screening Fee	Actual cost or $5 minimum
Convenience Fee	$2.99 per transaction if transaction < = $300 2.65% per transaction if transaction > $300 Per transaction limit = $5,000
Late Fee	$5 or 1.5% per month (whichever is greater) 18% per annum
Credit Balance Refund Fee	$25
Returned Payment Fee	$25 if payment value < = $50 $30 if payment value > $50 and <= $300 $40 or 5% (whichever is greater) if payment value < $300
Collection Fee	33% of account balance
Utility Lien Processing & Recording Fee	$50
Utility Lien Search Fee	$45 rushed service with account history
Billing Service Charge	$1.12/month for the 1st service; $0.48/month for each additional service
High Consumption Credit Application Processing Fee	$5
Delinquency Processing Fee	$50
City of Cocoa Garbage Discount	$1

Tampering and Theft of Service Fees & Charges	
Lock Fee	$60
Tampering Fee	$150 first instance, $300 second instance, $500 third instance (same customer/same location)
Meter Removal Charge	$300 each instance
Illegal Connection Fee	Estimated usage (minimum 100,000 gallons) on size of meter intended for service line plus incidental costs

Utility Deposits

	Water		Sewer
Meter Size	Residential	Commercial	All Classes
5/8 x 3/4 inch	$60	6 month average x 2.5	$100
1 inch	$70		$100
1.5 inch	$120		$100
2 inch	$170		$100
3 inch	$220		$100
4 inch	$270		$100
6 inch	$320		$100
8 inch	$370		$100

Utility Impact & Connection Fees

Water Service Impact Fee

Meter Size	ERC	Reclaimed Water Not Available	Reclaimed Water Available
5/8 x 3/4 inch (SFR only)	1.00	$1,750	$1,300
5/8 x 3/4 inch (not SFR)	1.00	$1,750	$1,750
1 inch	2.50	$4,375	$4,375
1.5 inch	6.00	$10,500	$10,500
2 inch	9.50	$16,625	$16,625
3 inch	21.75	$38,062.50	$38,062.50
4 inch	37.50	$65,625	$65,625
6 inch	80.00	$140,000	$140,000
8 inch	140.00	$245,000	$245,000
10 inch	210.00	$367,500	$367,500
Unit Description	ERC/unit	Reclaimed Water Not Available	Reclaimed Water Available
Single Family Residence	1.00	$1,750	$1,300
Apartment or Condo: 1 Bath	0.80	$1,400	$1,400
Apartment or Condo: 2 or more Bath	1.00	$1,750	$1,750
Hotel/Motel	0.60	$1,050	$1,050

South Mainland Water Connection Fee

129A	$887.98 per ERC
129B	$789.77 per ERC

Sewer Service Impact Fee

Sewer Impact Fee	$2,500 per ERC
Sewer Force Main Fee	$1,450 per ERC

Reclaimed Water Service Connection Fee

Meter Size	Connection Charge
5/8 x 3/4 inch	$301
1 inch	$425
1.5 inch	$700
2 inch	$1,000

Utility Field Service & Installation Fees & Charges

Water Service Line Installation Charge

Short Service	
3/4" short service line only	$720
1" short service line only	$780
Long Service	
3/4" long service line only	$1,090
1" long service line only	$1,190
Open Cut	estimated by Engineering Division

Meter Installation/Replacement Charges

Meter Size	
5/8 x 3/4 inch	$380
1 inch	$460
1.5 inch	$660
2.0 inch	$790

Meter Relocation/Adjustment Charges

Meter Size	
5/8 x 3/4 inch	$360
1 inch	$380
> 1 inch	requires estimate from Engineering

Other Installation Charges

	Installation/ Relocation Charge	Refundable Deposit
Spray Truck Meter Installation Charge	$340	$750
Temporary 3" Jumper Meter Installation Charge	$90	$750
Temporary 2" Construction Meter Installation Charge (all water used will be billed at the tier 1 rate)	$90	$750
Fire Hydrant Maintenance Charge	$90	N/A

Miscellaneous Field Service Fees & Charges

Plan Review and Construction Inspection Charge	$660
Hydrant Residual Flow Test Charge	$140
Fire Line Painting Charge	$230
Meter Station Painting Charge	$230
Meter Calibration Testing Charge (5/8 x 3/4 inch to 2 inch)	$70
Meter Calibration Testing Charge (3 inch and larger)	$140
Service Call Fee (during regular business hours)	$34
After Hours Reconnection Fee	$77
Meter Access Fee	$32
Meter Access Tow Charge	$75
Data Log Report (only available on digital/smart meters)	$40

Utility Field Service & Installation Fees & Charges
(continued)

Backflow Prevention Assembly Installation Charge

Reduced Pressure		Double Check		Dual Check	
Meter Size	Charge	Meter Size	Charge	Meter Size	Charge
5/8 x ¾ inch	$410	5/8 x ¾ inch residential	$240	5/8 x ¾ inch	$80
1 inch	$450	5/8 x ¾ inch non-residential	$280	1 inch	$100
1.5 inch	$790	1 inch	$390		
2 inch	$960	1.5 inch	$590		
		2 inch	$780		
Note: Larger meters and other installations are estimated on a case by case basis					

Backflow Prevention Assembly Testing & Maintenance Charge
(Non-residential accounts/billed monthly)

Meter Size	Monthly Charge
5/8 x 3/4 inch to 2 inch	$5.42
3 inch to 10 inch	$14.60

Other Utility Rates & Monthly Service Charges

Grease Trap	$8.34
Public Service Tax	10% of water charges

Utility Administrative Fees & Charges

Administrative Fees & Charges	
Service Initiation Fee (next business day)	$45
Service Initiation Fee (same day, if available & unauthorized consumption owner meter bills)	$90
Credit Screening Fee	Actual cost or $5 minimum
Convenience Fee	$2.99 per transaction if transaction < = $300 2.65% per transaction if transaction > $300 Per transaction limit = $5,000
Late Fee	$5 or 1.5% per month (whichever is greater) 18% per annum
Returned Payment Fee	$25 if payment value < = $50 $30 if payment value > $50 and <= $300 $40 or 5% (whichever is greater) if payment value < $300
Collection Fee	33% of account balance
Utility Lien Processing & Recording Fee	$50
Utility Lien Search Fee	$45 rushed service with account history
Billing Service Charge	$1.12/month for the 1st service; $0.48/month for each additional service
High Consumption Credit Application Processing Fee	$10
Delinquency Processing Fee	$60
City of Cocoa Garbage Discount	$1

Tampering and Theft of Service Fees & Charges	
Lock Fee	$70
Tampering Fee	$150 first instance, $300 second instance, $500 third instance (same customer/same location)
Meter Removal Charge	$300 each instance
Illegal Connection Fee	Estimated usage (minimum 100,000 gallons) on size of meter intended for service line plus incidental costs

Utility Deposits

	Water		Sewer
Meter Size	Residential	Commercial	All Classes
5/8 x 3/4 inch	$60	6 month average x 2.5	$100
1 inch	$70		$100
1.5 inch	$120		$100
2 inch	$170		$100
3 inch	$220		$100
4 inch	$270		$100
6 inch	$320		$100
8 inch	$370		$100

Utility Impact & Connection Fees

Water Service Impact Fee

Meter Size	ERC	Reclaimed Water Not Available	Reclaimed Water Available
5/8 x 3/4 inch (SFR only)	1.00	$1,750	$1,300
5/8 x 3/4 inch (not SFR)	1.00	$1,750	$1,750
1 inch	2.50	$4,375	$4,375
1.5 inch	6.00	$10,500	$10,500
2 inch	9.50	$16,625	$16,625
3 inch	21.75	$38,062.50	$38,062.50
4 inch	37.50	$65,625	$65,625
6 inch	80.00	$140,000	$140,000
8 inch	140.00	$245,000	$245,000
10 inch	210.00	$367,500	$367,500
Unit Description	ERC/unit	Reclaimed Water Not Available	Reclaimed Water Available
Single Family Residence	1.00	$1,750	$1,300
Apartment or Condo: 1 Bath	0.80	$1,400	$1,400
Apartment or Condo: 2 or more Bath	1.00	$1,750	$1,750
Hotel/Motel	0.60	$1,050	$1,050

South Mainland Water Connection Fee

129A	$887.98 per ERC
129B	$789.77 per ERC

Sewer Service Impact Fee

Sewer Impact Fee	$2,500 per ERC
Sewer Force Main Fee	$1,450 per ERC

Reclaimed Water Service Connection Fee

Meter Size	Connection Charge
5/8 x 3/4 inch	$301
1 inch	$425
1.5 inch	$700
2 inch	$1,000

Utility Field Service & Installation Fees & Charges

Water Service Line Installation Charge

Short Service	
3/4" short service line only	$840
1" short service line only	$915
Long Service	
3/4" long service line only	$1,300
1" long service line only	$1,440
Open Cut	estimated by Engineering Division

Meter Installation/Replacement Charges

Meter Size	
5/8 x 3/4 inch	$450
1 inch	$530
1.5 inch	$710
2.0 inch	$850

Meter Relocation/Adjustment Charges

Meter Size	
5/8 x 3/4 inch	$400
1 inch	$400
> 1 inch	requires estimate from Engineering

Other Installation Charges

	Installation/ Relocation Charge	Refundable Deposit
Spray Truck Meter Installation Charge	$350	$750
Temporary 3" Jumper Meter Installation Charge	$100	$750
Temporary 2" Construction Meter Installation Charge (all water used will be billed at the tier 1 rate)	$100	$750
Fire Hydrant Maintenance Charge	$90	N/A

Miscellaneous Field Service Fees & Charges

Plan Review and Construction Inspection Charge	$750
Hydrant Residual Flow Test Charge	$150
Fire Line Painting Charge	$230
Meter Station Painting Charge	$230
Meter Calibration Testing Charge (5/8 x 3/4 inch to 2 inch)	$75
Meter Calibration Testing Charge (3 inch and larger)	$160
Service Call Fee (during regular business hours)	$36
After Hours Reconnection Fee	$78
Meter Access Fee	$33
Meter Access Tow Charge	$75
Data Log Report (only available on digital/smart meters)	$45

Utility Field Service & Installation Fees & Charges
(continued)

Backflow Prevention Assembly Installation Charge

Reduced Pressure		Double Check		Dual Check	
Meter Size	Charge	Meter Size	Charge	Meter Size	Charge
5/8 x ¾ inch	$415	5/8 x ¾ inch residential	$260	5/8 x ¾ inch	$125
1 inch	$470	5/8 x ¾ inch non-residential	$280	1 inch	$135
1.5 inch	$830	1 inch	$400		
2 inch	$1,030	1.5 inch	$590		
		2 inch	$800		
Note: Larger meters and other installations are estimated on a case by case basis					

Backflow Prevention Assembly Testing & Maintenance Charge
(Non-residential accounts/billed monthly)

Meter Size	Monthly Charge
5/8 x 3/4 inch to 2 inch	$5.42
3 inch to 10 inch	$14.60

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Collection Fee	33% of account balance
Utility Lien Processing & Recording Fee	$50
Utility Lien Search Fee	$45 rushed service with account history
Billing Service Charge	$1.12/month for the 1st service; $0.48/month for each additional service
High Consumption Credit Application Processing Fee	$15
Delinquency Processing Fee	$70
City of Cocoa Garbage Discount	$1

Tampering and Theft of Service Fees & Charges	
Lock Fee	$80
Tampering Fee	$150 first instance, $300 second instance, $500 third instance (same customer/same location)
Meter Removal Charge	$300 each instance
Illegal Connection Fee	Estimated usage (minimum 100,000 gallons) on size of meter intended for service line plus incidental costs

Utility Deposits

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2 inch	$170		$100
3 inch	$220		$100
4 inch	$270		$100
6 inch	$320		$100
8 inch	$370		$100

Legislation Details (With Text)

File #:	24-414	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
File created:	7/19/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve the Preliminary Assessment Resolution 2024-071 for Fire Protection, for Fiscal Year 2025. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Preliminary Fire Assessment Resolution 24-071.pdf fy25_cocoa_fire_assessment_tech_memo_20240711.pdf FT-39989308.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 19, 2024
Agenda Date: August 13, 2024
Prepared By: Lora Howell, Deputy Finance Director
Through: Stockton Whitten, City Manager and
Rebecca Bowman, MBA, CGFO, CGFM, Finance Director
Requested Action:
Approve the Preliminary Assessment Resolution 2024-071 for Fire Protection, for Fiscal Year 2025.

BACKGROUND:

On May 9, 2006, City Council approved Ordinance 20-2006 (“Ordinance”) that adopted a fire protection assessment to partially fund the provision of fire protection and first response medical services (“rescue”) (collectively “fire protection services”) to properties within the City. Each year as part of the budgeting process, City Council must adopt the fire assessment rate schedule for the upcoming budget year.

In May 2013, the City entered into a contract with Stantec (Burton & Associates, Inc.), to conduct a study for purposes of updating the City’s fire protection assessment using a revised methodology that is based upon the availability of fire protection services to all parcels within City limits and the protection from loss of structures on improved parcels within City limits. In addition, the new methodology was used to develop a rate structure that will partially fund the City’s cost to provide fire protection services consistent with the authority set forth in the Ordinance. The results of the Study and recommendations are reported in the “FY2014 Non-Ad Valorem Fire Protection Assessment Study Final Report” dated August 7, 2013, which was presented to City Council on August 13, 2013.

The Study was updated in July 2015 with the objective to develop an updated methodology that will result in assessment rates that will recover a portion of the full cost of providing fire protection service to properties within the City limits in proportion to the benefit received and to more equitably apportion the cost to vacant properties. Calculations to determine the rate structure include all appropriate costs to operate the City's Fire Department except for distinct costs attributable to emergency medical services, as required by law. Revenue from the fire protection assessment will be utilized to sustain the current level of service and to partially fund construction of new fire stations in future fiscal years.

The Final Assessment Resolution for FY2017 was approved by City Council on September 6, 2016 with the recommendation of a 3% increase to the Fire Assessment rate, which was incorporated into the General Fund Sustainability Analysis. Based on this analysis, it was determined that the rate increase would provide sufficient revenues for projected operations, maintenance costs, and the Fire Department's capital improvement plan.

During the FY2018 Budget Workshop on June 29th, 2017, City Staff presented to City Council, Stantec' s (Burton and Associates) recommendation of a proposed 5% increase to the Fire Assessment rate, which was incorporated into the General Fund Sustainability Analysis. Based on this analysis, it was determined that the rate increase would provide sufficient revenues operations, maintenance costs, and the Fire Department's capital improvement plan. The additional 2% over the projected 3% which equals the proposed 5%, provided for the full amount of debt service incurred for the construction of the City's three (3) fire stations. The original debt service was projected at $425,000 per year; however, after securing the debt the annual debt service amounted to approximately $465,000 per year. On September 5, 2017, City Council approved Final Fire Assessment Resolution 2017-78, with the recommended 5% increase.

At the September 5, 2018 City Council meeting, Staff recommended that the City Council approve the Final Fire Assessment Resolution inclusive of a 3% increase. For the purposes of this non-ad valorem assessment, benefited parcels are all parcels within the jurisdictional limits of the City of Cocoa except for Brevard County public schools, governmental parcels, rivers, lakes, rights-of-way/buffers and other properties exempted by law, agreement, or other lawful action of the City Council. Additionally, parcels, or portions thereof, that are jurisdictional wetlands are exempt from the assessment.

On September 11, 2019 at the City Council Meeting, Staff recommended a 3% increase to Fire Assessment Rates for the FY2020 Budget. The rate increase was approved and the Final Assessment Resolution was Adopted by City Council, which supported 43% of the Fire Departments Budget.

On September 9, 2020 at the City Council Meeting, Staff recommended a 3% increase to Fire Assessment Rates for the FY2021 Budget. The rate increase was approved and the Final Assessment Resolution was Adopted by City Council, which supported 42% of the Fire Departments Budget.

On September 14, 2021 at the City Council Meeting, Staff recommended a 3% increase to Fire Assessment Rates for the FY2022 Budget. The rate increase was approved and the Final Assessment Resolution was Adopted by City Council, which supported 44% of the Fire Departments Budget.

On August 23, 2022 at the City Council Meeting, Staff recommended a 3% increase to Fire Assessment Rates for the FY2023 Budget. The rate increase was approved and the Final Assessment Resolution was Adopted by City Council, which supported 43% of the Fire Departments Budget.

On August 22, 2023 at the City Council Meeting, Staff recommended a 3% increase to Fire Assessment Rates for the FY2024 Budget. The rate increase was approved and the Final Assessment Resolution was Adopted by City Council, which supported 39% of the Fire Departments Budget.

At the July 10, 2024 Budget Workshop, City Council approved the recommendation by Stantec and City Staff, to build in a 3% increase to Fire Assessment Rates within the FY24 Budget. Per Ordinance it is required that the City Council first approve a Preliminary Assessment Resolution, which is attached to this agenda. After the approval of the Preliminary Assessment Resolution, the City Council is required to hold a Public Hearing, in accordance with the Ordinance and Florida Statutes, for purposes of adopting a Final Assessment Resolution formally approving the fire assessment rates. The Final Assessment Hearing will be held on August 27, 2024 at 6:00P.M., in City Council Chambers. The final approved rates are then submitted to the Brevard County Property Appraiser and Tax Collector for purposes of collecting the fire assessment on the annual non-ad valorem assessment portion of the annual property tax bill, no later than September 15, 2024.

For the purposes of this assessment, the assessment for benefited parcels shall be determined based upon the availability of fire/rescue services to all parcels and the protection from loss of structures on improved parcels.

The current fire protection assessment rates adopted by City Council last year are as follows:

Fiscal Year 2024:

Benefit Tier	Equivalent Benefit Unit (EBU)	Applicable to	Rate per EBU	Maximum Rate per EBU
Residential total assessment	Per Dwelling Unit	Improved non-exempt residential parcels	$242.69	$306.12
Non-residential: Response Readiness Availability	• Improved Property - Per parcel • Un-improved Property - Per parcel or parcel equivalent (Parcel EBU)	All improved and un-improved non-exempt parcels	$171.59	$216.45
Protection from Loss of Structures	Per $5,000 of structure value, rounded down to nearest $5,000. (Structure EBU)	Improved non-exempt parcels	$10.75	$13.55

Proposed Fiscal Year 2025 is set forth below:

Benefit Tier	Equivalent Benefit Unit (EBU)	Applicable to	Rate per EBU	Maximum Rate per EBU

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Residential total assessment	Per Dwelling Unit	Improved non-exempt residential parcels	$249.97	$306.12
Non-residential: Response Readiness Availability	• Improved Property - Per parcel • Un-improved Property - Per parcel or parcel equivalent (Parcel EBU)	All improved and un-improved non-exempt parcels	$176.74	$216.45
Protection from Loss of Structures	Per $5,000 of structure value, rounded down to nearest $5,000. (Structure EBU)	Improved non-exempt parcels	$11.07	$13.55

Annual adjustments to this assessment, including increases, may be implemented and the maximum assessment rates presented above are authorized to provide sufficient future revenues (in addition to other legally available funds) to fund fire/rescue services at appropriate levels of service including, but not limited to, providing continued availability of fire insurance at favorable rates due to ISO rating, protection from loss of property due to fire, and preservation of property values by virtue of the availability of fire/rescue services provided by the City of Cocoa

STRATEGIC PLAN CONNECTION:

Fiscal Sustainability is part of the City's strategic plan. The recommended rate structure will recover a portion of the cost of providing fire protection service to properties within the city limits for FY2025 and subsequent years in proportion to the benefit received from the fire protection service provided by the City. Costs not covered by the fire protection assessment must be met by other revenue sources within the General Fund

BUDGETARY IMPACT:

The total amount gross revenue in FY2025 from this proposed fire protection assessment is estimated to be $3.67 million dollars, **which is ~38%** of FY2024 proposed budgeted fire protection services. Fire assessment budgeted at 95%, $3.49 million dollars, **which is ~37%** of the FY2025 proposed budgeted fire protection services.

PREVIOUS ACTION:

On May 9, 2006, City Council approved Ordinance 20-2006 that adopted a fire protection assessment to partially fund the provision of fire protection and first response medical services to properties within the City.

In reliance upon the Ordinance, the City Council has approved an annual fire assessment to fund a portion of the annual Fire Department budget since 2006

RECOMMENDED MOTION:

Approve the Preliminary Assessment Resolution 2024-071 for Fire Protection, for Fiscal Year 2025.

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CITY OF COCOA, FLORIDA

FIRE PROTECTON ASSESSMENT
PRELIMINARY ASSESSMENT RESOLUTION

RESOLUTION NO. 2024-071

ADOPTED AUGUST 13, 2024

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RESOLUTION No. 2024-071

A RESOLUTION OF THE CITY COUNCIL OF COCOA, FLORIDA, RELATING TO THE DELIVERY AND FUNDING OF FIRE PROTECTION SERVICES AND FACILITIES WITHIN THE CITY; PROVIDING FOR THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO ORDINANCE 20-2006 WITHIN THE ENTIRE AREA OF THE CITY TO FUND FIRE PROTECTION SERVICES AND FACILITIES; ESTABLISHING FIRE ASSESSMENT RATES FOR CITY FISCAL YEAR 2024/2025; DIRECTING THE CITY MANAGER TO PREPARE A PRELIMINARY ASSESSMENT ROLL; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED SPECIAL ASSESSMENTS; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AS FOLLOWS:

ARTICLE I

INTRODUCTION

SECTION 1.01. AUTHORITY. This Resolution of the City of Cocoa, Florida is adopted pursuant to City Ordinance No. 20-2006, Sections 166.021, 166.041 and 197.3632, Florida Statutes, and other applicable provisions of law.

SECTION 1.02. DEFINITIONS. This Resolution constitutes the Preliminary Rate Resolution as defined in the Assessment Ordinance. All capitalized words and terms not otherwise defined herein shall have the meaning set forth in the Assessment Ordinance. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

"Assessed Property" means all Parcels of land included on the Assessment Roll that receive a special benefit from the delivery of the fire protection services, programs or facilities identified or contemplated in this Resolution and included in the Assessment Roll.

"Assessment Study" means the City of Cocoa FY 2016 Fire Protection Assessment Study, dated August 5, 2015, as updated by the FY 2017 Fire Protection Assessment Study, dated July 25, 2016, prepared by Burton & Associates, as updated by the Technical Memorandums prepared by Stantec, dated August 4, 2017, August 9, 2018, August 6, 2019, August 18, 2020, July 27, 2021, July 26, 2022, July 12, 2023 and July 11, 2024 as may be further amended in writing.

"Assessment Ordinance" means City Ordinance No. 20-2006, as may be amended from time to time, or its successor in function.

"City" means the City of Cocoa, Florida.

"City Clerk" means the clerk of the City Council.

"City Manager" means the chief administrative officer of the City, designated by the City Council to be responsible for coordinating Fire Protection Assessments or such person's designee.

"City Council" means the governing body of the City of Cocoa, Florida.

"Fiscal Year" means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the City.

"Tax Parcel" or "Parcel" means a parcel of property to which the Brevard County Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Tax Roll" means the real property ad valorem tax roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

SECTION 1.03. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 1.04. FINDINGS. In addition, and supplemental to the findings adopted by the City Council in Ordinance No. 20-2006, it is hereby ascertained, determined and declared as follows:

(A) The constant preparedness to provide fire protection services, facilities and programs possesses a logical relationship to the use and enjoyment of real property by: (1) preserving and/or enhancing property values, marketability and ability to develop for all parcels; (2) protecting the value of the improvements and structures through the continual availability of fire control and provision of fire protection and associated rescue services; (3) protecting the life and safety of intended occupants in the use and enjoyment of real property; (4) lowering the cost of fire insurance by the presence of a professional and comprehensive fire protection and associated rescue program within the City; (5) providing protection for uninsured or underinsured property and property owners; and (6) containing the spread of fire incidents, sometimes occurring on unimproved property, with the potential to spread and endanger the value, structures and occupants of nearby property, thereby limiting liability.

(B) The City Council has carefully considered the Assessment Study which describes an apportionment methodology based upon the benefit conveyed by readiness-to-serve availability of fire protection service provided by the City to all parcels (improved and unimproved), and an additional benefit that this availability of service provides to improved property by the protection from the loss of the structures on

improved parcels through the ability to obtain insurance at attractive rates and the ability of the City to respond to and suppress a fire, and has considered the recent decision of the Florida Supreme Court, Morris v. City of Cape Coral, 163 So. 3d 1174 (Fla. 2015), which upheld a similar methodological approach recommended by Burton & Associates that apportioned costs based on the general availability of fire protection services to all property owners in tier 1, and in tier 2, provided the additional benefit to improved property owners of protecting structures from damage.

(C) Readiness to serve apportionment is based upon the premise that real property receives a substantial benefit from the mere presence and availability of on-call fire protection services and facilities. Such benefit is independent of, and enjoyed even in the absence of, a call or need for actual service. A given Tax Parcel is benefited over time by that availability alone, even when that Tax Parcel does not generate a call for service, through increased value and marketability, development potential, heightened use and enjoyment of the property, and reduced insurance premiums.

(D) The City expends substantial and measurable resources each year in maintaining a constant state of availability, readiness and preparedness which is the primary function of the Fire Department. Preparedness costs are generally those incurred in providing the personnel, operations and facilities necessary for continual, around-the-clock readiness to serve fire protection. Aside from annual inflationary adjustments and atypical expenditures necessitated in a given budget cycle, such costs remain relatively

static and unchanged from year to year and are therefore predictable with accuracy across consecutive budget cycles. Preparedness costs are not determined by the nature of an actual fire event or the whether a Tax Parcel is improved or un-improved and are incurred even when the department remains on standby.

(E) Preparedness costs associated with readiness to serve will be incurred without regard to the nature, extent or duration of actual deployments, or the improved or un-improved status of an individual Tax Parcel, and logically apply to every Tax Parcel (or parcel equivalent for un-improved parcels) of real property in the City. However, in the City's current fire assessment rate structure, residential properties are assessed an equal amount per dwelling unit and it was determined to maintain that same feature in the proposed assessment rate structure. Therefore, it was determined that residential dwelling units share in the preparedness costs equally per dwelling unit. Un-improved parcels are converted to parcel equivalents, or parcel equivalent benefit units (parcel EBUs) by dividing the subject parcel's acreage by the average size of improved parcels of the same property class. Preparedness costs are logically related to the number of Tax Parcels/Dwelling Units/parcel EBUs) which, in the aggregate, define the geography of the City and establish the basic service area within which the City must ensure preparedness and readiness to serve. Such preparedness costs are equitably and reasonably shared by all Tax Parcels/Dwelling Units /parcel EBUs on an equal basis since each Tax

Parcel/Dwelling Unit /parcel EBU benefits in a substantially similar degree from the readiness to serve aspect of such costs.

(F) All Tax Parcels/Dwelling Units/parcel EBUs within the City receive a substantially similar special benefit from the availability of fire protection services and facilities provided by the City, because the fire protection resources are maintained throughout the City at the same state of response readiness and availability to all Tax Parcels/Dwelling Units/parcel EBUs.

(G) The City maintains its fire protection resources at a level that provides a response readiness condition to respond to calls for service throughout the City at relatively equal levels of service. When needed, responses are made to calls for service without discrimination as to the property type, location within the City, or any other factors specific to the property requiring the service.

(H) Therefore, all properties, improved and unimproved, receive a special benefit from the very availability of the City's fire protection services and facilities, and improved Tax Parcels also receive an additional special benefit in the protection from the loss of structures on the property afforded by 1) the ability to obtain fire insurance at attractive rates, and 2) the availability of the fire protection services provided by the City to actually suppress a fire and protect the structure(s) on the property from damage and/or loss. The special benefits provided to all Tax Parcels/Dwelling Units/parcel EBUs,

improved and unimproved, by the availability of fire protection services and facilities provided by the City include but are not limited to:

(1) Availability of immediate response to fire,

(2) First responder medical aid to protect the life and safety of occupants,

(3) Containment of liability for emergency incidents on the subject Tax Parcels and the spread of fires to other property,

(4) Enhanced property value, and

(5) Enhanced marketability of and/or ability to develop property.

(I) In addition to the above special benefits that are conferred upon all Tax Parcels/Dwelling Units/parcel EBUs in the City, additional benefits are conferred upon improved Tax Parcels including protection from the loss of structures on the property due to fire by virtue of:

(1) The ability to obtain fire insurance and to obtain that insurance at attractive rates because of the availability of fire protection service, and

(2) Protection of loss of structures provided by the availability of fire suppression service provided by the City.

(J) Accordingly, the apportionment methodology described in the Assessment Study recognizes two tiers of benefit: Tier 1, the simple availability of fire protection service which is available equally without discrimination to all Tax Parcels/Dwelling

Units/parcel EBUs of all types within the City by virtue of the continued state of readiness to provide fire protection service that is maintained by the City, and Tier 2, the protection from the loss of structures on the property provided by the availability of fire protection service by the ability to obtain fire insurance, and the continued state of readiness maintained by the City so that when actual calls for service are received the City can provide fire suppression service to protect property owners from the loss of structures on their property. As with the Tier 1 readiness costs, the Tier 2 costs for the structure value on all improved residential parcels is allocated equally per dwelling unit to all dwelling units on those parcels; thus, the combined Tier 1 costs per dwelling unit plus the Tier 2 costs per dwelling unit result in a uniform, equal assessment rate per dwelling unit for all dwelling units on improved residential parcels.

(K) The fixed, non-discretionary costs of the Fire Department comprising Tier 1 are generally the personnel costs that must be incurred independent of the number of calls for service (which are total personnel costs less the portion of personnel costs involved in actually responding to calls for service) plus lease payments and capital expenses. The Assessment Study has determined that such Tier 1 costs represent approximately 60% of total fire protection costs.

(L) Tier 2 costs associated with protection from loss of structures on property include all other costs that are not included in Tier 1. Such Tier 2 costs include the portion of personnel costs involved in actually responding to calls for service, plus other costs

that are incurred relative to variable drivers such as fuel, equipment maintenance, and other operating costs. The Assessment Study has determined that such Tier 2 costs represent approximately 40% of total fire protection costs.

(M) Improved properties benefit from the protection from loss of the structures on the Tax Parcels. The protection from the loss of the structures due to fire is best represented by the protection from the loss of the investment in the structure(s) or the avoidance of the cost of replacing the structure(s) on the property. This protection from loss is conferred on such Tax Parcels by the availability of the fire protection services provided by the City either through the ability to obtain fire insurance or by the ability of the City to provide actual fire suppression services, whether or not a request for service is ever received.

(N) The actual investment or replacement cost of the structure(s) on the Tax Parcels in the City is not readily available and would require inordinate resources to determine and maintain over time. However, the structure values on tax parcels analyzed annually pursuant to state law and kept in the County Property Appraiser's database are readily available and are the best data reasonably available as a surrogate representation of the relative investment or replacement cost of structures on each Tax Parcel in the City as compared to the investment or replacement cost of structures on all Tax Parcels in the City. Therefore, it is appropriate to apportion the costs associated with

Tier 2 based upon the relative value of structures on improved Tax Parcels as contained in the Property Appraiser's database.

(O) Apportionment associated with Tier 2 based upon structure value inherently addresses the higher and proportionate benefit accruing to properties facing potentially greater financial loss in the event of fire incident and is a direct and logical means to allocate the costs and benefits of fire protection services and facilities associated with Tier 2.

(P) Besides cost and efficiency advantages associated with relying upon a publicly maintained database for apportionment metrics, a methodology utilizing structure value is advantageous because it is uniform across all Tax Parcels in its application of value as a proxy for measuring and allocating the relative benefit conveyed to each improved Tax Parcel. Tax Parcels with similar structure value are assessed with proportionate fairness, and the methodology provides an internal system of controls which is self-correcting in that valuation may change over time according to improvements, redevelopment and other factors and such changes in value will be addressed automatically each subsequent year in accordance with the latest structure value determined by the Property Appraiser. In Morris v. City of Cape Coral, 163 So. 3d 1174, 1179 (Fla. 2015), the Florida Supreme Court found that the "use of property appraiser's structure value is reasonable because the property appraiser is statutorily required to use replacement cost to determine this value."

(Q) Utilizing improvement value as one factor among several considered in a given methodology is fair, reasonable and equitable since the resulting assessments form a logical valuation base against which the special benefits and costs may be multiplied or determined.

(R) In the City's current fire assessment rate structure, residential properties are assessed an equal amount per dwelling unit. It was determined to maintain that same feature in the proposed assessment rate structure. Therefore, the assessment rate per residential dwelling unit was calculated as the sum of the Tier 1 costs for all improved residential parcels plus the Tier 2 costs for all residential parcels divided by the total number of dwelling units on all improved residential parcels to derive the average assessment per dwelling unit.

(S) The two-tiered apportionment methodology relies upon the property database maintained by the Property Appraiser in the normal course of performing his or her constitutional responsibilities. The database indicates the number of Tax Parcels within the City, each Tax Parcel's status as improved or unimproved, and the structure or improvement value associated with each. The number of Tax Parcels and structure value are updated by the Property Appraiser as properties within the City develop or combine, split or subdivide. Therefore, the fire assessments will be essentially self-correcting as the assessment roll is updated each year and unimproved Tax Parcels upon which structures have been constructed are reclassified as improved Tax Parcels and their

assessments are adjusted accordingly. Furthermore, this database can be accessed from year to year without extraordinary effort or cost to the City and provides a stable, reliable, reasonably accurate and cost-effective basis for annual administration and updating of the assessment program.

(T) Use of such publicly maintained data avoids duplication of efforts and the ongoing expenses associated with the City developing and maintaining apportionment metrics on its own, thereby resulting in cost-efficient administration and use of public resources. The City avoids expending substantial resources in determining the factors upon which the methodology is based and administered over time because it relies upon the database developed, compiled and maintained by the Property Appraiser each year during the course of performing his or her constitutional responsibilities, at no additional cost to the Property Appraiser or the taxpayers of the City.

(U) Furthermore, if the owner of Assessed Property owner felt in any given year that the benefit to their Tax Parcel was inequitable, there is an appeal process already in place and administered by the countywide value adjustment board by which to seek remedy. If the value adjustment board or Property Appraiser, through existing statutory procedures, reduces the structure valuation associated with a given Tax Parcel, the fire assessment would likewise be reduced, automatically, as the annual assessment roll is updated with no further effort required by the property owner - an additional example of the self-correcting, equitable and cost-efficient nature of the methodology.

Additionally, the City has also established an administrative appeal process to hear inequitable claims made by an owner of vacant Assessed Property pursuant to Resolution No. 2013-143.

(V) The City is not required to fully fund any given essential service or improvement cost through a special assessment. So long as the application of funds is for a public purpose and funds are legally available, the City may determine to fund all or a portion of an essential service or improvement, such as fire protection services and facilities, with general fund or other legally available revenues. The determination as to whether to contribute such other legally available revenues, and how much to contribute, lies solely in the discretion of the City Council.

(W) Stated in the alternative, there is no requirement that the City impose an assessment for the maximum amount of the budget which can be funded by special assessments. The City Council may annually determine as a matter of public policy and tax equity to impose Fire Protection Assessments at a rate less than necessary to fund all or any specific portion of the Fire Protection Assessed Costs. Costs incurred in providing fire protection services and facilities not otherwise funded through Fire Service Assessments may be paid with general fund or other legally available revenues. Such legally available revenues as a matter of policy may be applied exclusively to any tier or class of budget allocation or expense otherwise funded by a special assessment, in part to one tier or class of any budget allocation or expense, or in any combination thereof, and maintain the

validity of the apportionment. The flexibility is implemented through a policy and legislative determination employed through careful adherence to case law, statutory law, and the State Constitution, as well as the exercise of annual budget responsibility, discretion and equity vested in the City Council. However, in no event shall any annual rate of Fire Protection Assessment exceed the maximum assessment rate previously noticed to the affected land owners without further notice and public hearing pursuant to the Assessment Ordinance.

(X) The findings and legislative determinations contained herein are premised upon information, input, analysis and review from City staff, officials and experts, and public comment, as well as careful consideration by the City Council. A combination of the foregoing yields a reasoned apportionment methodology premised upon the two distinct tiers or classes of apportionment allocation described herein. The two tiers, when used together, provide a legal, flexible and equitable means for the City to fairly and reasonably allocate assessable benefits and costs among Assessed Property in the City.

(Y) The apportionment among Tax Parcels of a portion of the City's annual budget for fire protection services, facilities and programs necessary for providing the continual readiness to provide fire protection is hereby determined to be a fair and reasonable means to annually allocate and share the benefits and costs associated therewith.

(Z) The benefits derived from the continual readiness to provide fire protection services, facilities and programs as to each Tax Parcel subject to the Fire Service Assessments

equal or exceed the amount of the special assessments levied and imposed hereunder. The Assessment for any Tax Parcel within the City in employing such an approach also does not exceed the proportional benefits that such Tax Parcel will receive compared to any other Tax Parcel so assessed within the City.

(AA) The City Council hereby finds and determines that the Fire Protection Assessments to be imposed in accordance with this Resolution provide a proper and equitable method of funding fire protection services and facilities by fairly and reasonably allocating a portion of the costs associated therewith among specially benefited property.

(BB) The City Council also recognizes and finds that the City of Cocoa's fire assessment was recently validated on August 18, 2016 by the Circuit Court of the Eighteenth Judicial Circuit in and for Brevard County, Florida in case No. 05-2016-CA-025719 for purposes of securing funding for the construction of three new fire stations, and the City Council continues to rely on said validation for purposes of levying the Fire Protection Assessments to be imposed in accordance with this Resolution.

ARTICLE II

NOTICE AND PUBLIC HEARING

SECTION 2.01. ESTIMATED FIRE PROTECTION ASSESSED COST.

(A) The estimated Fire Protection Assessed Cost to be recovered through Fire Protection Assessments for the Fiscal Year commencing October 1, 2024, is approximately

$3.48 million. The Fire Protection Assessed Cost will be funded through the imposition of Fire Protection Assessments, as provided herein.

(B) The City Manager shall utilize the assessment rates associated with Tier 1 and Tier 2 of the Fire Protection Assessments as described in this Preliminary Assessment Resolution in the preparation of the preliminary Assessment Roll as provided in Section 2.02 of this Preliminary Assessment Resolution.

SECTION 2.02. ASSESSMENT ROLL. The City Manager is hereby directed to prepare, or cause to be prepared, a preliminary Assessment Roll for Fire Protection Assessments for the Fiscal Year commencing October 1, 2024, in the manner provided in Section 2.03 of the Assessment Ordinance. The Assessment Roll shall include all Tax Parcels within the City which are not otherwise exempted from payment of the Fire Protection Assessments hereunder. The City Manager shall apportion the estimated Fire Protection Assessed Cost to be recovered through Fire Protection Assessments in the manner set forth in this Preliminary Assessment Resolution. A copy of this Preliminary Assessment Resolution, the Assessment Study which summarizes information and analysis related to the estimated amount of the Fire Protection Assessed Cost to be recovered through the imposition of Fire Protection Assessments, and the preliminary Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Fire Protection Assessment for

each parcel of property can be determined by the use of a computer terminal or internet access available to the public.

SECTION 2.03. PUBLIC HEARING. There is hereby established a public hearing to be held at 6:00 p.m. or soon thereafter on August 27, 2024 in City Council Chambers of City Hall, 65 Stone Street, Cocoa, FL 32922, at which time the City Council will receive and consider any comments on the Fire Protection Assessments from the public and affected property owners and consider imposing Fire Protection Assessments and authorizing an alternative manner of collection.

SECTION 2.04. NOTICE BY PUBLICATION. The City Manager shall direct the publication of notice of the public hearing authorized by Section 2.03 hereof in the manner and time provided by the Assessment Ordinance. The notice shall be published no later than twenty days before the hearing which is on or about August 7, 2024 in substantially the form attached hereto as Appendix A. The City Council acknowledges that this notice was published by the City Manager prior to the adoption of this Resolution.

SECTION 2.05. NOTICE BY MAIL, IF NECESSARY. To the extent that the City Manager determines that the mailing of notice of the public hearing authorized by Section 2.03 is required for certain Assessed Property, in the manner and time provided by the Assessment Ordinance, the notice shall be mailed no later than twenty days

(August 7, 2024) before the hearing, in substantially the form previously approved by the City Council as Appendix B to the 2015 Preliminary Resolution.

ARTICLE III

ASSESSMENTS

SECTION 3.01. FIRE PROTECTION ASSESSMENTS TO BE IMPOSED THROUGHOUT CITY. Fire Protection Assessments are to be imposed throughout the entire area contained within the boundaries of the City in accordance with the Assessment Ordinance and the Final Assessment Resolution.

SECTION 3.02. IMPOSITION OF ASSESSMENTS. Fire Protection Assessments shall be imposed against property located within the City, the annual amount of which shall be computed for each Tax Parcel in accordance with this Article III. When imposed, the Fire Service Assessment for each Fiscal Year shall constitute a lien upon Assessed Property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments until paid, as provided in the Assessment Ordinance and in accordance with Florida law.

SECTION 3.03. APPORTIONMENT.

(A) The Assessment Study is hereby ratified and incorporated herein in its entirety. The apportionment method set forth therein is hereby ratified as the apportionment method for the Fire Protection Assessments authorized by this

Resolution. The City Manager is hereby authorized and directed to prepare a preliminary Assessment Roll for Fiscal Year 2024-2025 based on the following rate schedule:

Benefit Tier	Equivalent Benefit Unit (EBU)	Applicable to	Rate per EBU	Maximum Rate per EBU
Residential total assessment	Per Dwelling Unit	Improved non-exempt residential parcels	$249.97	$306.12
Non-residential: Response Readiness Availability	• Improved Property - Per parcel • Un-improved Property - Per parcel or parcel equivalent (Parcel EBU)*	All improved and un-improved non-exempt parcels	$176.74	$216.45
Protection from Loss of Structures	Per $5,000 of structure value (Structure EBU) rounded down to the nearest $5,000.	Improved non-exempt parcels	$11.07	$13.55

* The minimum size per parcel equivalent was determined to be 5 acres based upon an evaluation of the range of size of developed parcels. Thus, it was determined that un-improved properties will be converted to EBU by rounding down the acreage of the parcel to the nearest 5 acres and dividing by 5 acres/EBU to determine the number of EBUs for the parcel.

(B) The Maximum Assessment Rate for the residential and non-residential assessment set forth in the rate schedule were previously approved by the City Council by Resolution No. 2015-057 and are hereby being restated and shall continue to be the maximum rate for this next and all subsequent City fiscal years until otherwise modified by the City Council.

(C) Based upon the projections concerning net revenue requirements set forth in the Assessment Study, the Assessment Roll for subsequent Fiscal Years may reflect increases in the assessment rates up to and including the maximum rates presented in the rate schedule in Section 3.03.(A).

(D) The amount of the annual Fire Protection Assessment imposed against Assessed Property may include a pro rata share of the costs and expenses associated with collection and administration of the Fire Protection Assessments each year.

(E) It is hereby ascertained, determined, and declared that the method of determining the Fire Protection Assessments as set forth in this Preliminary Assessment Resolution is a fair and reasonable method of apportioning the Fire Protection Assessed Cost among Assessed Property.

SECTION 3.04. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Fire Protection Assessments shall be utilized for the provision of fire protection services and facilities. In the event there is any fund balance remaining at the end of the 2024-2025 Fiscal Year, such balance shall be carried forward and thereafter used only to fund fire protection related services, facilities, improvements and programs.

SECTION 3.05. COLLECTION OF ASSESSMENTS. Fire Protection Assessments for the 2024-2025 Fiscal Year shall be collected pursuant to the direct billing method provided for in the Assessment Ordinance, and each year thereafter pursuant to the Uniform Assessment Collection Act as provided for in the Assessment Ordinance, unless otherwise determined by the City Council.

SECTION 3.06. EXEMPTION.

(A) Tax Parcels assigned the following Florida Department of Revenue property use codes (DOR codes) by the Property Appraiser are not subject to the Fire Protection Assessment contemplated hereunder; provided, however, that the costs associated with the exemption of such Tax Parcels shall be funded through other legally available revenues of the City and not through Fire Protection Assessments imposed hereunder.

DOR Code	DOR Description	Parcel Count
465	CONDOMINIUM - MISCELLANEOUS (NOT COVERED	59
499	NON-TAXABLE CONDOMINIUM COMMON AREA	60
8010	SCHOOL (PUBLICLY OWNED) - VACANT	1
8020	COUNTY OWNED LAND - VACANT (THAT DOES	5
8040	HOUSING AUTHORITY - VACANT	13
8060	STATE OWNED LAND - VACANT (THAT DOES NOT	15
8080	MUNICIPALLY OWNED LAND - VACANT (THAT	78
8300	SCHOOL (PUBLICLY OWNED) - IMPROVED	7
8400	COLLEGE	1
8610	COUNTY OWNED LAND - IMPROVED (THAT DOES	6
8640	BREVARD COUNTY-OWNED (AGENCY OTHER THAN	1
8660	HOUSING AUTHORITY - IMPROVED	37
8710	STATE OWNED LAND - IMPROVED (THAT DOES	4
8810	FEDERALLY OWNED LAND - IMPROVED (THAT	1
8910	MUNICIPALLY OWNED LAND - IMPROVED (THAT	33
9105	LOCALLY-ASSESSED RAILROAD PROPERTY	14
9170	WATER & SEWER SERVICE	3
9400	RIGHT OF WAY STREET, ROAD, ETC - PUBLIC	-
9410	RIGHT OF WAY STREET, ROAD, ETC - PRIVATE	1
9499	ASSESSMENT ARREARS	-
9500	RIVERS AND LAKES	1
9510	SUBMERGED LANDS	2

In addition, the following are exempt from the fire protection assessments: (i) cemeteries; and (ii) and vacant (un-improved) parcels that contain jurisdictional wetlands, but only

for the portion of the parcels that are jurisdictional wetlands as those portions do not receive material benefit from fire protection service.

(B) Tax Parcel classifications indicative of special designations used by the Property Appraiser for recordkeeping purposes which do not represent actual or assessable Tax Parcels are not subject to the Fire Protection Assessments contemplated hereunder (e.g. header records).

(C) Notwithstanding anything herein to the contrary, the City Council reserves the right and ability in the future to impose Fire Protection Assessments against Tax Parcels determined to be exempt hereunder to the extent permitted by law or otherwise in the event required or directed to do so by a court of competent jurisdiction.

ARTICLE IV

GENERAL PROVISIONS

SECTION 4.01. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict. However, nothing herein is intended to repeal or modify the administrative appeal process for vacant (unimproved) land which is set forth in Resolution No. 2013-143. Upon adoption of the 2024/2025 Final Assessment Resolution, Resolution No. 2013-143 shall be deemed supplemental to the 2024/2025 Final Assessment Resolution subject to severability as set forth in Section 3(b) of Resolution No. 2013-143.

SECTION 4.02. SEVERABILITY. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

SECTION 4.03. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this 13th day of August, 2024.

CITY COUNCIL OF
COCOA, FLORIDA

By: _____
Michael C. Blake, Mayor

Attest:

By: _____
Monica Arsenault, City Clerk

To Be Published on or before August 7,2024

NOTICE OF HEARING TO ADOPT NON-AD VALOREM FIRE PROTECTION ASSESSMENT RATES

Notice is hereby given that the City Council of the City of Cocoa, Florida, will conduct a public hearing to consider adopting updated Fire Protection Assessment non-ad valorem assessment rates to continue funding the provision of Fire Protection Services to properties within the City pursuant to Ordinance 20-2006 previously adopted by the City Council in 2006. The proposed updated rates will not exceed the maximum rate per EBU previously adopted by the City Council. The City Council may continue hearings on the matter and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. The decision on whether to impose the assessment will be made either at this public hearing at the time and date listed below or at a continuance of the public hearing to be held, if necessary. Note: The proposed assessment, if adopted, will replace the current Fire Protection Assessment and will not be in addition to the current Fire Protection Assessment. Additionally, the City's Fire Protection Assessment was previously validated and held to be lawful by the Circuit Court of the Eighteenth Judicial Circuit, Florida, in Case No. 05-2016-CA-025719.

The public hearing will be held on August 27, 2024, at 6:00 PM or soon thereafter, at the Council Chambers, 65 Stone St., Cocoa, FL 32922, for the purpose of considering approval of the Final Assessment Resolution and receiving public comment on the proposed assessment. All affected property owners have a right to attend and speak at the hearing and to file written objections and/or comments with the City Council within 20 days of this notice. If a person decides

to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at (321) 433-8488 at least two days prior to the date of the hearing.

The non-ad valorem assessment will fund a portion of the cost of the provision of essential services relating to fire protection service within the City. A more specific description of the services is set forth in the Preliminary and Final Assessment Resolutions being considered for adoption by the City Council pursuant to Ordinance 20-2006. Copies of the above-referenced Ordinance, Resolutions, and the non-ad valorem assessment roll are on file with and may be viewed during normal business hours at the Office of the City Manager or at the Office of the City Clerk, both located at 65 Stone Street, Cocoa, FL 32922.

Upon authorization of the non-ad valorem Fire Protection Assessment for fiscal year 2024/2025 and thereafter, the fire protection non-ad valorem assessment will be billed by and collected by the Brevard County Tax Collector on the ad valorem tax bill to be mailed in November. In accordance with the tax bill collection method authorized by Section 197.3632, Florida Statutes, failure to pay this or any non-ad valorem assessment will cause a tax certificate to be issued against the property which may result in a loss of title to real property that is subject to the non-ad valorem assessment.

For the purpose of this non-ad valorem assessment, benefited parcels are all parcels within the City limits of the City of Cocoa except for Brevard County public schools, governmental

parcels, rivers, lakes, rights-of-way/buffers and other properties exempted by law, agreement, or other lawful action of the City Council. In addition, parcels, or portions thereof, that are jurisdictional wetlands are exempt from the assessment. For the purposes of this assessment, the assessment for benefited parcels shall be determined based upon the availability of fire/rescue service to all parcels and the protection from loss of structures on improved parcels and the rate schedule is as follows:

Benefit Tier	Equivalent Benefit Unit (EBU)	Applicable to	Rate per EBU (1)	Maximum Rate per EBU
Residential total assessment	Per Dwelling Unit	Improved non-exempt residential parcels	$249.97	$306.12
Non-residential: Response Readiness Availability	• Improved Property - Per parcel • Un-improved Property - Per parcel or parcel equivalent (Parcel EBU)	All improved and un-improved non-exempt parcels	$176.74	$216.45
Protection from Loss of Structures	Per $5,000 of structure value, rounded down to nearest $5,000. (Structure EBU)	Improved non-exempt parcels	$11.07	$13.55

(1) Parcel EBU is the Tier 1 equivalent benefit unit representing a parcel for improved parcels and a parcel equivalent (EBU) for un-improved parcels. Un-improved parcel EBUs are determined by rounding down the acreage of the parcel to the nearest 5 acres and dividing by 5 acres to determine the number of EBUs for the parcel.

In addition, annual adjustments to this assessment, including increases, may be implemented and the maximum assessment rates presented above are authorized to provide sufficient future revenues (in addition to other legally available funds) to provide fire/rescue services at appropriate levels of service including, but not limited to, providing continued availability of fire insurance at favorable rates, protection from loss of property due to fire, and

preservation of property values by virtue of the availability of fire/rescue services provided by the City of Cocoa. The total amount of revenue to be collected by the City of Cocoa in FY 2024/2025 under the non-ad valorem assessment program is estimated to be approximately $3.49 million.

If you have any questions, please contact Lora Howell, Deputy Finance Director, at (321) 433-8611, Monday through Friday between 8:00 a.m. and 5:00 p.m.

[INSERT MAP OF THE CITY OF COCOA]

CITY COUNCIL
CITY OF COCOA, FLORIDA

APPENDIX B

FORM OF NOTICE TO BE MAILED

(date) (City

(property owner's name/address – Col B)
(property owner's name/address – Col C)
(property owner's name/address – Col D)
(property owner's name/address – Col E)
(property owner's name/address – Col F)
(property owner's name/address – Col G)

Fire Protection Assessment Hearing Notice

PLEASE NOTE: THIS IS NOT A BILL

RE: PARCEL NO.: (parcel number - Col A) (parcel address – Col H)

Dear Property Owner:

This is a notice to inform you that the Cocoa City Council will conduct a public hearing to consider adopting updated Fire Protection Assessment rates to continue funding the provision of Fire Protection Services to properties within the City pursuant to Ordinance 20-2006 previously adopted by the City Council in 2006.

BACKGROUND: The City of Cocoa has funded fire protection and first response medical services ("rescue") for its citizens through a non-ad valorem assessment since 2006. The City updated its assessment methodology and altered the non-ad valorem assessment rates based on a study prepared by the City's consultant, Burton & Associates ("Study"), which methodology and rates were adopted by Resolution 2015-057 on September 8, 2015. Updated annual studies have also been prepared by the consultant and approved by the City Council ("Updated Studies"). The Updated Studies do not modify the assessment methodology or maximum assessment rate previously approved by the City Council pursuant to Resolution 2015-057. Additionally, the City Fire Protection Assessment was previously validated and held to be lawful by the Circuit Court of the Eighteenth Judicial Circuit, Florida in Case No. 5-2016-CA-025719.

HEARING: You are hereby notified that the City Council of the City of Cocoa, Florida will conduct a public hearing to adopt an updated non-ad valorem assessment. The City Council may continue hearings on the matter and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. The decision on whether to impose the assessment will be made either at this public hearing at the time and date listed below or at a continuance of the public hearing to be held, if necessary.

Note: The proposed assessment, if adopted, will replace the current Fire Protection Assessment and will not be in addition to the current Fire Protection Assessment.

The public hearing will be held on August 27, 2024 at 6:00 PM or soon thereafter at the Council Chambers, 65 Stone Street, Cocoa, FL 32922. All affected property owners have a right to attend and speak at the hearing. You may also file written objections and/or comments with the City Council within twenty (20) days of the date of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PURPOSE: The non-ad valorem assessment will continue to fund a portion of the cost of the provision of essential services relating to fire protection service within the City. A more specific description of the services is set forth in the Preliminary and Final Assessment Resolutions being considered for adoption by the City Council pursuant to Ordinance 20-2006 and the aforementioned Study. Copies of the above-referenced Ordinance, Resolutions, Study,

Updated Studies, the Circuit Court Validation, and the non-ad valorem assessment roll are on file with and may be viewed during normal business hours at the Office of the City Clerk, 65 Stone Street, Cocoa, FL 32922.

Upon authorization of the non-ad valorem Fire Protection Assessment for fiscal year 2024/2025 and thereafter, in accordance with the tax bill collection method authorized by Section 197.3632, Florida Statutes, failure to pay this or any non-ad valorem assessment will cause a tax certificate to be issued against the property which may result in a loss of title to your real property that is subject to the non-ad valorem assessment.

APPORTIONMENT METHOD AND RATES: For the purpose of this non-ad valorem assessment, benefited parcels are all parcels within the City limits of the City of Cocoa except for Brevard County public schools, governmental parcels, rivers, lakes, right-of-way/buffers and other properties exempted by law, agreement or other lawful action of the City Council. In addition, parcels, or portions thereof, that are jurisdictional wetlands are exempt from the assessment. For the purposes of this assessment, the assessment for benefited parcels shall be determined based upon the availability of fire/rescue service to all parcels and the protection from loss of structures on improved parcels and the rate schedule is as follows:

Benefit Tier	Equivalent Benefit Unit (EBU)	Applicable to	Rate per EBU (1)	Maximum Rate per EBU
Residential total assessment	Per Dwelling Unit	Improved non-exempt residential parcels	$249.97	$306.12
Non-residential: Response Readiness Availability	• Improved Property - Per parcel • Un-improved Property - Per parcel or parcel equivalent (Parcel EBU)*	All improved and un-improved non-exempt parcels	$176.74	$216.45
Protection from Loss of Structures	Per $5,000 of structure value (Structure EBU) rounded down to the nearest $5,000.	Improved non-exempt parcels	$11.07	$13.55

(1) Parcel EBU is the Tier 1 equivalent benefit unit representing a parcel for improved parcels and a parcel equivalent (EBU) for un-improved parcels. Un-improved parcel EBUs are determined by rounding down the acreage of the parcel to the nearest 5 acres and dividing by 5 acres to determine the number of EBUs for the parcel.

The total non-ad valorem assessment proposed to be levied against your benefited parcel for FY 2024/2025 will be $(amount – Col I) for (number - Col J) Dwelling Units, or for (number – Col K) Parcel EBUs and (number – Col L) Structure EBUs. In addition, annual adjustments to this assessment, including increases, may be implemented and the maximum assessment rates presented above are authorized to provide sufficient future revenues (in addition to other legally available funds) to provide fire/rescue services at appropriate levels of service including, but not limited to, providing continued availability of fire insurance at favorable rates, protection from loss of property due to fire, and preservation of property values by virtue of the availability of fire/rescue services provided by the City of Cocoa. No further first class mail notice is required unless the assessment rates are adjusted to levels higher than the maximum rates above or as otherwise provided by law. The total amount of revenue to be collected by the City of Cocoa in FY 2024/2025 under the non-ad valorem assessment program is estimated to be approximately $3.49 million.

If you have any questions, please contact Lora Howell, Deputy Finance Director, (321) 433-8611.

Technical Memorandum

To:	Stockton Whitten, City Manager 85 Stone Street Cocoa, FL 32922	From:	Peter Napoli, Manager 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602
Project/File:	224802296	Date:	July 11, 2024

Reference: City of Cocoa Fiscal Year 2025 Fire Assessment Roll Update

Background

Stantec Consulting Services Inc. (Stantec) completed a Fire Assessment Study for the City of Cocoa (City) that was implemented in Fiscal Year (FY) 2014. Since 2015, annual updates have been performed for the Fire Assessment program and Non-Ad Valorem Assessment. This Technical Memorandum presents the results of the analysis for the Fire Assessment to be implemented for FY 2025.

Scope

The scope for the FY 2025 Fire Assessment Roll Update included the following:

1) Evaluate the need for increased Fire Assessment revenue to support the General Fund Financial Sustainability Analysis, the results of which are being delivered in a separate Report.
2) Obtain Brevard County Property Appraiser parcel data to use as the basis of the FY 2025 updated Assessment Roll.
3) Prepare an updated Non-Ad Valorem Fire Assessment Roll to include the revenue increase in the assessment to all assessed parcels as indicated in the results section of this memo.

Results

1) Based upon the analysis conducted in this year's update, the Fire Assessment rates should increase by 3.00% as shown in the table below. Note that there is no change to the Fire Assessment methodology for FY 2025.

	FY 2024	FY 2025	Increase %
Residential Rate per Dwelling Unit	$ 242.69	$ 249.97	3.00%
Tier 1 Rate per Parcel EBU [1]	$ 171.59	$ 176.74	3.00%
Tier 2 Rate per Parcel EBU [2]	$ 10.75	$ 11.07	3.00%

[1] Tier 1 equivalent billing units (EBUs) are equal to 5 acres of property size.

[2] Tier 2 equivalent billing units (EBUs) are equal to $5,000 of structure value.

Reference: City of Cocoa Fiscal Year 2025 Fire Assessment Roll Update

The updated Non-Ad Valorem Assessment Roll submitted to the City for review indicates a total billed assessment revenue of $3.67 million or estimated collected revenue of $3.49 million at the assumed 95% collection rate for FY 2025. These revenues, in combination with a subsidy from the General Fund for the remaining costs of providing Fire Protection services, will sufficiently fund the Fire Department's projected operations and maintenance costs and capital improvement program. The General Fund Sustainability Analysis performed separately from this project provides for the projected financial dynamics of the General Fund and shows the sustainable 10-year projection with the 3.0% increased Fire Assessment rate adjustments included therein.

The City's projected Fire Assessment revenue must provide sufficient funding for the annual debt service requirements of the Series 2016 Fire Assessment Bonds (Fire Stations) and the Series 2014 Note (Fire Apparatus). This year's analysis confirms the City's projected Fire Assessment revenues will maintain the City's policy, requiring revenues at least 1.25 times greater than the annual debt service requirements, and ensure the adequate funding of the debt service requirements for the debt service amount due in FY 2025.

A Fire Assessment Roll is being delivered separately to reflect all current assessable parcels. Any parcels that are receiving the Fire Assessment for the first time are required to be noticed via first class mail and a list of those parcels have been provided to the City. A separate roll is delivered for use by the Brevard County Property Appraiser and Tax Collector for TRIM purposes. Upon review and any revisions, the final roll will be delivered for the FY 2025 tax bills.

If you have any questions or would like to discuss this Technical Memorandum, please do not hesitate to call me at (904) 671-0117.

Respectfully yours,

STANTEC CONSULTING SERVICES INC.



Peter Napoli
Senior Manager
Mobile: 904-671-0117
Peter.napoli@stantec.com

stantec.com

NOTICE OF HEARING TO ADOPT NON-AD VALOREM FIRE PROTECTION ASSESSMENT RATES

Notice is hereby given that the City Council of the City of Cocoa, Florida, will conduct a public hearing to consider adopting updated Fire Protection Assessment non-ad valorem assessment rates to continue funding the provision of Fire Protection Services to properties within the City pursuant to Ordinance 20-2006 previously adopted by the City Council in 2006. The proposed updated rates will not exceed the maximum rate per EBU previously adopted by the City Council. The City Council may continue hearings on the matter and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. The decision on whether to impose the assessment will be made either at this public hearing at the time and date listed below or at a continuance of the public hearing to be held, if necessary. Note: The proposed assessment, if adopted, will replace the current Fire Protection Assessment and will not be in addition to the current Fire Protection Assessment. Additionally, the City's Fire Protection Assessment was previously validated and held to be lawful by the Circuit Court of the Eighteenth Judicial Circuit, Florida, in Case No. 05-2016-CA-025719.

The public hearing will be held on August 27, 2024, at 6:00 PM or soon thereafter, at the Council Chambers, 65 Stone St., Cocoa, FL 32922, for the purpose of considering approval of the Final Assessment Resolution and receiving public comment on the proposed assessment. All affected property owners have a right to attend and speak at the hearing and to file written objections and/or comments with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at (321) 433-8488 at least two days prior to the date of the hearing.

The non-ad valorem assessment will fund a portion of the cost of the provision of essential services relating to fire protection service within the City. A more specific description of the services is set forth in the Preliminary and Final Assessment Resolutions being considered for adoption by the City Council pursuant to Ordinance 20-2006. Copies of the above-referenced Ordinance, Resolutions, and the non-ad valorem assessment roll are on file with and may be viewed during normal business hours at the Office of the City Manager or at the Office of the City Clerk, both located at 65 Stone Street, Cocoa, FL 32922.

Upon authorization of the non-ad valorem Fire Protection Assessment for fiscal year 2024/2025 and thereafter, the fire protection non-ad valorem assessment will be billed by and collected by the Brevard County Tax Collector on the ad valorem tax bill to be mailed in November. In accordance with the tax bill collection method authorized by Section 197.3632, Florida Statutes, failure to pay this or any non-ad valorem assessment will cause a tax certificate to be issued against the property which may result in a loss of title to real property that is subject to the non-ad valorem assessment.

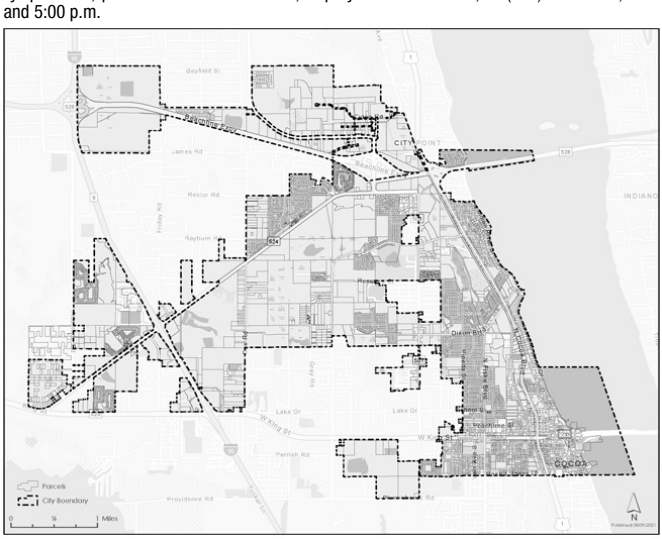
For the purpose of this non-ad valorem assessment, benefited parcels are all parcels within the City limits of the City of Cocoa except for Brevard County public schools, governmental parcels, rivers, lakes, rights-of-way/buffers and other properties exempted by law, agreement, or other lawful action of the City Council. In addition, parcels, or portions thereof, that are jurisdictional wetlands are exempt from the assessment. For the purposes of this assessment, the assessment for benefited parcels shall be determined based upon the availability of fire/rescue service to all parcels and the protection from loss of structures on improved parcels and the rate schedule is as follows:

Benefit Tier	Equivalent Benefit Unit (EBU)	Applicable to	Rate per EBU (1)	Maximum Rate per EBU
Residential total assessment	Per Dwelling Unit	Improved non-exempt residential parcels	$249.97	$306.12
Non-residential:				
Response Readiness Availability	• Improved Property - Per parcel • Un-improved Property - Per parcel or parcel equivalent (Parcel EBU)	All improved and un-improved non-exempt parcels	$176.74	$216.45
Protection from Loss of Structures	Per $5,000 of structure value, rounded down to nearest $5,000. (Structure EBU)	Improved non-exempt parcels	$11.07	$13.55

(1) Parcel EBU is the Tier 1 equivalent benefit unit representing a parcel for improved parcels and a parcel equivalent (EBU) for un-improved parcels. Un-improved parcel EBUs are determined by rounding down the acreage of the parcel to the nearest 5 acres and dividing by 5 acres to determine the number of EBUs for the parcel.

In addition, annual adjustments to this assessment, including increases, may be implemented and the maximum assessment rates presented above are authorized to provide sufficient future revenues (in addition to other legally available funds) to provide fire/rescue services at appropriate levels of service including, but not limited to, providing continued availability of fire insurance at favorable rates, protection from loss of property due to fire, and preservation of property values by virtue of the availability of fire/rescue services provided by the City of Cocoa. The total amount of revenue to be collected by the City of Cocoa in FY 2024/2025 under the non-ad valorem assessment program is estimated to be approximately $3.49 million.

If you have any questions, please contact Lora Howell, Deputy Finance Director, at (321) 433-8611, Monday through Friday between 8:00 a.m. and 5:00 p.m.



CITY COUNCIL

CITY OF COCOA, FLORIDA

FT-39989308

Legislation Details (With Text)

File #:	24-415	**Version:** 1	**Name:**		
Type:	Resolution		**Status:**	Agenda Ready	
File created:	7/19/2024		**In control:**	City Council	
On agenda:	8/13/2024		**Final action:**		
Title:	Approve the Preliminary Assessment Resolution 2024-072 for Stormwater Utility Services, Fiscal Year 2025, and to Accept our Financial Consultant, Stantec's - Stormwater Rate Study. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Resolution - Preliminary Stormwater Assessment 24-072.pdf fy24_cocoa_stmwtr_final_report.pdf FT-39989364.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 19, 2024
Agenda Date: August 13, 2024
Prepared By: Lora Howell, Deputy Finance Director
Through: Stockton Whitten, City Manager and
Rebecca Bowman, MBA, CGFO, CGFM, Finance Director
Requested Action:
Approve the Preliminary Assessment Resolution 2024-072 for Stormwater Utility Services, Fiscal Year 2025, and to Accept our Financial Consultant, Stantec's - Stormwater Rate Study.

BACKGROUND:

In 1992, the City of Cocoa established a Stormwater Utility Fee (City Ordinance, Sec. 22-85), to fund operating and capital projects and to maintain the City's drainage, ditches, swales, piping, inlets, manholes, and retention/detention ponds. At that time, a complete evaluation of all pervious and impervious surfaces, on non-residential and undisturbed parcels within the City limits, resulted in the development of a calculation inclusive of both surfaces. Residential properties assigned a Single-Family Unit (SFU) rate, for parcels, under 5 acres and residential properties over 5 acres were inclusive of a pervious surface component and multi-family residential units assigned the (SFU) rate per unit.

December of 2018, the City contracted with Stantec Consulting, to develop a 10-year financial plan for the Stormwater Fund. City Staff provided our consultant with audited FY 2018 financial information and the amended FY 2019 budget, to assist with the 10-year financial plan modeling. Mead and Hunt, one of the City's engineering firms, was simultaneously evaluating capital and water quality needs and developing a 10-year work plan for the stormwater utility, including new regulatory

requirements for the Indian River Lagoon.

At the May 14, 2019 Stormwater Utility Workshop, Stantec presented to City Council a change in methodology on the calculation and collection of fees for the Stormwater Utility. Industry supports basing Stormwater rates on impervious surface only, and not including pervious surface in the calculation, which is a complete departure from the current methodology in our Utility database. A comprehensive evaluation of the impervious surface, utilizing the Brevard County Property Appraisers Data, on all non-residential parcels inside the City limits of Cocoa, presented to City Council at this workshop. Also presented to City Council was the average impervious surface for residential properties. At the Workshop, the direction from City Council was to also validate all residential properties impervious square surface, and develop a more equitable tiered rate structure.

During the workshop, a discussion on the current method of collection ensued as there are two primary issues using the Utility Fee method of collection. A shortfall in revenue, due to vacancies/turn-over of commercial and residential properties, creating inactive utility accounts not billing for stormwater service, and the mapping of a parcel with a utility account. Example: A larger commercial parcel (strip-mall) may have ten (10) utility accounts associated with it. It is challenging and not always equitable, to assign a utility fee to each unit. In addition, if the units are vacant, the parcel is not paying for its share of the stormwater benefit they are receiving. Direction from City Council was to continue to move forward with the Uniform Method of Collection as an Assessment, verses staying with the Utility Fee method.

On June 26, 2019, the first reading of Ordinance No. 10-2019, Home Rule Stormwater Special Assessment was presented to City Council, to utilize special assessment procedures. The Ordinance approved by City Council and the second and final reading held on and approved, July 10, 2019.

On August 28, 2019, an Initial Assessment Resolution No. 2019-069, was approved by City Council as required by Ordinance. After the approval of the Initial Assessment Resolution, a Public Hearing was held on September 11, 2019, in accordance with the Ordinance and Florida Statues, for the purposes of formally adopting the Final Assessment Resolution No. 2019-071. At this time, the Stormwater rates were removed from the Utility Bills September 30, 2019.

At the July 10, 2024 Budget Workshop, City Council approved the recommendation by Stantec and City Staff, to build in a 2% increase to Stormwater Rates within the FY 2025 Budget. Per Ordinance, it is required that the City Council first approve a Preliminary Assessment Resolution, included with this agenda. After the approval of the Preliminary Assessment Resolution, the City Council is required to hold a Public Hearing, in accordance with the Ordinance and Florida Statutes, for purposes of adopting a Final Assessment Resolution formally approving the stormwater assessment rates. The Final Assessment Hearing will be held on August 27, 2024 at 6:00P.M., in City Council Chambers.

The current Fiscal Year 2024 stormwater assessment rates, adopted by City Council last year are as follows:

FY 2024 Assessment Rates for Single-Family Parcels (up to three units)		
Tier 1: 400 - 2,300 sq. ft. of impervious area	Tier 2: 2,400 - 4,400 sq. ft. of impervious area	Tier 3: Greater than 4,400 sq. ft. of impervious area

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$89.08	$137.04	$238.46

The Proposed Fiscal Year 2025 Rates, inclusive of a 2% increase are as follows:

FY 2025 Assessment Rates for Single-Family Parcels (up to three units)		
Tier 1: 400 - 2,300 sq. ft. of impervious area	Tier 2: 2,400 - 4,400 sq. ft. of impervious area	Tier 3: Greater than 4,400 sq. ft. of impervious area
$90.87	$139.78	$243.23

The final approved rates are submitted to the Brevard County Tax Collectors for the purpose of collecting the stormwater assessment on the annual non-ad valorem assessment portion of the 2024 annual property tax bill, no later than September 15, 2024.

For non-single-family parcels, each parcel is assigned a number of Equivalent Residential Units (ERUs) that was calculated based on the measured amount of impervious area on the parcel rounded down to the nearest hundred sq. ft. divided by the ERU definition of 3,100 sq. ft. (which is the average impervious area of a Single-Family parcel). The annual assessment to each parcel is then determined by multiplying $139.78 (as presented in the table below), which represents the stormwater assessment per ERU, by the number of ERUs for each non-single-family parcel.

FY 2025 Assessment Rate for Non-Single-Family Parcels
$139.78 Per ERU

The revenue sufficiency study updated and conducted this Fiscal Year, indicate the need for a 2% increase to the Stormwater Assessment Rates in FY 2025, and 4% increase each year thereafter. The maximum residential assessment for Tier 1, $102.09, Tier 2, $157.06 and Tier 3, $273.29, with the maximum assessment rate of $157.06 per ERU for non-single-family parcels that are not subject to the tiered assessment.

STRATEGIC PLAN CONNECTION:

Fiscal sustainability is part of the City's strategic plan. By creating the 10-year Financial Model, the City provides an equitable rate and method of collection.

BUDGETARY IMPACT:

The estimated gross Stormwater Assessment Revenue Fiscal Year 2025 is $2.18 million dollars.

PREVIOUS ACTION:

January 18th and 25th and February 1st and 8th 2019 - Advertised in the Florida Today Newspaper a Resolution of Intent, to change the method of collection to one of a Uniform Method of Collection, in pursuant to section 197.3632(3)(a) of Florida Statues and the Municipal Home Rule Powers Act.

February 13, 2019, 6:00 - Held a Public Hearing on the Resolution of Intent, to allow the use of the Uniform Method of Collection, pursuant of section 197.3632 of Florida Statues. Allow the City Manager, to enter into negotiations with the Brevard County Property Appraiser and Brevard County Tax Collectors Office to bill the assessment, should the 10-year financial model deem it prudent.

May 14, 2019 6:00 - Stormwater Utility Workshop, with Mead and Hunt, Stantec Consulting, City Staff, City Council, and the Public.

May 24, 2019 - The City of Cocoa entered into agreement with the Brevard County Tax Collector and Brevard County Property Appraiser, to bill the Non-Ad Valorem Assessment, previously approve by City Council on February 13, 2019.

June 26, 2019 - First Reading of Ordinance 10-2019: Home Rule Stormwater Special Assessment, advertised in Florida Today June 6, 2019.

July 10, 2019 - Final Reading of Ordinance 10-2019: Home Rule Stormwater Special Assessment, advertised in the Florida Today newspaper June 20, 2019.

August 23, 2019 - First Class mailing to all affected parcels, with the date, time and place of the reading of the Initial Assessment Resolution as well as the stormwater assessment rate/charge.

August 23, 2019 - Advertise in the Florida Today Newspaper, the date, time and place of the reading of the Initial Assessment Resolution as well as the stormwater assessment rate.

August 28, 2019 - Initial Assessment Resolution No. 2019-069 adopted by City Council for FY20.

September 11, 2019 - Final Assessment Resolution No. 2019-071 adopted by City Council for FY20.

August 26, 2020 - Preliminary Assessment Resolution 2020-194 adopted by City Council for FY21.

September 9, 2020 - Final Assessment Resolution No. 2020-196 Adopted by City Council for FY21

September 14, 2021 - Final Assessment Resolution No. 2021-083 Adopted by City Council for FY22

August 23, 2022 - Final Assessment Resolution No. 2022-078 Adopted by City Council for FY23

August 22, 2023 - Final Assessment Resolution No. 2023-088 Adopted by City Council for FY24

RECOMMENDED MOTION:

Approve the Preliminary Assessment Resolution 2024-072 for Stormwater Utility Services, Fiscal Year 2025, and to Accept our Financial Consultant, Stantec's - Stormwater Rate Study.

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CITY OF COCOA, FLORIDA

STORMWATER ASSESSMENT
PRELIMINARY ASSESSMENT RESOLUTION

RESOLUTION NO. 2024-072

ADOPTED AUGUST 13, 2024

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RESOLUTION No. 2024-072

A RESOLUTION OF THE CITY COUNCIL OF COCOA, FLORIDA, RELATING TO STORMWATER SERVICES, FACILITIES AND PROGRAMS; PROVIDING FOR THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO ORDINANCE 10-2019 WITHIN THE ENTIRE AREA OF THE CITY TO FUND STORMWATER SERVICES, FACILITIES AND PROGRAMS; ESTABLISHING STORMWATER ASSESSMENT RATES FOR CITY FISCAL YEAR 2024/2025 DIRECTING THE CITY MANAGER TO PREPARE A PRELIMINARY ASSESSMENT ROLL; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED SPECIAL ASSESSMENTS; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AS FOLLOWS:

ARTICLE I

INTRODUCTION

SECTION 1.01. AUTHORITY. This Resolution of the City of Cocoa, Florida is adopted pursuant to City Ordinance No. 10-2019, Sections 166.021, 166.041, 197.3632, and 403.0893, Florida Statutes, and other applicable provisions of law.

SECTION 1.02. DEFINITIONS. This Resolution constitutes the Preliminary Assessment Resolution as defined in the Assessment Ordinance. All capitalized words and terms not otherwise defined herein shall have the meaning set forth in the Assessment Ordinance. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

"Assessed Property" means all Parcels of land included on the Assessment Roll that receive a special benefit from the delivery of the stormwater services, programs or facilities identified or contemplated in this Resolution and included in the Assessment Roll.

"Assessment Study" means the City of Cocoa Stormwater Rate Study – Final Report prepared by Stantec Consulting Services, Inc., dated August 26, 2019, as updated by Stantec Consulting Services, Inc. on August 20, 2020, as updated by Stantec Consulting Services, Inc. on August 10, 2021, August 9, 2022 and as updated by Stantec Consulting Services, Inc. in August 22, 2023.

"Assessment Ordinance" means City Ordinance No. 10-2019, as may be amended from time to time, or its successor in function.

"City" means the City of Cocoa, Florida.

"City Clerk" means the clerk of the City Council.

"City Manager" means the chief administrative officer of the City, designated by the City Council to be responsible for coordinating Stormwater Assessments or such person's designee.

"City Council" means the governing body of the City of Cocoa, Florida.

"Fiscal Year" means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the City.

"Tax Parcel" or "Parcel" means a parcel of property to which the Brevard County Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Tax Roll" means the real property ad valorem tax roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

SECTION 1.03. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 1.04. FINDINGS. In addition, and supplemental to the findings adopted by the City Council in Ordinance No. 10-2019, it is hereby ascertained, determined and declared as follows:

(A) Inadequate management of runoff from development in a watershed increases stormwater peak flows, volumes, and velocities, erodes and/or silts stream

channels, pollutes water, overloads existing drainage facilities, undermines floodplain management in downstream communities, reduces groundwater recharge, and threatens public health and safety. More specifically, stormwater runoff can convey pollutants into and cause higher velocities in receiving waters such as the Indian River Lagoon. The potential impacts of these pollutants and higher velocities include: (1) Changing natural ecosystems through sediment and pollutant deposits which affect the quantity and quality of flowing water, destruction of habitats, and loss of plant and animal life; (2) Posing significant health risks through increased bacteria; (3) Accelerating eutrophication of receiving waters by introducing excessive nutrient loads; (4) Increasing metal deposits creating toxicity for aquatic life; (5) Reducing oxygen levels because of oil, grease and organic matter; and (6) Affecting animal and plant life, adversely, due to changing temperatures of receiving waters.

(B) Uncontrolled stormwater runoff can increase the incidence of flooding and of floods that occur, endangering roads, aboveground and underground utility infrastructure, and other public and private property and human life.

(C) Altered land surfaces can change the rate and volume of runoff. These changes may result in the following: (1) increased urban runoff and pollutants to the natural environment; (2) increased flooding of private property; (3) degradation of safety and welfare of the residents and visitors of the City, including negatively impacting emergency response capabilities as a result of stormwater flooding; (4) decreased use and

enjoyment of property; and (5) decreased property and rental value, marketability, and integrity of property.

(D) Every parcel of real property, both public and private, either uses or benefits from the maintenance of the City's stormwater system; and receives a special benefit from the City's stormwater system including the following: (1) reduced urban runoff and pollutants to the natural environment; (2) reduced flooding of private property; (3) improved safety and welfare of the residents and visitors of the City, including negatively impacting emergency response capabilities as a result of stormwater flooding; (4) enhanced use and enjoyment of property; and (5) enhanced property and rental value, marketability, and integrity of property.

(E) The City Council has carefully considered the Assessment Study which describes an apportionment methodology based upon the benefit received from the City's stormwater services, facilities and programs by all developed parcels with impervious surface, and has considered the applicable court decisions including Sarasota County v. Sarasota Church of Christ, Inc., 667 So. 2d 180 (Fla. 1995) (upholding stormwater special assessment on developed real property with impervious surfaces to fund stormwater utility services); State v. Sarasota County, 693 So. 2d 546 (Fla. 1997)(upholding stormwater special assessment on all developed property, with or without impervious surface); and Boca Raton v. State, 595 So. 2d 25 (Fla. 1992)(local governments are afforded deference in fairly apportioning costs under a special

assessment as long as the amount of the assessment for each tract is not in excess of the proportional benefits as compared to other assessments on other tracts).

(F) The conversion of natural land to developed land with impervious area results in increased stormwater runoff and numerous engineering and hydrologic studies have demonstrated that impervious area is the single most important factor contributing to the quantity and quality of stormwater runoff from a property. Thus, the use of impervious area has been demonstrated to be a simple, easy to understand approach that is a highly defensible basis to fairly and equitably apportion the costs of a municipal stormwater system to benefitting parcels for the stormwater assessment.

(G) The City expends substantial and measurable resources each year in providing stormwater services, facilities and programs to the public within the jurisdictional limits of the City.

(H) The City must generate and receive sufficient stormwater revenues to meet projected operating and capital expenditures of the City's stormwater utility, and the City Council has determined based on the recommendations contained in the Assessment Study, that the City should use a non- ad valorem assessment process as the primary method of funding the City's stormwater utility system.

(I) The City is not required to fully fund any given essential service or improvement cost through a special assessment. So long as the application of funds is for a public purpose and funds are legally available, the City may determine to fund all or a

portion of an essential service or improvement, such as stormwater services, facilities or programs, with general fund or other legally available revenues. The determination as to whether to contribute such other legally available revenues, and how much to contribute, lies solely in the discretion of the City Council.

(J) Stated in the alternative, there is no requirement that the City impose an assessment for the maximum amount of the budget which can be funded by special assessments. The City Council may annually determine as a matter of public policy and tax equity to impose Stormwater Assessments at a rate less than necessary to fund all or any specific portion of the Stormwater Assessed Costs. Costs incurred in providing stormwater services, facilities and programs not otherwise funded through Stormwater Service Assessments may be paid with general fund or other legally available revenues. Such legally available revenues as a matter of policy may be applied exclusively to any tier or class of properties, and the City may adjust and appropriate any budget allocation or expense otherwise funded by a special assessment, or in any combination thereof, and maintain the validity of the apportionment. The flexibility described above is implemented through a policy and legislative determination employed through careful adherence to case law, statutory law, and the State Constitution, as well as the exercise of annual budget responsibility, discretion and equity vested in the City Council. However, in no event shall any annual rate of Stormwater Assessment exceed the maximum assessment rate

previously noticed to the affected land owners without further notice and public hearing pursuant to the Assessment Ordinance.

(K) The findings and legislative determinations contained herein are premised upon information, input, analysis and review from City staff, officials and experts, and public comment, as well as careful consideration by the City Council. A combination of the foregoing yields a reasoned apportionment methodology premised upon the distinct tiers or classes of apportionment allocation described herein. The tiers and classes, when used together, provide a legal, flexible and equitable means for the City to fairly and reasonably allocate assessable benefits and costs among Assessed Property in the City.

(L) The apportionment among Tax Parcels of a portion of the City's annual budget for stormwater services, facilities and programs necessary for providing the stormwater protection is hereby determined to be a fair and reasonable means to annually allocate and share the benefits and costs associated therewith.

(M) The benefits derived from the stormwater services, facilities and programs as to each Tax Parcel subject to the Stormwater Assessments equal or exceed the amount of the special assessments levied and imposed hereunder. The Assessment for any Tax Parcel within the City in employing such an approach also does not exceed the proportional benefits that such Tax Parcel will receive compared to any other Tax Parcel so assessed within the City.

(N) The City Council hereby finds and determines that the Stormwater Assessments to be imposed in accordance with this Resolution provide a proper and equitable method of funding stormwater services, facilities and programs by fairly and reasonably allocating a portion of the costs associated therewith among specially benefited property.

ARTICLE II

NOTICE AND PUBLIC HEARING

SECTION 2.01. ESTIMATED STORMWATER ASSESSED COST.

(A) The estimated Stormwater Assessed Cost to be recovered through Stormwater Assessments for the Fiscal Year commencing October 1, 2024, is approximately $2.3 million. The Stormwater Assessed Cost will be funded through the imposition of Stormwater Assessments, as provided herein.

(B) The City Manager shall utilize the assessment rates associated with the single-family residential Tier 1, Tier 2 and Tier 3, and non-single-family residential Stormwater Assessments as described in this Preliminary Assessment Resolution in the preparation of the Preliminary Assessment Roll as provided in Section 2.02 of this Preliminary Assessment Resolution.

SECTION 2.02. ASSESSMENT ROLL. The City Manager is hereby directed to prepare, or cause to be prepared, a Preliminary Assessment Roll for Stormwater Assessments for the Fiscal Year commencing October 1, 2024, in the manner provided in

Section 2.03 of the Assessment Ordinance. The Assessment Roll shall include all Tax Parcels within the City which are not otherwise exempted from payment of the Stormwater Assessments hereunder. The City Manager shall apportion the estimated Stormwater Assessed Cost to be recovered through Stormwater Assessments in the manner set forth in this Preliminary Assessment Resolution. A copy of this Preliminary Assessment Resolution, the Assessment Study which summarizes information and analysis related to the estimated amount of the Stormwater Assessed Cost to be recovered through the imposition of Stormwater Assessments, and the Preliminary Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the Preliminary Assessment Roll be in printed form if the amount of the Stormwater Assessment for each parcel of property can be determined by the use of a computer terminal or internet access available to the public.

SECTION 2.03. PUBLIC HEARING. There is hereby established a public hearing to be held at 6:00 p.m. or soon thereafter on August 27, 2024, in City Council Chambers of City Hall, 65 Stone Street, Cocoa, FL 32922, at which time the City Council will receive and consider any comments on the Stormwater Assessments from the public and affected property owners and consider imposing Stormwater Assessments and authorizing an alternative manner of collection.

SECTION 2.04. NOTICE BY PUBLICATION. The City Manager shall direct the publication of notice of the public hearing authorized by Section 2.03 hereof in the manner and time provided by the Assessment Ordinance. The notice shall be published no later than twenty days before the hearing which is on or about August 7, 2024, in substantially the form attached hereto as Appendix A. The City Council acknowledges that this notice was published by the City Manager prior to the adoption of this Resolution.

SECTION 2.05. NOTICE BY MAIL, IF NECESSARY. To the extent that the City Manager determines that the mailing of notice of the public hearing authorized by Section 2.03 is required for certain Assessed Property, in the manner and time provided by the Assessment Ordinance, the notice shall be mailed no later than twenty days (August 7, 2024) before the hearing, in substantially the form provided in Appendix B of this Resolution. The City Council acknowledges that this notice was published by the City Manager prior to the adoption of this Resolution.

ARTICLE III

ASSESSMENTS

SECTION 3.01. STORMWATER ASSESSMENTS TO BE IMPOSED THROUGHOUT CITY. Stormwater Assessments are to be imposed throughout the entire area contained within the boundaries of the City in accordance with the

Assessment Ordinance and the Final Assessment Resolution to be adopted by the City Council at the public hearing to be held pursuant to this Article III.

SECTION 3.02. IMPOSITION OF ASSESSMENTS. Stormwater Assessments shall be imposed against property located within the City, the annual amount of which shall be computed for each Tax Parcel in accordance with this Article III. When imposed, the Stormwater Assessment for each Fiscal Year shall constitute a lien upon Assessed Property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments until paid, as provided in the Assessment Ordinance and in accordance with Florida law.

SECTION 3.03. APPORTIONMENT.

(A) The Assessment Study is hereby ratified and incorporated herein in its entirety. The apportionment method set forth therein is hereby ratified as the apportionment method for the Stormwater Assessments authorized by this Resolution. The City Manager is hereby authorized and directed to prepare a Preliminary Assessment Roll for Fiscal Year 2025 based on the following rate schedule:

FY 2025 Assessment Rates for Single Family Parcels (up to three units)			FY 2025 Assessment Rate for Non-Single-Family Parcels
Tier 1: 400 – 2,300 sq. ft. of impervious area	Tier 2: 2,400 – 4,400 sq. ft. of impervious area	Tier 3: Greater than 4,400 sq. ft. of impervious area	
$90.87	$139.78	$243.23	$139.78 Per ERU

Note that parcels with less than 400 sq. ft. will not be assessed as the impact upon the City's stormwater system is di minimus. The amount of the annual stormwater assessment imposed against each property is based on an impervious area apportionment method whereby a portion of the City's annual stormwater budget is allocated to properties based upon the total impervious area of each individual parcel. For single family residential parcels (including up to three dwelling units), parcels will be placed into one of three tiers mentioned herein based on the amount of impervious area measured on the individual parcel rounded down to the nearest hundred sq. ft. Tier 1 ranges from 400 - 2,300 sq. ft., Tier 2 ranges from 2,400 - 4,400 sq. ft., and Tier 3 is greater than 4,400 sq. ft. The assessment for each tier is presented in the table above. For non-single-family parcels, each parcel is assigned a number of Equivalent Residential Units (ERUs) that is calculated based on the measured amount of impervious area on the parcel rounded down to the nearest hundred sq. ft. divided by the ERU definition of 3,100 sq. ft. (which is the average impervious area of a single-family parcel). The annual fee assessed to each parcel is then determined by multiplying $139.78 (as presented in the table above), which represents the stormwater assessment per ERU, by the number of ERUs for each non-single-family parcel.

(B) Based upon the projections concerning net revenue requirements set forth in the Assessment Study, the Assessment Roll for subsequent Fiscal Years may reflect increases in the assessment rates up to and including the maximum rates presented in the rate schedule in Section 3.03.(A). More specifically, the annual assessment will be increased by 2.0% in Fiscal Year 2025 and 4.0% each year thereafter that the assessment

is levied up to a maximum assessment rate of $102.09 for Tier 1, $157.06 for Tier 2, $273.29 for Tier 3 and $157.06 per ERU, and a maximum assessment rate of $157.06 per ERU for non-single-family parcels that are not subject to the tiered assessment.

(C) The amount of the annual Stormwater Assessment imposed against Assessed Property may include a pro rata share of the costs and expenses associated with the collection and administration of the Stormwater Assessments each year.

(D) It is hereby ascertained, determined, and declared that the method of determining the Stormwater Assessments as set forth in this Preliminary Assessment Resolution is a fair and reasonable method of apportioning the Stormwater Assessed Cost among Assessed Property.

SECTION 3.04. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Stormwater Assessments shall be utilized for the provision of stormwater services, facilities and programs. In the event there is any fund balance remaining at the end of the 2024-2025 Fiscal Year, such balance shall be carried forward and thereafter used only to fund stormwater related services, facilities, and programs.

SECTION 3.05. COLLECTION OF ASSESSMENTS. Stormwater Assessments for the 2024-2025 Fiscal Year shall be collected pursuant to the direct billing method provided for in the Assessment Ordinance, and each year thereafter pursuant to the Uniform Assessment Collection Act as provided for in the Assessment Ordinance, unless otherwise determined by the City Council.

SECTION 3.06. EXEMPTION.

(A) Tax Parcels assigned the following Florida Department of Revenue property use codes (DOR codes) by the Property Appraiser are not subject to the Stormwater Assessment contemplated hereunder; provided, however, that the costs associated with the exemption of such Tax Parcels shall be funded through other legally available revenues of the City and not through Stormwater Assessments imposed hereunder.

DOR Code	DOR Description	Parcel Count
465	CONDOMINIUM - MISCELLANEOUS (NOT COVERED	59
499	NON-TAXABLE CONDOMINIUM COMMON AREA	60
8010	SCHOOL (PUBLICLY OWNED) - VACANT	1
8020	COUNTY OWNED LAND - VACANT (THAT DOES	5
8040	HOUSING AUTHORITY - VACANT	13
8060	STATE OWNED LAND - VACANT (THAT DOES NOT	15
8080	MUNICIPALLY OWNED LAND - VACANT (THAT	78
8300	SCHOOL (PUBLICLY OWNED) - IMPROVED	7
8400	COLLEGE	1
8610	COUNTY OWNED LAND - IMPROVED (THAT DOES	6
8640	BREVARD COUNTY-OWNED (AGENCY OTHER THAN	1
8660	HOUSING AUTHORITY - IMPROVED	37
8710	STATE OWNED LAND - IMPROVED (THAT DOES	4
8810	FEDERALLY OWNED LAND - IMPROVED (THAT	1
8910	MUNICIPALLY OWNED LAND - IMPROVED (THAT	33
9105	LOCALLY-ASSESSED RAILROAD PROPERTY	14
9170	WATER & SEWER SERVICE	3
9400	RIGHT OF WAY STREET, ROAD, ETC - PUBLIC	-
9410	RIGHT OF WAY STREET, ROAD, ETC - PRIVATE	1
9499	ASSESSMENT ARREARS	-
9500	RIVERS AND LAKES	1
9510	SUBMERGED LANDS	2

In addition, the following are exempt from the stormwater assessments: (i) cemeteries; and (ii) parcels that are undeveloped land with no impervious surface, but only for the

portion of the parcels that are undeveloped as those portions do not receive material benefit from City stormwater services, facilities and programs. However, one parcel with a 9105 land use code will be assessed because of impervious surface related to a building on the parcel.

(B) Tax Parcel classifications indicative of special designations used by the Property Appraiser for recordkeeping purposes which do not represent actual or assessable Tax Parcels are not subject to the Stormwater Assessments contemplated hereunder (e.g. header records).

(C) Notwithstanding anything herein to the contrary, the City Council reserves the right and ability in the future to impose Stormwater Assessments against Tax Parcels determined to be exempt hereunder to the extent permitted by law or otherwise in the event required or directed to do so by a court of competent jurisdiction.

SECTION 3.07 CREDITS.

(A) Parcels that engage in onsite stormwater management may receive a credit on their Stormwater Assessment in order to recognize the benefit of the activity to reduce the volume of stormwater leaving the properties, or enhance the quality of the runoff, thereby, reducing the burden on the City's stormwater system. The intent and purpose of the credit is to maintain equity for property owners with onsite stormwater management because such property owners have invested in measures to reduce

stormwater runoff from their property and therefore reducing the effort required by the City to manage their stormwater runoff.

(B) In order for a property owner to obtain a credit, the property owner must demonstrate a specified reduction of stormwater to the City's stormwater system from the property by providing onsite attenuation for a minimum storm event required by the St. Johns River Water Management District, pursuant to applicable law.

(C) Application and eligibility requirements to obtain a credit shall be determined by written administrative policy approved by the City Manager, provided such policy shall be consistent and not in conflict with this Resolution, and supported by a written technical memorandum prepared by the City's stormwater assessment consultant evidencing a fair and equitable method of determining the applicable credit.

ARTICLE IV

GENERAL PROVISIONS

SECTION 4.01. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4.02. SEVERABILITY. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

SECTION 4.03. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED this 13th day of August, 2024.

CITY COUNCIL OF
COCOA, FLORIDA

By: _____
Michael C. Blake, Mayor

Attest:

By: _____
Monica Arsenault, City Clerk

Appendix A

To Be Published on or before August 07, 2024

NOTICE OF HEARING TO ADOPT NON-AD VALOREM STORMWATER ASSESSMENT RATES

Notice is hereby given that the City Council of the City of Cocoa, Florida, will conduct a public hearing to consider adopting updated Stormwater Assessment non-ad valorem assessment rates, to pay a portion of annual stormwater costs related to the provision of Stormwater services, facilities and programs to properties within the City pursuant to Ordinance 10-2019 previously adopted by the City Council in 2019. The proposed updated rates will not exceed the maximum ERU previously adopted by the City Council. The City Council may continue hearings on the matter and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. The decision on whether to impose the assessment will be made either at this public hearing at the time and date listed below or at a continuance of the public hearing to be held, if necessary. Note: The proposed assessment, if adopted, will replace the current Stormwater Assessment and will not be in addition to the current Stormwater Assessment.

The public hearing will be held on August 27, 2024, at 6:00 PM or soon thereafter, at the Council Chambers, 65 Stone St., Cocoa, FL 32922, for the purpose of considering approval of the Preliminary and Final Assessment Resolutions and receiving public comment on the proposed assessment. The final decision on the assessment will be made by the City Council during the public hearings. If necessary, the City Council may continue the public hearings and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. All affected property owners have a right to attend and speak at

the hearing and to file written objections and/or comments with the City Council within 20 days of this notice.

Copies of the above-referenced Ordinance, Resolutions, and the non-ad valorem assessment roll are on file with and may be viewed during normal business hours at the Office of the City Manager or at the Office of the City Clerk, both located at 65 Stone Street, Cocoa, FL 32922.

The total annual stormwater assessment revenue to be collected within the City for Fiscal Year 2025 is estimated to be approximately $2.3 million. For the purpose of this non-ad valorem assessment, benefited parcels are all parcels within the City limits of the City of Cocoa except for properties with government ownership, public roads and rights-of-way, vacant parcels, railroad tracks, certain educational establishments, bona-fide agricultural operations, parcels with less than 400 square feet of impervious surface, and such other exempt properties determined by lawful action of the City Council. The amount of the annual stormwater assessment imposed against each property is based on an impervious area apportionment method whereby a portion of the City's annual stormwater budget is allocated to properties based upon the total impervious area of each individual parcel. For single family residential parcels (including up to three dwelling units), parcels will be placed in to one of three tiers based on the amount of impervious area measured on the individual parcel rounded down to the nearest hundred sq. ft. Tier 1 ranges from 400 - 2,300 sq. ft., Tier 2 ranges from 2,400 - 4,400 sq. ft., and Tier 3 is greater than 4,400 sq. ft. The assessment for each tier is presented in the table below. For non-single-family parcels, each parcel is assigned a number of Equivalent Residential Units (ERUs) that is calculated based on the measured amount of impervious area on the parcel rounded down to the nearest hundred sq. ft. divided by the ERU definition of 3,100 sq. ft. (which is the average impervious area of a single-family parcel. The annual fee assessed to each parcel is then determined by multiplying $139.78

(as presented in the table below), which represents the stormwater assessment per ERU, by the number of ERUs for each non-single-family parcel.

FY 2025 Assessment Rates for Single Family Parcels (up to three units)			FY 2025 Assessment Rate for Non-Single Family Parcels
Tier 1: 400 – 2,300 sq. ft. of impervious area	Tier 2: 2,400 – 4,400 sq. ft. of impervious area	Tier 3: Greater than 4,400 sq. ft. of impervious area	
$90.87	$139.78	$243.23	$139.78 Per ERU

Note that parcels with less than 400 sq. ft. will not be assessed as the impact upon the stormwater system is de minimis.

For parcels that have constructed permitted, on-site facilities that meet the criteria outlined in Final Rate Resolution that mitigate the stormwater runoff from the parcel, a property owner may apply for a mitigation credit against the parcel's stormwater assessment. For those parcels that currently have a mitigation credit in the current stormwater user fee, those credits have been recognized in the assessment amount above.

The annual assessment will be increased by 2% in Fiscal Year 2025 and 4.0% each year thereafter that the assessment is levied up to a maximum assessment of $102.09 for Tier 1, $157.06 for Tier 2, $273.29 for Tier 3 and $157.06 per ERU, and a maximum assessment rate of $157.06 per ERU for non-single-family parcels that are not subject to the tiered assessment.

The non-ad valorem assessment is an annual assessment which will continue from year to year. For Fiscal Year 2025 and each year thereafter, the assessment will be collected by the Brevard County Tax Collector on the Ad-Valorem Tax bill to be mailed in November. The annual assessment amount will include expenses incurred by the City in administering and collecting the assessment including fees imposed by the County property appraiser and tax collector and will be

adjusted as necessary to account for any statutory discounts which are necessitated when employing the efficiencies of collecting the assessments annually on the same bill as property taxes. Florida law provides that failure to pay the assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title. Annual adjustments to this assessment, including increases, may be implemented and the maximum assessment rates presented above are authorized to provide sufficient future revenues (in addition to other legally available funds) for the City to provide stormwater services, facilities and programs at appropriate levels of service.

If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at (321) 433-8488 at least two days prior to the date of the hearing. If you have any questions, please contact, out Stormwater Division at (321-433-8770) or stormwater@cocoafl.org, Monday through Friday between 8:00 a.m. and 4:00 p.m.

[INSERT MAP OF THE CITY OF COCOA]

CITY COUNCIL
CITY OF COCOA, FLORIDA

Appendix B

NOTICE OF PUBLIC HEARING TO ADOPT THE FINAL ASSESSMENT RESOLUTION FOR THE COLLECTION OF STORMWATER NON-AD VALOREM ASSESSMENTS
******THIS IS NOT A BILL******

[Insert Mailing Date]

[Owner1 - Col AB]
[Owner2 - Col AC]
[MailAddressLine1 - Col AE]
[MailCity - Col AG], [MailState - Col AH] [MailZip5 - Col AK]

CITY OF COCOA Tax ID : [TaxAcct - Col A]
[LocAddressFormatted - Col Y]

Dear Property Owner:

The City of Cocoa (the "City") is hereby providing notice that an annual non-ad valorem assessment to pay a portion of the annual stormwater costs may be levied against your property for the fiscal year commencing October 1, 2024 ("Fiscal Year 2025"), and each fiscal year thereafter, as required by Section 197.3632, Florida Statutes.

The Public hearing is scheduled for August 27, 2024 at 6:00 P.M at 65 Stone Street, Cocoa, Florida, in the City Council Chambers to receive public comment on the proposed non-ad valorem assessments. The final decision on the assessment will be made by the City Council during the public hearings. If necessary, the City Council may continue the public hearings and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. All affected property owners have a right to appear at either hearing and to file written objections with the City within twenty days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, at least 48 hours in advance of the meeting at 321-433-8484.

The total annual stormwater assessment revenue to be collected within the City for Fiscal Year 2025 is estimated to be $2.3 million. The amount of the annual stormwater assessment imposed against each property is based on an impervious area apportionment method whereby the City's annual stormwater budget is allocated to properties based upon the total impervious area of each individual parcel. For single family residential parcels (including up to three dwelling units), parcels were placed in to one of three tiers based on the amount of impervious area measured on the individual parcel rounded down to the nearest hundred sq. ft. Tier 1 ranges from 400 - 2,300 sq. ft., Tier 2 ranges from 2,400 - 4,400 sq. ft., and Tier 3 is greater than 4,400 sq. ft. The assessment for each tier is presented in the table below.

FY 2025 Assessment Rates for Single Family Parcels (up to three units)		
Tier 1: 400 – 2,300 sq. ft. of impervious area	Tier 2: 2,400 – 4,400 sq. ft. of impervious area	Tier 3: Greater than 4,400 sq. ft. of impervious area
$90.87	$139.78	$243.23

For non-single- family parcels, each parcel was assigned a number of Equivalent Residential Units (ERUs) that was calculated based on the measured amount of impervious area on the parcel rounded down to the nearest hundred sq. ft. divided by the ERU definition of 3,100 sq. ft. (which is the average impervious area of a Single-Family parcel). The annual assessment to each parcel was then determined by multiplying $139.78 (as presented in the table below), which represents the stormwater assessment per ERU, by the number of ERUs for each non-single-family parcel.

FY 2025 Assessment Rate for Non-Single-Family Parcels
$139.78 Per ERU

Note that parcels with less than 400 sq. ft. will not be assessed as the impact upon the stormwater system is de minimis.

The FY 2025 Assessment for this parcel will be as follows:

Tier if single-family: [Tier Structure - Col L]
Billed ERUs if non-single family: [ERUs - Col M]
Annual Assessment Amount: $[Net Fee - Col P] (Includes mitigation credit of [Credit – Col O]

For parcels that have constructed permitted, on-site facilities that meet the criteria outlined in the Final Rate Resolution that mitigate the stormwater runoff from the parcel, a property owner may apply for a mitigation credit against the parcel's stormwater assessment. For those parcels that currently have a mitigation credit in the current stormwater fee, those credits have been recognized in the assessment amount above.

The annual assessment will be increased by 2 % in Fiscal Year 2025 and 4.0% each year thereafter that the assessment is levied up to a maximum assessment for single family parcels (including up to three dwelling units) of $102.09 for Tier 1, $157.06 for Tier 2, $273.29 for Tier 3, and a maximum assessment rate of $157.06 per ERU for non-single-family parcels that are not subject to the tiered assessment.

The non-ad valorem assessment is an annual assessment which will continue from year to year. For Fiscal Year 2025 and each year thereafter, the assessment will be collected by the Brevard County Tax Collector on the Ad-Valorem Tax bill to be mailed in November. The annual assessment amount includes expenses incurred by the City in administering and collecting the assessment including fees imposed by the County property appraiser and tax collector and was be adjusted to account for any statutory discounts which are necessitated when employing the efficiencies of collecting the assessments annually on the same bill as property taxes. Florida law provides that failure to pay the assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Council action at the hearing on August 27, 2024, (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions regarding your stormwater assessment, please contact the Stormwater Division at (321-433-8770) or stormwater@cocoafl.org, Monday through Friday between 8:00 a.m. and 4:00 p.m.

*******DO NOT SEND PAYMENT - THIS IS NOT A BILL*******

Stantec

City of Cocoa, Florida

FY 2024 Stormwater Revenue Sufficiency Analysis Final Report

August 5, 2024



August 5, 2024

Mr. Stockton Whitten
City Manager
City of Cocoa
65 Stone Street
Cocoa, FL 32922

Re: FY 2024 Stormwater Revenue Sufficiency Analysis – Final Report

Dear Mr. Whitten,

Stantec Consulting Services Inc. is pleased to present this final report of the Fiscal Year 2024 Stormwater Revenue Sufficiency Analysis that Stantec performed for the City of Cocoa, Florida. We appreciate the fine assistance provided by you and the members of City staff who actively participated in and contributed to this study.

If you have any questions or would like to discuss, please do not hesitate to call me at (904) 671-0117 or email me at peter.napoli@stantec.com. Stantec appreciates the opportunity to be of service to the City and look forward to the possibility of doing so again in the near future.

Sincerely,

Peter Napoli
Senior Manager
Direct: (904) 671-0117
peter.napoli@stantec.com

Stantec
777 S Harbour Island Blvd
#600 Tampa, FL 33602

Enclosure

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1. INTRODUCTION

Stantec Consulting Services Inc. (Stantec) has conducted a Stormwater Revenue Sufficiency Analysis (Study) for the City of Cocoa's Stormwater Enterprise Fund (Fund). This report presents the objectives, approach, methodologies, source data, and assumptions, as well as the findings and recommendations of the Study.

1.1 BACKGROUND

The City of Cocoa (City) manages an extensive Stormwater Utility System (Utility). The Stormwater Management Division of the City is responsible for maintaining the City's drainage ditches, swales, piping, inlets, manholes, and retention and detention ponds. The Stormwater System serves to protect individual and personal property, while reducing the impacts of urban runoff to the natural environment and specifically the ecologically significant Indian River Lagoon.

While the City evaluates the level of its stormwater user fees annually as part of its budget process, this study goes beyond normal budgeting and includes a 10-year revenue sufficiency analysis for the City's Stormwater Enterprise Fund. On October 1, 2019, the City established a non-ad valorem assessment for the collection of Stormwater Utility fees on each parcel's annual tax bill. This analysis reviews the sufficiency of the revenue collected by that assessment.

1.2 SCOPE OF SERVICES

The purpose of this Study was to develop a sustainable financial plan for the City's Stormwater Utility that satisfies the projected cost of providing the desired level of service, as well as update the City's Stormwater Assessment Roll with the current year property data.

The scope of services for the Study are outlined herein:

- Revenue Sufficiency Analysis – Develop a 10-year financial plan for the Stormwater Utility to ensure that the assessments developed will provide sufficient revenues to cover all the Stormwater Utility's operations, maintenance, debt service, and capital costs, while maintaining sufficient levels of reserve funds.
- Stormwater Assessment Roll Update – Update the city's Master Account File with the stormwater assessment for each account to be billed based on updated property data, including an analysis determining changes in impervious area from the Property Appraiser data.

2. REVENUE SUFFICIENCY ANALYSIS

2.1 DESCRIPTION

This section presents the development of annual system revenue requirements and the corresponding plan of annual revenue adjustments for the Utility as identified during the Revenue Sufficiency Analysis (RSA) component of the Study. The following sub-sections of the report present a description of the source data, assumptions, and resulting multi-year financial plan, while Appendix A includes detailed supporting schedules for the financial management plan identified herein for the Stormwater Utility.

During the RSA, Stantec reviewed several alternative multi-year financial management plans and corresponding stormwater annual revenue adjustment plans through interactive work sessions with City staff. During these work sessions, we examined the impact of various inputs and assumptions upon key financial indicators summarizing the results of the forecasting model under assumed conditions. We incorporated local information and management input as we developed the recommended financial management plan for the Utility. The result is a financial plan that considers the City's current and best assumptions and data to satisfy the Stormwater Utility's revenue requirements over a multi-year projection period, while meeting key financial performance objectives and minimizing annual assessment adjustments to the greatest extent possible.

To initialize the RSA, we obtained the City's historical and budgeted financial information regarding the operation of its Stormwater Utility, as well as information pertaining to the enterprise fund's fund balance and future out-year cost requirements. We also worked with the City staff to incorporate the Stormwater Utility's multi-year capital improvement program (CIP). We discussed with City staff other assumptions and policies that would affect the performance of the Stormwater Utility, such as planned developments/property growth, capital funding sources, debt service coverage, reserve fund levels, earnings on invested funds, escalation rates for operating costs, and other considerations.

This information was entered into the financial module of our proprietary Financial Analysis and Management System (FAMS) interactive modeling system. This module of FAMS produced a 10-year projection of the sufficiency of the revenue provided by stormwater assessments to meet current and projected financial requirements. Based upon these projections, Stantec then determined the level of revenue adjustments necessary in each year of the projection period to satisfy the Stormwater Utility's annual financial requirements.

The revenue sufficiency and financial planning module of FAMS utilizes all projected available funds in each year of the projection period (after payment of operations and maintenance expenses, debt service and renewal and replacement) to pay for capital projects. The model incorporates the rules of cash application as defined and applied by City staff and produces a detailed summary of the funding sources to be used for each project in the CIP. To the extent that current revenues and unrestricted reserves are not adequate to fund all capital projects in any year of the projection period, the model identifies a borrowing requirement to fund those projects or portions thereof that are determined to be eligible for borrowing. The

FAMS model is used to develop a borrowing program that includes the required borrowing amount by year and the resultant annual debt service requirements for each year in the projection period. However, the analysis reflected herein does not include any debt funded assets or debt service requirements.

2.2 SOURCE DATA

The following sections review the various source data and assumptions supporting the Utility revenue requirements identified during the Study.

2.2.1 Beginning Fund Balance

The City's FY 2023 Annual Comprehensive Financial Report (ACFR), supporting trial balance schedules, and associated details of fund balances, as provided by City staff, were used to establish the beginning FY 2024 (October 1, 2023) balances for the revenue fund (operating fund) of the Stormwater Utility. The detailed end of FY 2023 fund balances (as of September 30, 2023) that serve as the FY 2024 beginning fund balances are presented on Schedule 2 of Appendix A.

2.2.2 Revenues

The revenues utilized in the RSA reflect an evaluation of historical results, the FY 2024 Adopted Budget, and the FY 2025 Proposed Budget. Budgeted revenues for the Stormwater Utility consist of stormwater assessment revenues and interest income. FY 2024 projected stormwater assessment revenues are based upon the FY 2024 receipts to date. Revenue projections for the remainder of the forecast represent FY 2025 projected revenues, adjusted for assumed property growth and assessment increases. Interest income is calculated annually based upon average fund balances and assumed interest rates. A summary of projected cash inflows is presented on Schedule 3 of Appendix A.

2.2.3 Operating Expenditures

The Stormwater Utility's operating expenditures include all operating and maintenance (O&M) expenses, including personnel services expenses. The RSA based the operating expenditure projections on the individual expense categories and expense amounts contained in the FY 2024 Adopted Budget and the FY 2025 Proposed Budget. The cost requirements from the FY 2025 budget were adjusted annually thereafter based upon assumed cost escalation factors that were determined in consultation with City staff. The projected operating expenditures and cash outflows (excluding the cash funding of capital) are presented on Schedule 4 of Appendix A.

2.2.4 Capital Improvement Program

The RSA utilized the capital improvement program (CIP) provided by Utility staff for FY 2025 through FY 2029, with assumptions for annual capital spending from FY 2030 through FY 2034. For capital expenditures beginning in FY 2025, the RSA includes an annual cost inflation factor of 3.0%, based upon recent increases observed in the Engineering News Record - Construction Cost Index, to account for

inflation in the future cost of construction. In total, the CIP in future year dollars from FY 2024 through FY 2034 is approximately $13.5 million. The financial management plan presented herein assumes cash funding of the entire CIP, except for instances where the City provided a list of projects for which grant funding is expected. A detailed list of the specific projects and costs by year is included on Schedule 6 of Appendix A.

2.3 ASSUMPTIONS

2.3.1 Cost Escalation

Annual cost escalation factors for the various types of operating and maintenance expenses were developed based upon discussions with City staff, a review of historical trends, and industry experience, which are applied in each year of the projection period beginning in FY 2026. The table below outlines several of the key expense categories and their respective escalation factor. Additional escalation factors assumed for the various categories of expenses can be found on Schedule 5 of Appendix A.

Table 2-1 Commonly Utilized Escalation Factors

Escalation Factor Category	Escalation Factor %
Default Operating	3.00%
Salaries	3.00%
Repair & Maintenance	5.00%
Professional/Contract Services	3.00%
Retirement	5.00%
Medical Insurance	8.00%

2.3.2 Cost Execution

As part of the analysis, Stantec analyzed multiple years of historical budget-to-actual comparisons to evaluate how the Utility executed their budget each year. It was determined that the Utility does not generally execute 100% of its operating budget each year. Based on the analysis of historical results, all O&M and personnel services costs are assumed to be executed at 95% in each year of the projection.

2.3.3 Interest Earnings

The Study reflects annual interest earning rates of 1.00% beginning in FY 2025 and continuing each year thereafter. Projected interest earnings are presented on Schedule 3 of Appendix A.

2.3.4 Property & Impervious Area Forecast

A forecast of stormwater properties (equivalent units) within the City was developed based on historical trends and staff discussions. The forecast includes equivalent unit growth in FY 2025 based on the updated assessment roll which incorporated new properties and development within the City. Beginning in FY 2026 the analysis assumes a conservative growth rate of 0.70% and continuing annually for residential and non-residential equivalent units.

2.3.5 Minimum Reserve Policy

Reserve balances for utilities are funds set aside for a specific cash flow requirement, financial need, project, task, or unforeseen system requirements. These balances are maintained to meet short-term cash flow requirements and minimize the risk associated with meeting the financial obligations and continued operational and capital needs under adverse conditions. The level of reserves maintained by a utility is an important component and consideration in developing a utility system multi-year financial management plan.

Many utilities, rating agencies, and the investment community place a significant emphasis on having sufficient reserves available for potentially adverse economic conditions. The rationale related to the maintenance of adequate reserves is twofold. First, it helps to ensure that a utility will have adequate funds available to meet its financial obligations during unusual periods (i.e., when revenues are unusually low and/or expenditures are unusually high). Second, it provides funds that can be used for emergency repairs or replacements to the system that can occur because of natural disasters or unanticipated system failures.

The financial management plans presented in this report assume that the City will maintain a minimum unrestricted cash reserve balance equal to 4 months of annual operating and maintenance expenses. This level of reserve is consistent with 1) our industry experience for similar systems, and 2) a healthy level of reserves for a municipal utility system per the evaluation criteria published by the municipal utility rating agencies (Fitch, Moody's, and Standard & Poor's).

2.3.6 Future Borrowing & Capital Funding

Per direction from the City, no borrowing is projected in the projection period and the 10-year CIP is assumed to be paid for out of the Stormwater Utility's revenue fund and through grant proceeds as applicable. The analysis reflects grant funding for the following specific capital projects over the 10-year projection period: North Fiske Stormwater Pond Floating Wetlands. A complete schedule of assumed CIP funding can be found on Schedule 9 of Appendix A.

2.3.7 Debt Service Coverage

The City's Stormwater Utility currently has no outstanding debt; however, a minimum senior-lien debt service coverage ratio of 1.25 (with a target of 1.50), was utilized in the current Study for any possible projected future debt issuances. The debt service coverage ratio signifies that net income must be at least 1.25 times annual debt service.

The ratio of net income to annual debt service requirement (referred to as a debt service coverage ratio hereafter) described above was developed through discussions with City Staff and represents the minimum requirements of bondholders. As a policy decision, utilities frequently opt to measure revenue sufficiency and set fees based upon a higher debt service coverage ratio to ensure compliance with the rate covenants in the event future projections of revenue and expenses do not occur as predicted (due to unanticipated capital requirements or substantial operating cost increases, natural disasters, etc.). The financial management plan presented herein results in projected total debt service coverage greater than 1.50 in each year of the forecast, which is indicative of the midrange level of municipal utility system performance per the current evaluation criteria published by the municipal utility rating agencies (Fitch, Moody's, and Standard & Poor's).

The projections for the City's Stormwater Utility do not reflect any debt funded assets or future debt service requirements.

2.4 RESULTS

Based upon the source data and assumptions presented herein, the Study resulted in the following findings and recommendations relative to the financial sustainability of the City's Stormwater System:

- The City's current stormwater revenues are insufficient to meet projected operating & capital expenditures of the Stormwater Utility through the projected forecast period.
- A 2.0% rate increase in FY 2025 and 4.0% rate increases each year thereafter is recommended to meet the financial needs of the Utility. A 5-year recommended revenue adjustment plan for the Stormwater Utility is shown in Table 2-2.
- Stantec recommends the City continue to seek supplemental funding such as grants for qualifying capital projects to ensure the Fund maintains sufficient minimum balances.
- The combination of continued rate increases and additional grant funding will result in a sustainable financial plan for the Stormwater Utility.

Table 2-2 Stormwater Assessment Adjustments

Fiscal Year	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Effective Date	10/1/2024	10/1/2025	10/1/2026	10/1/2027	10/1/2028
Stormwater Revenue Adjustment Plan	2.0%	4.0%	4.0%	4.0%	4.0%

It is important to note that the projections of future conditions underlying this analysis are not intended to be predictions. Applicable to many utility systems, there are multiple factors beyond the City's control, such as i) weather, ii) regulatory changes, iii) national, regional, and local economic conditions, iv) the rate of growth in developed properties, v) operating and capital cost inflation, and vi) changes in the timing and composition of the Stormwater Utility's capital improvement program, that may have material impacts on the future financial condition of the City's utility operations. Further, the projections in this Study rely upon

data and guidance provided by the City during the development of the Study, and while the information utilized in this Study is believed to be reliable, detailed independent reviews or auditing of the data were not conducted.

As a result, there will usually be differences between forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. While Stantec has no responsibility to update this report for events and circumstances occurring after the date of this report, future management actions should be based upon and adjusted to reflect future results as they occur. These comments are provided to emphasize the importance of active City management, informed by the actual future results of Stormwater Utility operations. While the planning effort supported by this Study will serve to guide and inform the City in balancing future revenue and spending decisions, it is only through observation of future results, and the update of this analysis, that the City will be able to determine the actions required to ensure its financial and operational objectives are met over time.

Appendix A includes detailed schedules presenting all components of the financial management plan developed for the Stormwater Utility.

3. STORMWATER ASSESSMENT ROLL UPDATE

As part of the analysis, Stantec performed an interim update to the assessment roll and updated the Master Account File with the FY 2025 stormwater assessment for each parcel to be billed based on the most current Brevard County Property Appraiser data. The assessment roll analysis consisted of first identifying parcels that were new or had been modified since the last assessment roll was prepared in September 1st, 2023 adopted in September 2023 by City Council. This was completed by performing a change analysis contrasting the FY 2024 assessment roll to the most current parcel data obtained from the Property Appraiser in June 2024. This resulted in the identification of 66 flagged parcels, which were geospatially analyzed to determine their measured impervious area for the purposes of assessing the non-ad valorem stormwater assessment for FY 2025. This interim update will ensure that the FY 2025 stormwater assessment roll matches the correct billing units to the correct parcel. However, a full recalculation of impervious area has not been completed since the initial analysis in 2019. It is recommended that a full update of impervious area for each and every parcel be completed every 5 years. Doing so will ensure that the City can account for changes in the intensity of development on each parcel and reflect those changes in the fees assessed for stormwater services.

3.1 IMPERVIOUS AREA UPDATE

Impervious area is defined in the City's Stormwater Resolution 2019-071 and broadly incorporates all features on a parcel that disrupt the natural percolation of water into the ground. Impervious area along with a customer class designation determines the stormwater assessment a parcel receives. To accurately measure the impervious area contained on a parcel, a geospatial analysis was conducted that digitalized the impervious area as shown below in yellow shading in Figure 3-1. This digital impression of the physical impervious area was then used to create the assessment for each of the new 66 parcels that were analyzed as part of the effort. An updated geodatabase will be provided to City staff that includes all parcels within the City, inclusive of the modifications made.

Figure 3-1 Geospatial Analysis



Disclaimer

This document was produced by Stantec Consulting Services, Inc. ("Stantec") for the City of Cocoa and is based on a specific scope agreed upon by both parties. Stantec's scope of work and services do not include serving as a "municipal advisor" for purposes of the registration requirements of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission. Stantec is not advising the City of Cocoa, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, terms, or other similar matters concerning such products or issuances.

In preparing this report, Stantec utilized information and data obtained from the City of Cocoa or public and/or industry sources. Stantec has relied on the information and data without independent verification, except only to the extent such verification is expressly described in this document. Any projections of future conditions presented in the document are not intended as predictions, as there may be differences between forecasted and actual results, and those differences may be material.

Additionally, the purpose of this document is to summarize Stantec's analysis and findings related to this project, and it is not intended to address all aspects that may surround the subject area. Therefore, this document may have limitations, assumptions, or reliance on data that are not readily apparent on the face of it. Moreover, the reader should understand that Stantec was called on to provide judgments on a variety of critical factors which are incapable of precise measurement. As such, the use of this document and its findings by the City of Cocoa should only occur after consultation with Stantec, and any use of this document and findings by any other person is done so entirely at their own risk.

APPENDIX A: SUPPORTING SCHEDULES FOR THE RSA

Schedule 1 - Assumptions - Contains the assumptions of the RSA, including developed property growth assumptions

Schedule 2 - Beginning Balances - Identifies the end of FY 2023 fund balances that serve as the FY 2024 beginning balances of the analysis

Schedule 3 - Projection of Cash Inflows - Presents a list of all projected cash inflows from FY 2024 - FY 2034

Schedule 4 - Projection of Cash Outflows - Presents a list of all projected cash outflows from FY 2024 - FY 2034

Schedule 5 - Cost Escalation Factors - Presents a list of all cost escalation factors utilized in the projection of cash outflows

Schedule 6 - Capital Improvement Program - Provides a detailed listing of the annual capital improvement projects from FY 2024 - FY 2034

Schedule 7 - FAMS Control Panel - Contains the FAMS Control Panel that presents a summary of the financial management plan, including annual assessment increases, debt service coverage ratios, total CIP spending levels, property impacts, and fund balances

Schedule 8 - Pro Forma - Presents the projected annual net income, debt coverage, and cash flow results

Schedule 9 - Capital Project Funding Summary - Shows the projected funding sources for the capital improvement program

Schedule 10 - Funding Summary by Fund - Presents a fund-level cash flow reconciliation, providing the beginning balance in each year, the amount utilized for project funding or payment of debt service, interest earnings calculations, and the end of year fund balance

Assumptions

Schedule 1

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Rate Increase Adoption Date	10/1/2023	10/1/2024	10/1/2025	10/1/2026	10/1/2027	10/1/2028	10/1/2029	10/1/2030	10/1/2031	10/1/2032	10/1/2033
Annual Growth											
Stormwater											
Ending # of ERUs	17,335	17,494	17,617	17,740	17,864	17,989	18,115	18,242	18,370	18,498	18,628
ERU Growth	279	159	122	123	124	125	126	127	128	129	129
% Change in ERUs	*1.63%*	*0.92%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*	*0.70%*
Capital Spending											
Annual Capital Budget (Future Year Dollars)	$ 1,146,094	$ 584,010	$ 2,058,146	$ 688,418	$ 2,020,288	$ 649,193	$ 1,194,052	$ 1,229,874	$ 1,266,770	$ 1,304,773	$ 1,343,916
Annual Percent Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average Annual Interest Earnings Rate											
On Fund Balances	2.97%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Operating Budget Reserve											
Target (Number of Months of Reserve)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Operating Budget Execution Percentage											
Personal Services	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Cost of General Fund Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Operations and Maintenance	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%

FY 2024 Beginning Balances as of 10/1/2023 — Schedule 2

	Revenue Fund
Current Unrestricted Assets [1]	
Cash and Cash Equivalents	$ 486,869
Investments	2,510,414
Accounts Receivable, net	3,992
Prepaid Items	3,409
Total Assets	**$ 3,004,684**
Current Liabilities	
Accounts and Claims Payable	$ (33,642)
Accrued Payroll and Related Liabilities	(16,438)
Compensated Absences	(7,579)
Calculated Fund Balance (Assets - Liabilities)	**$ 2,947,025**
Plus/(Less): Encumbrances	-
Net Unrestricted Fund Balance	**$ 2,947,025**
Available Fund Balance	**$ 2,947,025**

Fund Summary

Revenue Fund	$	2,947,025
Total Available Funds	**$**	**2,947,025**

[1] Beginning Balances per Statement of Net Position as of September 30, 2022.

Projection of Cash Inflows

Schedule 3

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
1	**Rate Revenue Growth Assumptions**											
2	% Change in Revenue	N/A	0.92%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%
3	**Assumed Rate Revenue Increases**	N/A	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
4	**Stormwater Rate Revenue**											
5	Charges for Public Svcs	$ 2,094,572	$ 2,156,074	$ 2,258,013	$ 2,364,772	$ 2,476,579	$ 2,593,671	$ 2,716,300	$ 2,844,727	$ 2,979,226	$ 3,120,083	$ 3,267,601
6	**Total Stormwater Rate Revenue**	**$ 2,094,572**	**$ 2,156,074**	**$ 2,258,013**	**$ 2,364,772**	**$ 2,476,579**	**$ 2,593,671**	**$ 2,716,300**	**$ 2,844,727**	**$ 2,979,226**	**$ 3,120,083**	**$ 3,267,601**
7	**Other Operating Revenue**											
8	Penalties	$ 464	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	Tax Certificates	110,207	110,207	115,418	120,875	126,589	132,575	138,843	145,407	152,282	159,482	167,022
10	**Total Other Operating Revenue**	**$ 110,671**	**$ 110,207**	**$ 115,418**	**$ 120,875**	**$ 126,589**	**$ 132,575**	**$ 138,843**	**$ 145,407**	**$ 152,282**	**$ 159,482**	**$ 167,022**
11	**Non-Operating Income**											
12	Disposition Fixed Assets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13	Other Misc Revenues	4,575	-	-	-	-	-	-	-	-	-	-
14	**Total Non-Operating Income**	**$ 4,575**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
15	**Interest Income**											
16	Unrestricted Interest Income	$ 93,646	$ 34,388	$ 29,324	$ 24,154	$ 18,917	$ 14,283	$ 14,239	$ 11,811	$ 9,554	$ 7,485	$ 5,621
17	**Total Interest Income**	**$ 93,646**	**$ 34,388**	**$ 29,324**	**$ 24,154**	**$ 18,917**	**$ 14,283**	**$ 14,239**	**$ 11,811**	**$ 9,554**	**$ 7,485**	**$ 5,621**
18	**Transfers In**[1]											
19	Grant Funding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20	Floating Wetlands Grant [2]	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
21	ARPA	888,000	-	-	-	-	-	-	-	-	-	-
22	**Total Transfers In**	**$ 893,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**	**$ 5,000**
23	**Total Cash Inflows** [3]	**$ 3,196,464**	**$ 2,305,670**	**$ 2,407,755**	**$ 2,514,801**	**$ 2,627,085**	**$ 2,745,529**	**$ 2,874,382**	**$ 3,006,945**	**$ 3,146,062**	**$ 3,292,050**	**$ 3,445,245**

[1] Represents transfers into the Grant Proceeds Fund and as such are not included in the calculation of operating revenues for the Revenue Fund.

[2] Floating Wetlands Grant proceeds earmarked for Floating Wetlands in City Stormwater Ponds capital projects.

[3] FY 24 and FY 25 revenues per the FY 2024 Budget and FY 2025 Proposed Budget respectively. All future projections based on FY 2025 Proposed Budget and identified escalation factors.

Projection of Cash Outflows

Schedule 4

		Account Number	Expense Line Item	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
			Personal Services											
1	PS	423-3570-538.12-00	Regular Salaries & Wages	$ 427,011	$ 381,122	$ 392,556	$ 404,332	$ 416,462	$ 428,956	$ 441,825	$ 455,080	$ 468,732	$ 482,794	$ 497,278
2	PS	423-3570-538.14-00	Overtime	6,400	7,000	7,088	7,176	7,266	7,357	7,449	7,542	7,636	7,731	7,828
3	PS	423-3570-538.15-00	Special Pay	200	-	-	-	-	-	-	-	-	-	-
3	PS	423-3570-538.20-00	Clothing/Shoe Allowance	600	480	494	509	525	540	556	573	590	608	626
4	PS	423-3570-538.21-00	FICA Taxes	33,269	28,787	29,651	30,540	31,456	32,400	33,372	34,373	35,404	36,467	37,561
5	PS	423-3570-538.22-00	Retirement Contributions	52,553	51,948	54,545	57,273	60,136	63,143	66,300	69,615	73,096	76,751	80,588
6	PS	423-3570-538.23-00	Life/Health Insurance	1,302	990	1,069	1,155	1,247	1,347	1,455	1,571	1,697	1,832	1,979
7	PS	423-3570-538.23-04	Medical/Rx Self Insured	95,834	95,105	102,713	110,930	119,805	129,389	139,740	150,920	162,993	176,033	190,115
8	PS	423-3570-538.23-07	0	3,716	3,920	4,234	4,572	4,938	5,333	5,760	6,221	6,718	7,256	7,836
9	PS	423-3570-538.23-08	0	707	644	696	751	811	876	946	1,022	1,104	1,192	1,287
10	PS	423-3570-538.23-09	0	1,316	1,003	1,083	1,170	1,263	1,365	1,474	1,592	1,719	1,856	2,005
11	PS	423-3570-538.24-00	Worker's Compensation	54,787	48,247	50,659	53,192	55,852	58,645	61,577	64,656	67,888	71,283	74,847
12	PS	423-3570-538.27-00	Cafeteria Plan	4,800	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
			Operating Expenses											
13	OMF	423-3570-538.31-00	Professional Services	$ 185,290	$ 190,100	$ 195,803	$ 201,677	$ 207,727	$ 213,959	$ 220,378	$ 226,989	$ 233,799	$ 240,813	$ 248,037
14	OMF	423-3570-538.31-01	Professional Services	500	500	515	530	546	563	580	597	615	633	652
15	OMF	423-3570-538.34-00	Contract Services	105,100	267,000	275,010	283,260	291,758	300,511	309,526	318,812	328,376	338,228	348,374
16	OMF	423-3570-538.40-00	Travel & Per Diem	2,850	2,850	2,936	3,024	3,114	3,208	3,304	3,403	3,505	3,610	3,719
17	OMF	423-3570-538.41-00	Communication	2,076	2,076	2,138	2,202	2,269	2,337	2,407	2,479	2,553	2,630	2,709
18	OMF	423-3570-538.42-00	Postage & Freight	500	500	515	530	546	563	580	597	615	633	652
19	OMF	423-3570-538.43-00	Electric/Water/Sewer	15,000	16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268	20,876
20	OMF	423-3570-538.44-00	Rentals And Leases	3,000	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
21	OMF	423-3570-538.45-00	Insurance	16,734	16,905	18,257	19,718	21,295	22,999	24,839	26,826	28,972	31,290	33,793
22	OMF	423-3570-538.46-00	Repairs & Maintenance	86,500	96,500	101,325	106,391	111,711	117,296	123,161	129,319	135,785	142,574	149,703
23	OMF	423-3570-538.46-03	Repairs & Maintenance	98,151	46,090	48,395	50,814	53,355	56,023	58,824	61,765	64,853	68,096	71,501
24	OMF	423-3570-538.47-00	Printing & Binding	500	500	515	530	546	563	580	597	615	633	652
25	OMF	423-3570-538.49-00	Other Charges & Oblig.	299	517	533	548	565	582	599	617	636	655	675
	OMF	423-3570-538.49-07	Other Charges & Oblig.	-	-	-	-	-	-	-	-	-	-	-
26	OMF	423-3570-538.51-00	Office Supplies	500	500	515	530	546	563	580	597	615	633	652
27	OMF	423-3570-538.52-00	Operating Supplies	11,070	11,070	11,402	11,744	12,096	12,459	12,833	13,218	13,615	14,023	14,444
28	OMF	423-3570-538.52-30	Operating Supplies	30,915	33,168	34,196	35,256	36,349	37,476	38,638	39,836	41,070	42,344	43,656
29	OMF	423-3570-538.54-00	Membership/Publications	750	750	773	796	820	844	869	896	922	950	979
30	OMF	423-3570-538.55-00	Training	8,750	8,750	9,013	9,283	9,561	9,848	10,144	10,448	10,761	11,084	11,417
31	OMF	423-3570-538.56-15	It-Related Operating Exp	4,140	-	-	-	-	-	-	-	-	-	-
32	GFS	423-3570-538.34-10	Cost of General Fund Services	312,503	328,128	344,534	361,761	379,849	398,841	418,783	439,722	461,708	484,793	509,033
			Total Expenses by Category											
33	PS		Personal Services	$ 682,495	$ 625,246	$ 650,968	$ 677,967	$ 706,318	$ 736,104	$ 767,409	$ 800,328	$ 834,957	$ 871,403	$ 909,779
34	GFS		Cost of General Fund Services	312,503	328,128	344,534	361,761	379,849	398,841	418,783	439,722	461,708	484,793	509,033
35	OMF		Operations & Maintenance	572,625	696,776	721,409	746,993	773,568	801,178	829,867	859,683	890,677	922,899	956,407
36			**Total Expenses**	**$ 1,567,623**	**$ 1,650,150**	**$ 1,716,911**	**$ 1,786,721**	**$ 1,859,736**	**$ 1,936,123**	**$ 2,016,059**	**$ 2,099,733**	**$ 2,187,342**	**$ 2,279,096**	**$ 2,375,219**
			Expense Execution Factors											
37			Personal Services	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
38			Cost of General Fund Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
39			Operations & Maintenance	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
			Total Expenses at Execution											
40			Personal Services	$ 648,370	$ 593,984	$ 618,419	$ 644,068	$ 671,002	$ 699,299	$ 729,039	$ 760,311	$ 793,209	$ 827,833	$ 864,290
41			Cost of General Fund Services	312,503	328,128	344,534	361,761	379,849	398,841	418,783	439,722	461,708	484,793	509,033
42			Operations & Maintenance	543,994	661,937	685,339	709,644	734,890	761,119	788,374	816,699	846,143	876,754	908,586
43			**Total Expenses at Execution**	**$ 1,504,867**	**$ 1,584,049**	**$ 1,648,293**	**$ 1,715,473**	**$ 1,785,741**	**$ 1,859,258**	**$ 1,936,196**	**$ 2,016,732**	**$ 2,101,060**	**$ 2,189,381**	**$ 2,281,910**
44			**Total Cash Outflows** [1]	**$ 1,504,867**	**$ 1,584,049**	**$ 1,648,293**	**$ 1,715,473**	**$ 1,785,741**	**$ 1,859,258**	**$ 1,936,196**	**$ 2,016,732**	**$ 2,101,060**	**$ 2,189,381**	**$ 2,281,910**

[1] FY 24 and FY 25 operating expenses per the FY 2024 Budget and FY 2025 Proposed Budget respectively. All future projections based on FY 2025 Proposed Budget and identified escalation factors.

Cost Escalation Factors

Schedule 5

Account Number	Expense Line Item Description	Inflation Factor	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
	Personal Services										
423-3570-538.12-00	Regular Salaries & Wages	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.14-00	Overtime	Special Pay/Overtime	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
423-3570-538.20-00	Clothing/Shoe Allowance	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.21-00	FICA Taxes	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.22-00	Retirement Contributions	Retirement	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
423-3570-538.23-00	Life/Health Insurance	Other Health Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
423-3570-538.23-04	Medical/Rx Self Insured	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
423-3570-538.23-07	0	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
423-3570-538.23-08	0	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
423-3570-538.23-09	0	Medical Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
423-3570-538.24-00	Worker's Compensation	Worker's Comp	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
423-3570-538.27-00	Cafeteria Plan	Salaries	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Operating Expenses										
423-3570-538.31-00	Professional Services	Professional/Contract Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.31-01	Professional Services	Professional/Contract Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.34-00	Contract Services	Professional/Contract Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.40-00	Travel & Per Diem	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.41-00	Communication	Gen Fund Composite O&M	4.11%	3.18%	3.18%	3.18%	3.18%	3.18%	3.18%	3.18%	3.18%
423-3570-538.42-00	Postage & Freight	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.43-00	Electric/Water/Sewer	EIA Electricity	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.44-00	Rentals And Leases	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.45-00	Insurance	Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
423-3570-538.46-00	Repairs & Maintenance	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
423-3570-538.46-03	Repairs & Maintenance	Repair & Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
423-3570-538.47-00	Printing & Binding	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.49-00	Other Charges & Oblig.	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.49-07	Other Charges & Oblig.	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.51-00	Office Supplies	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.52-00	Operating Supplies	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.52-30	Operating Supplies	EIA Fuels	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%	3.10%
423-3570-538.54-00	Membership/Publications	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.55-00	Training	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.56-15	It-Related Operating Exp	Default Operating	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
423-3570-538.34-10	Cost of General Fund Services	Gen Fund Composite O&M	4.11%	3.18%	3.18%	3.18%	3.18%	3.18%	3.18%	3.18%	3.18%

Capital Improvement Program

Schedule 6

	Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
1	Bracco Pond Ditch Pipe Repair	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Pipe Repair - Cidco Road West of Industry Road	-	65,000	-	-	-	-	-	-	-	-	-
3	Pipe Repair - Indian River Drive at Carmalt Ave	-	50,000	-	-	-	-	-	-	-	-	-
4	Range Road - Drainage Ditch Piping	-	-	-	75,000	385,000	-	-	-	-	-	-
5	US1 and Forrest Ave Stormwater Facility	-	-	1,300,000	-	-	-	-	-	-	-	-
6	Riverfront Park - Drain Field Improvements	-	-	-	-	1,250,000	-	-	-	-	-	-
7	Indian River Drive Baffle Box	-	-	30,000	330,000	-	-	-	-	-	-	-
8	Two Solar Bee Aerators for North Fiske Stormwater Pond	-	-	150,000	-	-	-	-	-	-	-	-
	Dixon Blvd. and Indian River Drive Resiliency Project	-	-	-	-	-	-	-	-	-	-	-
9	London Blvd Drainage Ditch Piping	-	35,000	300,000	-	-	-	-	-	-	-	-
10	Annual Cured in Place Pipe Lining	-	160,000	160,000	160,000	160,000	160,000	-	-	-	-	-
11	Mini Excavator	-	-	-	65,000	-	-	-	-	-	-	-
12	Medium Duty Truck #157	-	132,000	-	-	-	-	-	-	-	-	-
13	Street Sweeper Replacement	-	-	-	-	-	400,000	-	-	-	-	-
14	Infrastructure	255,727										
15	Machinery & Equipment	122,367										
16	N FSK S/W PND FLOAT WTLND	768,000										
17	Unspecified Future Projects	-	-	-	-	-	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
18	**Total CIP (in Current Dollars)**	**$ 1,146,094**	**$ 567,000**	**$ 1,940,000**	**$ 630,000**	**$ 1,795,000**	**$ 560,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**
19	Cumulative Projected Cost Escalation[1]	0.0%	3.0%	6.1%	9.3%	12.6%	15.9%	19.4%	23.0%	26.7%	30.5%	34.4%
20	**Total CIP (in Future Dollars)**	**$ 1,146,094**	**$ 584,010**	**$ 2,058,146**	**$ 688,418**	**$ 2,020,288**	**$ 649,193**	**$ 1,194,052**	**$ 1,229,874**	**$ 1,266,770**	**$ 1,304,773**	**$ 1,343,916**
21	Annual CIP Execution Percentage	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
22	**Final CIP Funding Level**	**$ 1,146,094**	**$ 584,010**	**$ 2,058,146**	**$ 688,418**	**$ 2,020,288**	**$ 649,193**	**$ 1,194,052**	**$ 1,229,874**	**$ 1,266,770**	**$ 1,304,773**	**$ 1,343,916**

[1] CIP Escalation factors in FY 24 and beyond are consistent with the Engineering News Record Construction Cost Index.

FAMS - Control Panel **Schedule 7**

FAMS Financial Analysis & Management System | By Stantec

City of Cocoa, FL

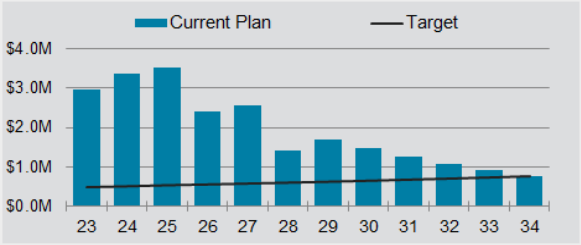
Stormwater Fund

Stantec

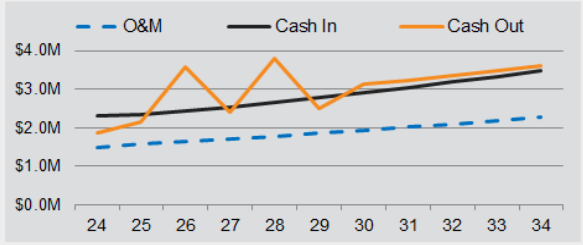
CALC SAVE CTRL LAST OVR

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2029	FY 2034
Revenue Adjustment Plan	4.00%	2.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	19.33%	45.18%
Tier 1 SFR Assessment	$ 89.09	$ 90.87	$ 94.51	$ 98.29	$ 102.22	$ 106.31	$ 110.56	$ 114.98	$ 119.58	$ 124.36	$ 129.34		
Tier 2 SFR Assessment	$ 137.04	$ 139.78	$ 145.37	$ 151.19	$ 157.23	$ 163.52	$ 170.06	$ 176.87	$ 183.94	$ 191.30	$ 198.95		
Tier 3 SFR Assessment	$ 238.46	$ 243.23	$ 252.96	$ 263.08	$ 273.60	$ 284.54	$ 295.93	$ 307.76	$ 320.07	$ 332.88	$ 346.19		
Annual $ Change (Tier 2)		*$2.74*	*$5.59*	*$5.81*	*$6.05*	*$6.29*	*$6.54*	*$6.80*	*$7.07*	*$7.36*	*$7.65*		

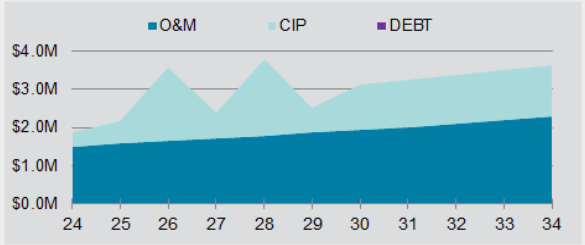
Operating Fund



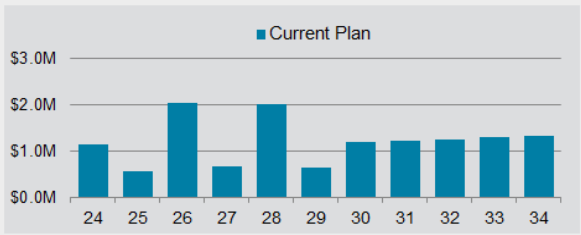
Revenues vs. Expenses



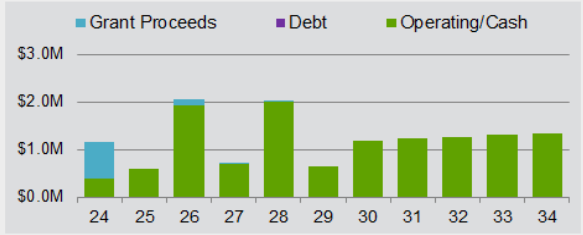
Expenses by Type



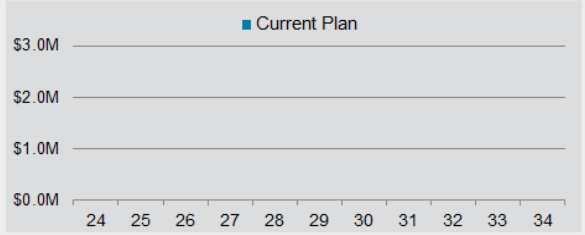
CIP Spending



CIP Funding



Borrowing



Pro Forma **Schedule 8**

		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
1	**Operating Revenue**											
2	Stormwater Rate Revenue	$ 2,094,576	$ 2,094,576	$ 2,156,074	$ 2,258,013	$ 2,364,772	$ 2,476,579	$ 2,593,671	$ 2,716,300	$ 2,844,727	$ 2,979,226	$ 3,120,083
3	Change in Revenue From Growth	-	19,222	15,093	15,806	16,553	17,336	18,156	19,014	19,913	20,855	21,841
4	Subtotal	$ 2,094,576	$ 2,113,798	$ 2,171,167	$ 2,273,820	$ 2,381,326	$ 2,493,915	$ 2,611,827	$ 2,735,314	$ 2,864,640	$ 3,000,080	$ 3,141,924
5	*Weighted Average Rate Increase*	*0.00%*	*2.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*	*4.00%*
6	Additional Rate Revenue From Rate Increase	-	42,276	86,847	90,953	95,253	99,757	104,473	109,413	114,586	120,003	125,677
7	Total Rate Revenue	$ 2,094,576	$ 2,156,074	$ 2,258,013	$ 2,364,772	$ 2,476,579	$ 2,593,671	$ 2,716,300	$ 2,844,727	$ 2,979,226	$ 3,120,083	$ 3,267,601
8	Plus: Tax Certificate Revenue	110,671	120,207	125,418	130,875	136,589	142,575	148,843	155,407	162,282	169,482	177,022
9	**Equals: Total Operating Revenue**	**$ 2,205,247**	**$ 2,276,281**	**$ 2,383,431**	**$ 2,495,647**	**$ 2,613,168**	**$ 2,736,246**	**$ 2,865,143**	**$ 3,000,134**	**$ 3,141,508**	**$ 3,289,565**	**$ 3,444,623**
10	**Less: Operating Expenses**											
11	Personal Services	$ (648,370)	$ (593,984)	$ (618,419)	$ (644,068)	$ (671,002)	$ (699,299)	$ (729,039)	$ (760,311)	$ (793,209)	$ (827,833)	$ (864,290)
12	Cost of General Fund Services	(312,503)	(328,128)	(344,534)	(361,761)	(379,849)	(398,841)	(418,783)	(439,722)	(461,708)	(484,793)	(509,033)
13	Operations & Maintenance Costs	(543,994)	(661,937)	(685,339)	(709,644)	(734,890)	(761,119)	(788,374)	(816,699)	(846,143)	(876,754)	(908,586)
14	**Equals: Net Operating Income**	**$ 700,380**	**$ 692,232**	**$ 735,139**	**$ 780,174**	**$ 827,427**	**$ 876,988**	**$ 928,947**	**$ 983,402**	**$ 1,040,448**	**$ 1,100,185**	**$ 1,162,714**
15	**Plus: Non-Operating Income/(Expense)**											
16	Interest Income	$ 93,646	$ 34,388	$ 29,324	$ 24,154	$ 18,917	$ 14,283	$ 14,239	$ 11,811	$ 9,554	$ 7,485	$ 5,621
17	Non-Operating Revenue	4,575	-	-	-	-	-	-	-	-	-	-
18	Transfers In	-	-	-	-	-	-	-	-	-	-	-
19	**Equals: Net Income**	**$ 798,601**	**$ 726,621**	**$ 764,462**	**$ 804,328**	**$ 846,344**	**$ 891,270**	**$ 943,186**	**$ 995,213**	**$ 1,050,002**	**$ 1,107,670**	**$ 1,168,335**
20	**Unrestricted Reserve Fund Test**											
21	Balance At Beginning Of Fiscal Year	$ 2,947,025	$ 3,367,532	$ 3,510,143	$ 2,354,606	$ 2,476,182	$ 1,307,241	$ 1,549,318	$ 1,298,452	$ 1,063,791	$ 847,023	$ 649,919
22	Cash Flow Surplus/(Deficit)	798,601	726,621	764,462	804,328	846,344	891,270	943,186	995,213	1,050,002	1,107,670	1,168,335
23	Projects Designated To Be Paid With Cash	(378,094)	(584,010)	(1,919,999)	(682,752)	(2,015,285)	(649,193)	(1,194,052)	(1,229,874)	(1,266,770)	(1,304,773)	(1,343,916)
24	**Balance At End Of Fiscal Year**	**$ 3,367,532**	**$ 3,510,143**	**$ 2,354,606**	**$ 2,476,182**	**$ 1,307,241**	**$ 1,549,318**	**$ 1,298,452**	**$ 1,063,791**	**$ 847,023**	**$ 649,919**	**$ 474,338**
25	Minimum Working Capital Reserve Target	501,622	528,016	549,431	571,824	595,247	619,753	645,399	672,244	700,353	729,794	760,637
26	**Excess/(Deficiency) Of Working Capital To Target**	**$ 2,865,910**	**$ 2,982,126**	**$ 1,805,176**	**$ 1,904,358**	**$ 711,994**	**$ 929,565**	**$ 653,054**	**$ 391,547**	**$ 146,670**	**$ (79,874)**	**$ (286,299)**

Capital Project Funding Summary

Schedule 9

Final Capital Projects Funding Sources	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Grant Proceeds	$ 768,000	$ -	$ 138,147	$ 5,666	$ 5,003	$ -	$ -	$ -	$ -	$ -	$ -
Revenue Fund	378,094	584,010	1,919,999	682,752	2,015,285	649,193	1,194,052	1,229,874	1,266,770	1,304,773	1,343,916
Total Projects Paid	**$ 1,146,094**	**$ 584,010**	**$ 2,058,146**	**$ 688,418**	**$ 2,020,288**	**$ 649,193**	**$ 1,194,052**	**$ 1,229,874**	**$ 1,266,770**	**$ 1,304,773**	**$ 1,343,916**

Funding Summary by Fund

Schedule 10

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Grant Proceeds											
Balance At Beginning Of Fiscal Year	$ -	$ 126,854	$ 133,147	$ 666	$ 3	$ 0	$ 5,025	$ 10,100	$ 15,226	$ 20,404	$ 25,633
Annual Revenues	893,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Less: Annual Expenses	-	-	-	-	-	-	-	-	-	-	-
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	$ 893,000	$ 131,854	$ 138,147	$ 5,666	$ 5,003	$ 5,000	$ 10,025	$ 15,100	$ 20,226	$ 25,404	$ 30,633
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	893,000	131,854	138,147	5,666	5,003	5,000	10,025	15,100	20,226	25,404	30,633
Amount Paid For Projects	(768,000)	-	(138,147)	(5,666)	(5,003)	-	-	-	-	-	-
Subtotal	$ 125,000	$ 131,854	$ -	$ -	$ -	$ 5,000	$ 10,025	$ 15,100	$ 20,226	$ 25,404	$ 30,633
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	1,854	1,294	666	3	0	25	75	126	177	229	281
Less: Interest Allocated To Cash Flow	-	-	-	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	**$ 126,854**	**$ 133,147**	**$ 666**	**$ 3**	**$ 0**	**$ 5,025**	**$ 10,100**	**$ 15,226**	**$ 20,404**	**$ 25,633**	**$ 30,914**
Revenue Fund											
Balance At Beginning Of Fiscal Year	$ 2,947,025	$ 3,367,532	$ 3,510,143	$ 2,354,606	$ 2,476,182	$ 1,307,241	$ 1,549,318	$ 1,298,452	$ 1,063,791	$ 847,023	$ 649,919
Net Cash Flow	798,601	726,621	764,462	804,328	846,344	891,270	943,186	995,213	1,050,002	1,107,670	1,168,335
Less: Cash-Funded Capital Projects	-	-	-	-	-	-	-	-	-	(1,304,773)	(1,343,916)
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	$ 3,745,626	$ 4,094,153	$ 4,274,605	$ 3,158,934	$ 3,322,526	$ 2,198,511	$ 2,492,504	$ 2,293,665	$ 2,113,793	$ 649,919	$ 474,338
Less: Restricted Funds	(501,622)	(528,016)	(549,431)	(571,824)	(595,247)	(619,753)	(645,399)	(672,244)	(700,353)	(649,919)	(474,338)
Total Amount Available For Projects	$ 3,244,004	$ 3,566,136	$ 3,725,174	$ 2,587,110	$ 2,727,279	$ 1,578,759	$ 1,847,106	$ 1,621,421	$ 1,413,440	$ -	$ -
Amount Paid For Projects	(378,094)	(584,010)	(1,919,999)	(682,752)	(2,015,285)	(649,193)	(1,194,052)	(1,229,874)	(1,266,770)	-	-
Subtotal	$ 2,865,910	$ 2,982,126	$ 1,805,176	$ 1,904,358	$ 711,994	$ 929,565	$ 653,054	$ 391,547	$ 146,670	$ -	$ -
Add Back: Restricted Funds	501,622	528,016	549,431	571,824	595,247	619,753	645,399	672,244	700,353	649,919	474,338
Plus: Interest Earnings	93,646	34,388	29,324	24,154	18,917	14,283	14,239	11,811	9,554	7,485	5,621
Less: Interest Allocated To Cash Flow	(93,646)	(34,388)	(29,324)	(24,154)	(18,917)	(14,283)	(14,239)	(11,811)	(9,554)	(7,485)	(5,621)
Balance At End Of Fiscal Year	**$ 3,367,532**	**$ 3,510,143**	**$ 2,354,606**	**$ 2,476,182**	**$ 1,307,241**	**$ 1,549,318**	**$ 1,298,452**	**$ 1,063,791**	**$ 847,023**	**$ 649,919**	**$ 474,338**

NOTICE OF HEARING TO ADOPT NON-AD VALOREM STORMWATER ASSESSMENT RATES

Notice is hereby given that the City Council of the City of Cocoa, Florida, will conduct a public hearing to consider adopting updated Stormwater Assessment non-ad valorem assessment rates, to pay a portion of annual stormwater costs related to the provision of Stormwater services, facilities and programs to properties within the City pursuant to Ordinance 10-2019 previously adopted by the City Council in 2019. The proposed updated rates will not exceed the maximum ERU previously adopted by the City Council. The City Council may continue hearings on the matter and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. The decision on whether to impose the assessment will be made either at this public hearing at the time and date listed below or at a continuance of the public hearing to be held, if necessary. Note: The proposed assessment, if adopted, will replace the current Stormwater Assessment and will not be in addition to the current Stormwater Assessment.

The public hearing will be held on August 27, 2024, at 6:00 PM or soon thereafter, at the Council Chambers, 65 Stone St., Cocoa, FL 32922, for the purpose of considering approval of the Preliminary and Final Assessment Resolutions and receiving public comment on the proposed assessment. The final decision on the assessment will be made by the City Council during the public hearings. If necessary, the City Council may continue the public hearings and the date and time for continuance shall be announced at the public hearing without further written notice of the continued hearing to the public. All affected property owners have a right to attend and speak at the hearing and to file written objections and/or comments with the City Council within 20 days of this notice.

Copies of the above-referenced Ordinance, Resolutions, and the non-ad valorem assessment roll are on file with and may be viewed during normal business hours at the Office of the City Manager or at the Office of the City Clerk, both located at 65 Stone Street, Cocoa, FL 32922.

The total annual stormwater assessment revenue to be collected within the City for Fiscal Year 2025 is estimated to be approximately $2.3 million. For the purpose of this non-ad valorem assessment, benefited parcels are all parcels within the City limits of the City of Cocoa except for properties with government ownership, public roads and rights-of-way, vacant parcels, railroad tracks, certain educational establishments, bona-fide agricultural operations, parcels with less than 400 square feet of impervious surface, and such other exempt properties determined by lawful action of the City Council. The amount of the annual stormwater assessment imposed against each property is based on an impervious area apportionment method whereby a portion of the City's annual stormwater budget is allocated to properties based upon the total impervious area of each individual parcel. For single family residential parcels (including up to three dwelling units), parcels will be placed in to one of three tiers based on the amount of impervious area measured on the individual parcel rounded down to the nearest hundred sq. ft. Tier 1 ranges from 400 - 2,300 sq. ft., Tier 2 ranges from 2,400 - 4,400 sq. ft., and Tier 3 is greater than 4,400 sq. ft. The assessment for each tier is presented in the table below. For non-single-family parcels, each parcel is assigned a number of Equivalent Residential Units (ERUs) that is calculated based on the measured amount of impervious area on the parcel rounded down to the nearest hundred sq. ft. divided by the ERU definition of 3,100 sq. ft. (which is the average impervious area of a single-family parcel. The annual fee assessed to each parcel is then determined by multiplying $139.78 (as presented in the table below), which represents the stormwater assessment per ERU, by the number of ERUs for each non-single-family parcel.

FY 2025 Assessment Rates for Single Family Parcels (up to three units)			FY 2025 Assessment Rate for Non-Single Family Parcels
Tier 1: 400 – 2,300 sq. ft. of impervious area	Tier 2: 2,400 – 4,400 sq. ft. of impervious area	Tier 3: Greater than 4,400 sq. ft. of impervious area	
$90.87	$139.78	$243.23	$139.78 Per ERU

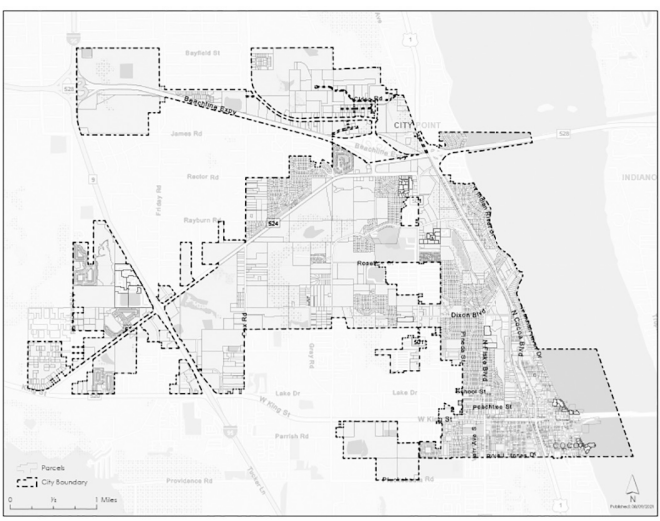
Note that parcels with less than 400 sq. ft. will not be assessed as the impact upon the stormwater system is de minimis.

For parcels that have constructed permitted, on-site facilities that meet the criteria outlined in Final Rate Resolution that mitigate the stormwater runoff from the parcel, a property owner may apply for a mitigation credit against the parcel's stormwater assessment. For those parcels that currently have a mitigation credit in the current stormwater user fee, those credits have been recognized in the assessment amount above.

The annual assessment will be increased by 2% in Fiscal Year 2025 and 4.0% each year thereafter that the assessment is levied up to a maximum assessment of $102.09 for Tier 1, $157.06 for Tier 2, $273.29 for Tier 3 and $157.06 per ERU, and a maximum assessment rate of $157.06 per ERU for non-single-family parcels that are not subject to the tiered assessment.

The non-ad valorem assessment is an annual assessment which will continue from year to year. For Fiscal Year 2025 and each year thereafter, the assessment will be collected by the Brevard County Tax Collector on the Ad-Valorem Tax bill to be mailed in November. The annual assessment amount will include expenses incurred by the City in administering and collecting the assessment including fees imposed by the County property appraiser and tax collector and will be adjusted as necessary to account for any statutory discounts which are necessitated when employing the efficiencies of collecting the assessments annually on the same bill as property taxes. Florida law provides that failure to pay the assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title. Annual adjustments to this assessment, including increases, may be implemented and the maximum assessment rates presented above are authorized to provide sufficient future revenues (in addition to other legally available funds) for the City to provide stormwater services, facilities and programs at appropriate levels of service.

If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at (321) 433-8488 at least two days prior to the date of the hearing. If you have any questions, please contact, out Stormwater Division at (321-433-8770) or stormwater@cocoafl.org, Monday through Friday between 8:00 a.m. and 4:00 p.m.



CITY COUNCIL

CITY OF COCOA, FLORIDA

FT-39989364

Legislation Details (With Text)

File #:	24-457	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Four Corners Visioning Update. (Planning Consultant)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Meeting Presentation 8.5.24.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 13, 2024
Agenda Date: August 13, 2024
Prepared By: Stephen Noto, AICP - RVi Planning & Landscape Architecture Planning Consultant
Through: Stockton Whitten - City Manager
Requested Action:
Four Corners Visioning Update

BACKGROUND:

In the fall of 2023, City staff identified a number of parcels located along SR 520 and US1 that have incompatible zoning and future land use designations. This situation creates a consistency issue with the Comprehensive Plan and impacts property development opportunities. In addition, it was found that the zoning categories that were consistent with the overlying Mixed-Use Future Land Use (FLU) designation were not structured in a manner to support the goals and objectives of the Mixed-Use FLU designations.

Given the scope of the impacted area, generally described as the south side of SR520 from S. Fiske Blvd. to the intersection of SR520 and US1, including the full intersection of SR520 and US1, and more clearly shown in the attached maps, City staff requested that RVi review the impacted corridor and provide strategic solutions in how to address the issue. RVi created a scope that consists of five stages, with the goal of being complete prior to the end of the 2024 calendar year:

- City Kickoff and Strategy
- Community Outreach
- Gateway Corridor Land Development Code (LDC) Amendments
- Zoning and Future Land Use Compatibility Strategy

- Public Hearings

City Kickoff

The first stage of the project occurred during the first two quarters of the year and consisted of the City Kickoff and Initial Strategies for the study area as well as planning for Community Outreach. Upon completion of that stage, it was determined that the initial study area would be limited to the "Four Corners", which is generally described as the parcels at the intersection of SR520 and US1, as seen in the attached maps. In addition, an in-person, with virtual option, Community Outreach meeting was to be held on Monday, June 17, 2024, at the Dr. Joe Lee Smith Recreation Center.

Community Outreach

In order to maximize community involvement, a multichannel marketing approach was utilized:

- Almost 1,800 public notice letters were sent two-weeks before the Community Workshop.
    - This included all parcels within both the Cocoa and Diamond Square CRAs.
- City staff created and published a Community Visioning Workshop flyer that was posted on the City website.
- City staff created a Facebook event on the City Facebook page promoting the Workshop.

Approximately 100 residents and interested parties attended the Community Workshop in-person, and approximately 2 dozen attended online. A full team from RVi was present, as well as representatives from FDOT and the Space Coast Transportation Planning Organization (TPO). The City of Cocoa Mayor and Councilmembers, along with the City Manager and staff were also present.

The team from RVi covered a 50-slide presentation that included background of the project, an overview of the City's LDC and Comprehensive Plan and how they impact the Four Corners, an existing conditions analysis, and design considerations in order to meet the intent of the City's adopted Comprehensive Plan. Breakout sessions were held with those in attendance in order to gather feedback on ideas and solutions for Streetscape, Land Use, Mobility, and Urban Design.

Attendees were provided stickers to indicate positive, neutral, or negative feedback to the items presented. Representatives from RVi, FDOT, and the Space Coast TPO were also available for questions. Scans of the feedback boards showing placement of "positive, neutral, or negative" feedback are provided as part of this memo.

A variety of written and verbal feedback was also provided:

Ideal Land Uses:

- Encourage Mixed Use projects (residential above retail or office).
- Neighborhood based small scale retail and service-based uses are also ideal, i.e. barber shop/salon, medical office, small grocer, day care facilities, and the like.
- Idea for restaurant on 2nd or 3rd story overlooking the area with railroad theme.

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- Some auto-oriented uses are okay if well-buffered and screened from the road, so they are attractive, and with enhanced building/architectural standards.

Ideal Built Form:

- Max. 3 stories.
- Limited driveways/access from arterial frontages with access from “side streets” and interconnectivity between parcels.
- Old Florida desired architectural vernacular, beach, “Key West”, Hemingway House was an inspiration of one group.
- Placemaking through public art, fountain, or feature on key properties.
- Enhanced landscaping and enhanced architectural codes to ensure the national chains build to a higher level/standard.

Mobility Improvements:

- Supportive of using ROW to move sidewalks further from travel lanes and adding landscaping to create pedestrian environment.
- Sensible to the fact that the roadways are arterial corridors that connect the region, so it will also need to be vehicle friendly.
- Work on finding funding for an overpass bridge to connect Stone Street across rail lines.
- Not supportive of pedestrian overpass due to aesthetics, practical issues of the trucks and transport through the intersection, could cut off pedestrian activity on street.

Visioning Boards:

- Enhanced design standards.
- Provide a variety of allowed uses.
- Improved access across US1 and train tracks.
- Have buildings front US1 and SR520 with entrances from side roads.
- Pedestrian safety improvements.
- Landscape buffering along right-of-way.
- Include representation of Diamond Square.
- Don’t exceed three story building heights.
- Allow for rooftop entertainment.
- Encourage “Old-Florida” Architecture.
- Parking in rear of building not along US-1.
- Utilize Downtown St. Petersburg as a guide (walkable and public art focused).
- Provide street art.
- Area should represent the “Gateway to the beach & Merritt Island”.
- Current design feels crowded and unsafe.
- Have the CRAs be involved.
- Pedestrian overpass to connect Stone St. to Cocoa Village.
- Extend visioning to the north side of SR520.

Additional Public Input

On Monday, August 5, 2024, RVi presented the outcomes of the Community Workshop to the Cocoa CRA. No additional public input was received, and the questions received from the CRA were generally related to the implementation of potential code changes, uses, timing, and intergovernmental coordination of pedestrian improvements.

A similar presentation, as well as direction received from the City Council, will be presented to the Diamond Square CRA on Monday, August 19, 2024.

Recommendation

A summary of this feedback provides for a recommendation that the City continue to follow and implement the vision outlined in the Comprehensive Plan for the Mixed Use FLU designation. That being said, the current zoning districts that regulate the subject parcels are not structured in a manner to support these types of developments or improvements. In addition, there are at least two commercial zoning districts that exist within the corridor that are not compliant with the Mixed-Use FLU. Having said that, RVI and staff recommend the following:

1. Update the Comprehensive Plan to include C-P, Commercial Parkway, as an Applicable Zoning District within the Mixed-Use Future Land Use designation, in Figure FLU-1.
2. Create a Four Corners Overlay that provides for zoning standards that support a Mixed-Use, pedestrian friendly environment.
    a. This includes the incorporation of specific design standards related to building architecture, site landscaping, landscape buffers, location of parking, building heights, and site access.
    b. Create a list of permitted, conditional, special exception, and prohibited uses within the Overlay.
3. Coordinate with FDOT to discuss improvements to SR520/US1 with relation to landscaping and pedestrian access, as well as any opportunities for private sector improvements on those topics.
4. Coordinate with Space Coast Area Transit on bus shelter improvements and encouraged use of existing public transit infrastructure.
5. Begin review and recommendations of the remaining corridor west of the Four Corners.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

City staff and RVi request direction from the City Council on the above recommendations. Based on the direction received, RVi will coordinate a schedule with City staff on the next steps of the process. Any changes to be made to the Land Development Code or Comprehensive Plan will require public hearings at the Planning & Zoning Board and the City Council. This will allow for additional public input for the project.

RVi Planning + Landscape Architecture

COCOA FLORIDA

SR 520 / US1 CORRIDOR

CRA MEETING

COMMUNITY WORKSHOP - VISIONING

- RVi Planning and Landscape Architecture is completing a zoning and land use compatibility study of the SR 520 and US 1 corridor
- The are a number of properties within the corridor that have Zoning Districts that are not in compliance with their Future Land Use (FLU) Category
- This creates a consistency issue with the Comprehensive Plan



VISIONING STUDY AREA

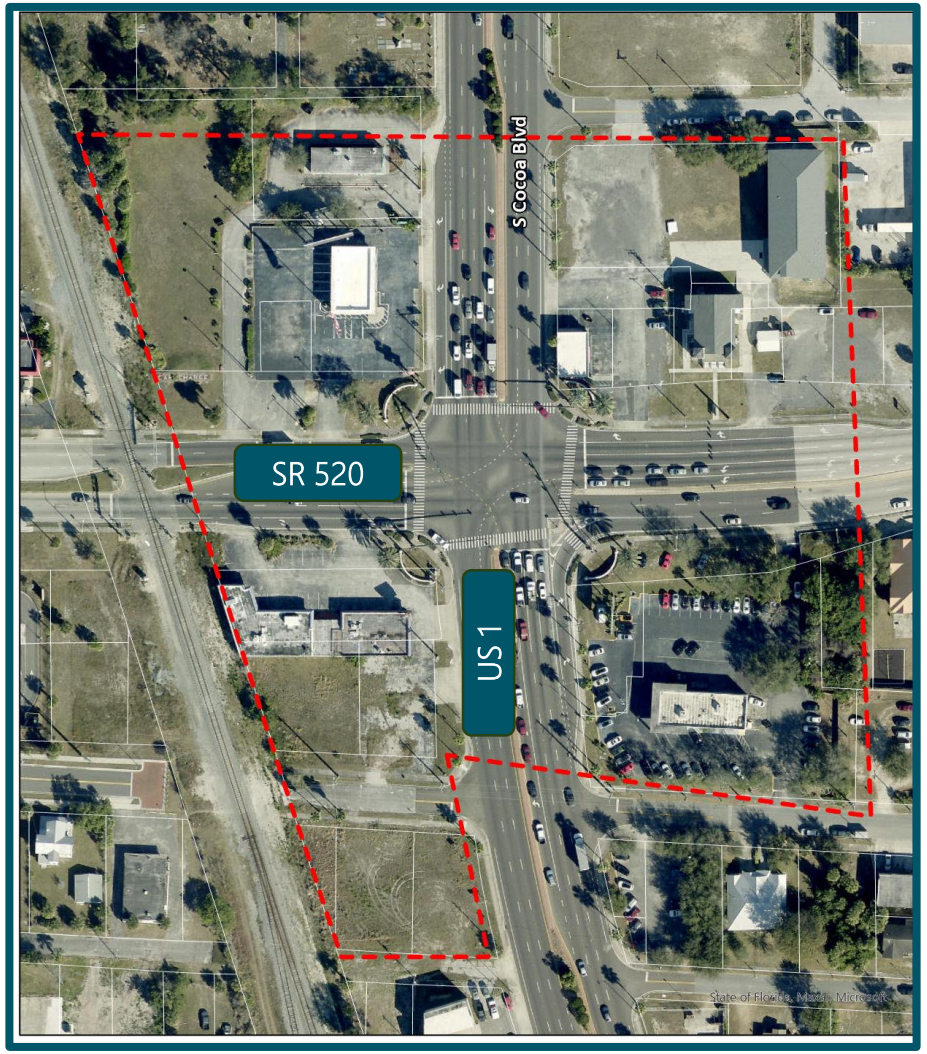
- The Four Corners has been identified as a vital intersection that acts as an into the core of the City of Cocoa
- It is the intersection of the Diamond Square and Cocoa CRAs
- It is also an entrance into Cocoa Village
- Given this strategic location, it is the start of this visioning



FOUR CORNERS VISIONING AREA

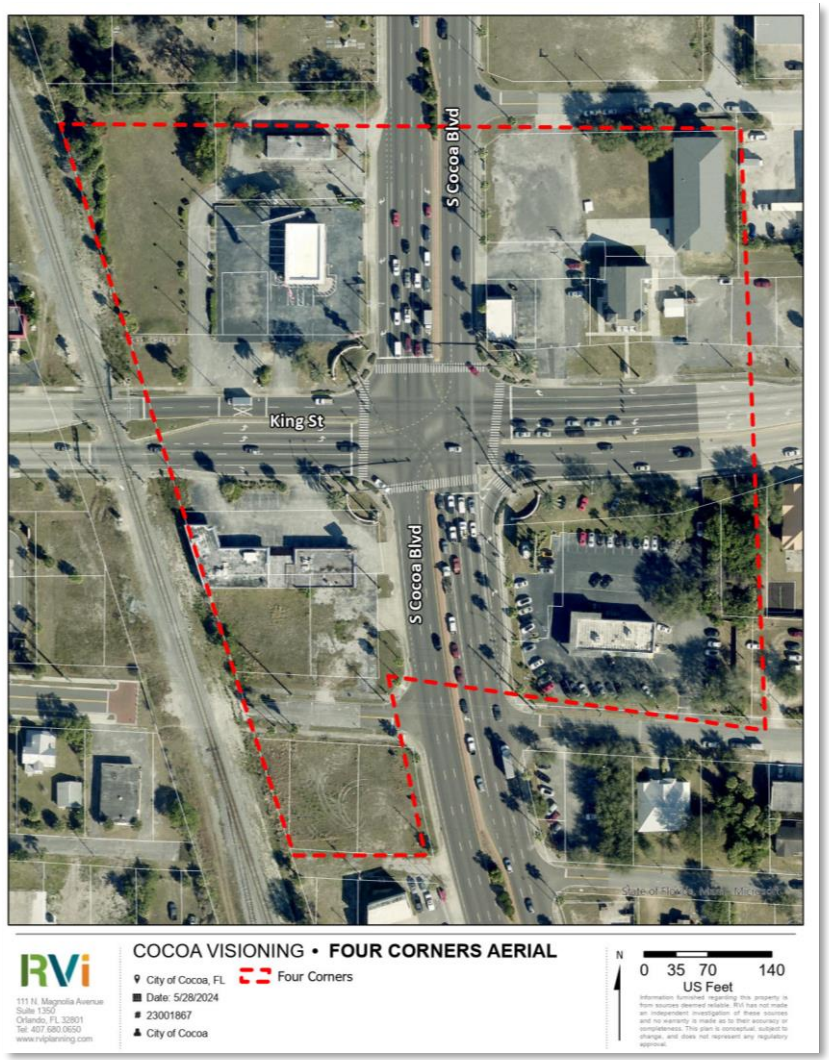
- The Four Corners generally consists of properties that are abutting SR 520 and US 1. The northern boundary is St. Johns St., and the southern boundary is Stone St.

- There are twenty-two (22) parcels within the study area, with six (6) different property owners



FOUR CORNERS

- This study will review the existing condition of the Four Corners.
- We want to understand through analysis how the Mixed-Use vision is currently being implemented.
- If there are gaps in the vision, we want to create opportunities for a shared theme for not only this intersection, but the corridor as a whole.



WHAT IS FUTURE LAND USE?

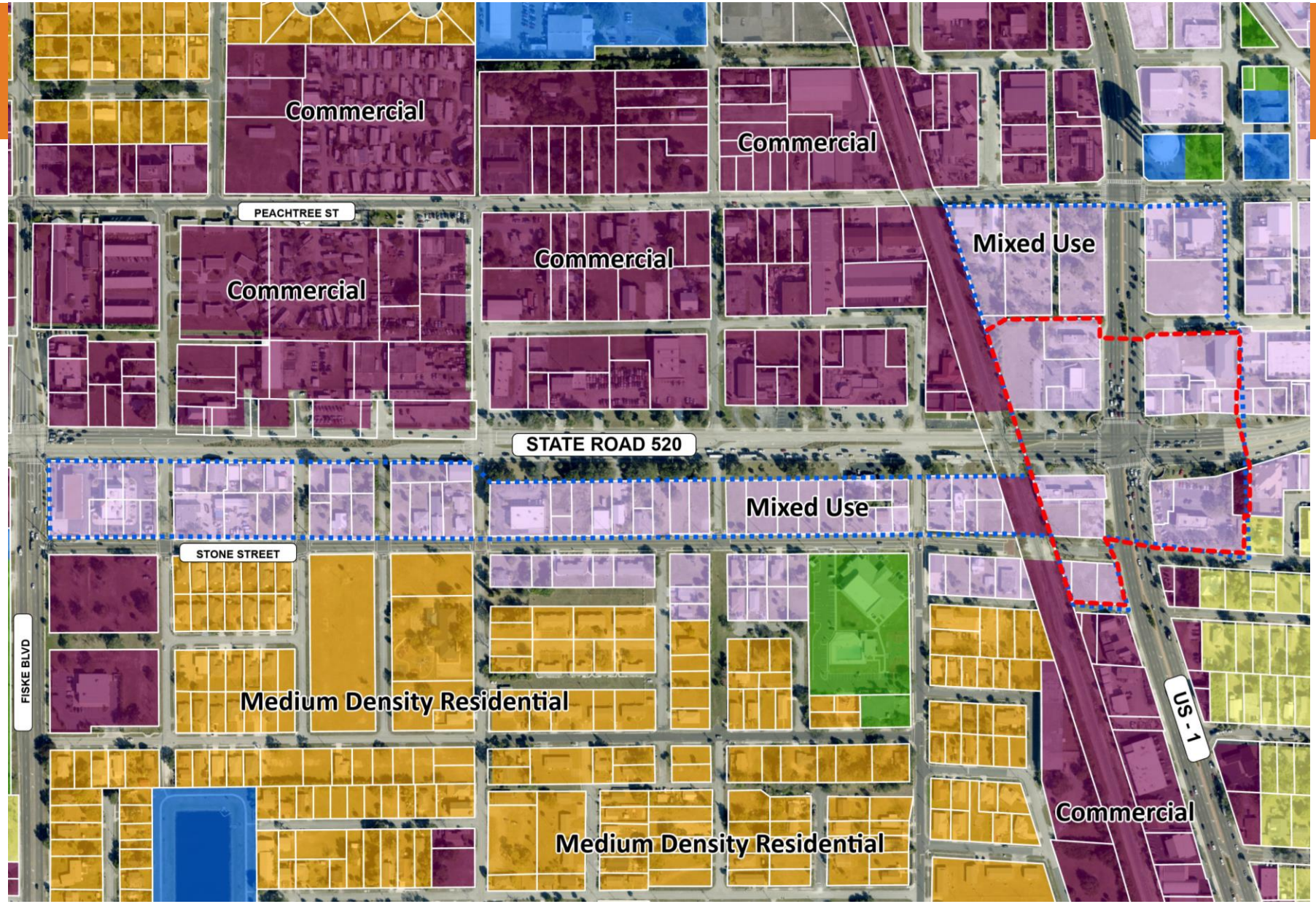
- Every property in the City is designated within a future land use designation to ensure property is developed in a safe manner that protects the community long-term

- A Future Land Use (FLU) Designation is a generalized map with broad descriptions such as

  - ✓ Residential
  - ✓ Commercial
  - ✓ Industrial

- The Future Land Use Map dictates the properties general type of use, intensity (square footage of commercial) and density (# of homes per acre), and character.

- These designations are assigned on the Future Land Use Map that guides growth in the City for 10+ years so this map does not change frequently


Commercial
Commercial
PEACHTREE ST
Commercial
Commercial
Mixed Use
STATE ROAD 520
Mixed Use
STONE STREET
FISKE BLVD
Medium Density Residential
US - 1
Commercial
Medium Density Residential

WHAT IS ZONING?

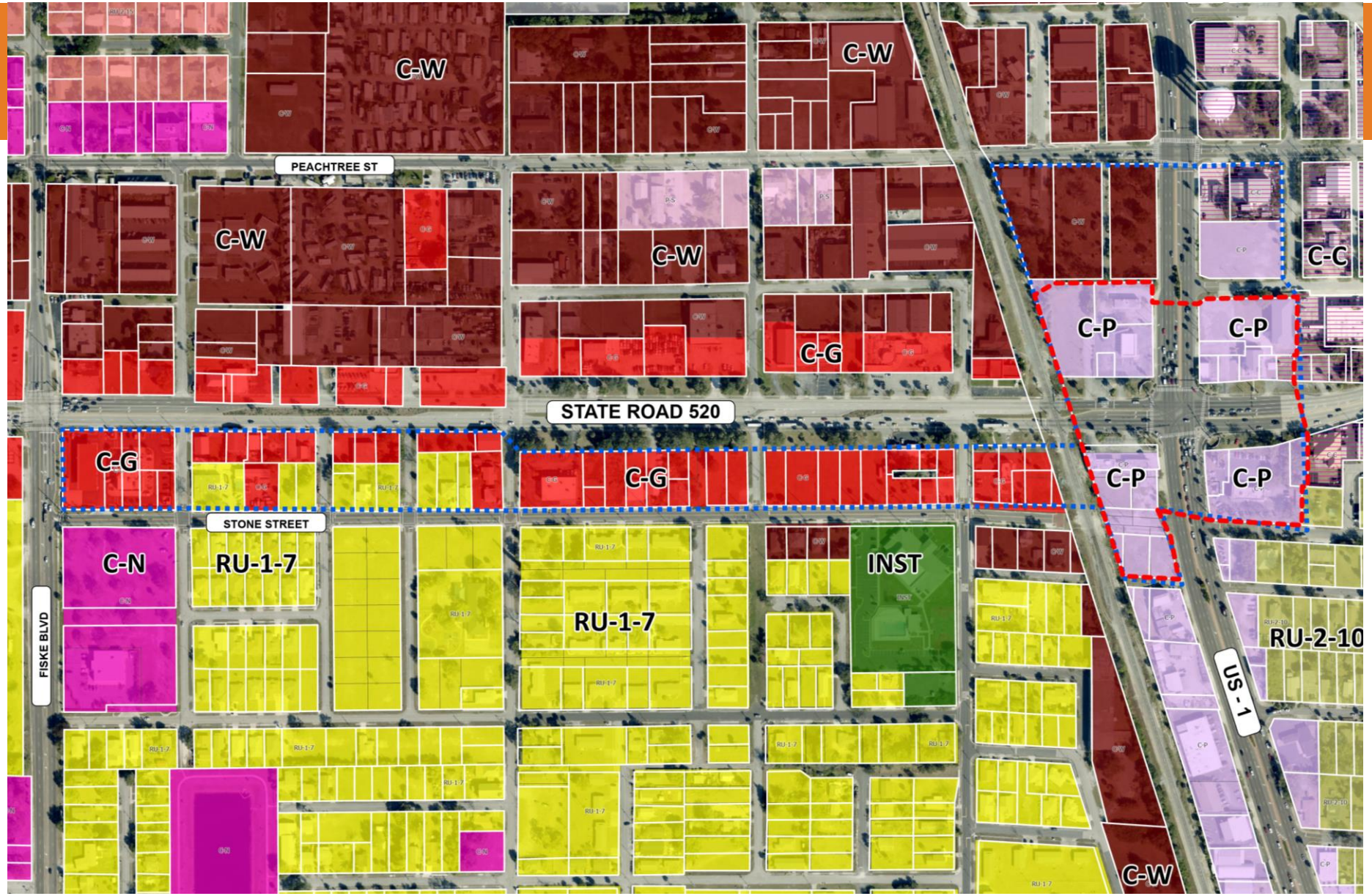
- Every property in the City is also assigned a zoning district to ensure what is built is safe, attractive and compatible with the neighboring properties

- A Zoning District regulates very specific uses such as:

  - ✓ Single family home
  - ✓ "Multi-family" buildings/apartments
  - ✓ Medical office
  - ✓ Bank

- Zoning also establishes setbacks, building height, and other standards, i.e. homes must be 25 feet from a street or no more than 35 feet tall

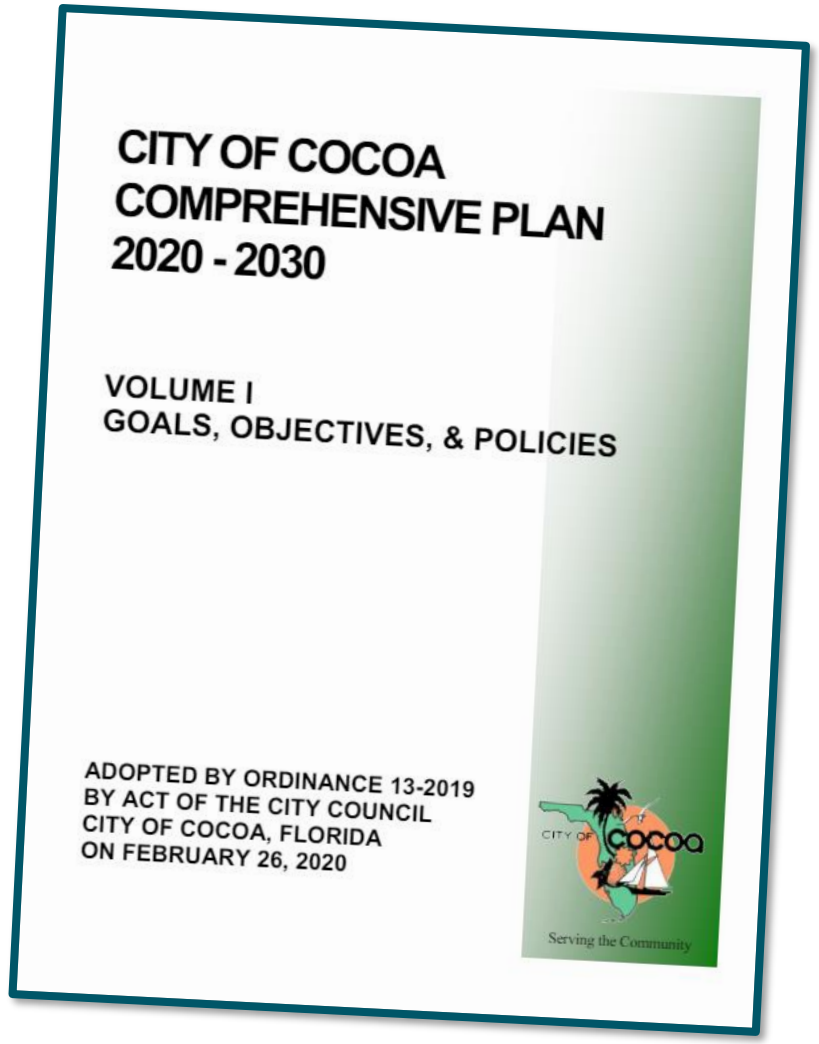
- This map changes more frequently than the Future Land Use Map, i.e. when a bank converts to a day care the zoning map may need to change


C-W
C-W
C-W
PEACHTREE ST
C-W
C-W
C-G
C-C
C-P
C-P
STATE ROAD 520
C-G
C-G
C-P
C-P
STONE STREET
C-N
RU-1-7
RU-1-7
INST
RU-2-10
FISKE BLVD
US - 1
C-W

FOUR CORNERS MIXED USE FUTURE LAND USE

- The Mixed-Use FLU is intended to provide a mix of uses, such as residential, commercial, office, recreational and institutional.

- The Comprehensive Plan has multiple criteria in determining where the MU category is placed, and includes public transit, a compact and walkable environment, unified architectural and streetscape themes, and mixed-use buildings.



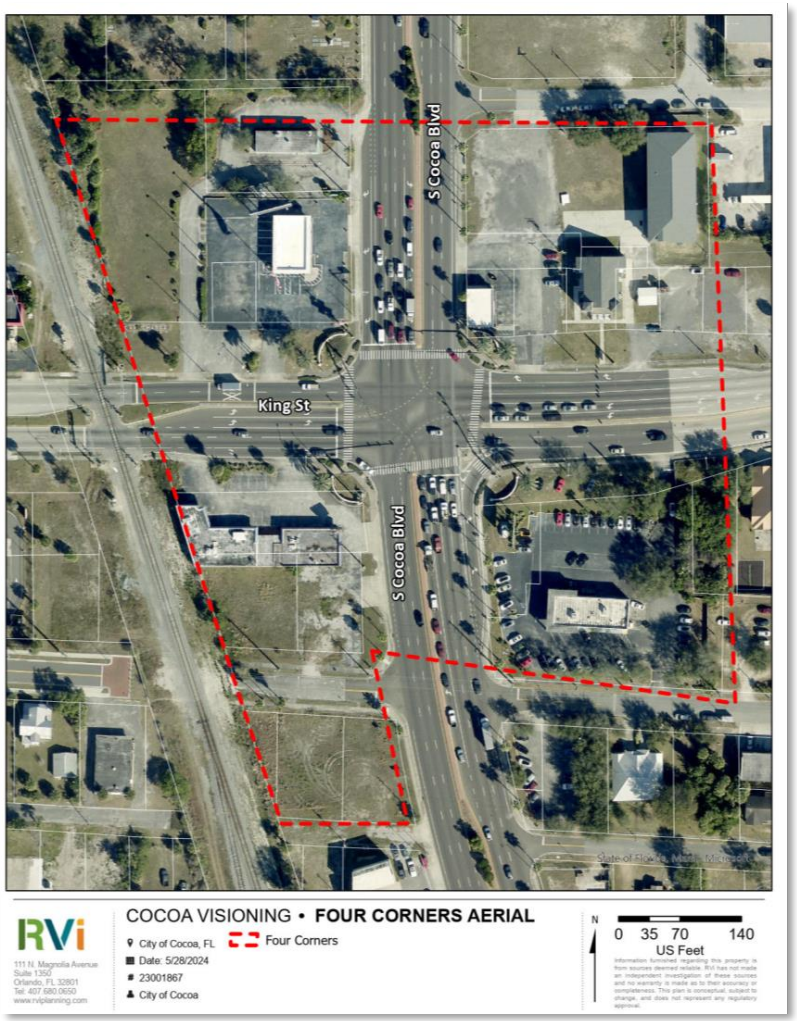
WHAT IS URBAN "MIXED USE" DEVELOPMENT



Source: Business Observer

FOUR CORNERS ZONING ISSUE

- All of the properties within the Study Area have a zoning district of "C-P", Commercial Parkway.
- The C-P zoning district allows for a variety of commercial uses, with a focus on areas located adjacent to a main highway approach into the City.
- *Most of the permitted uses are very auto-oriented and not always supportive of pedestrian friendly designations for the community*



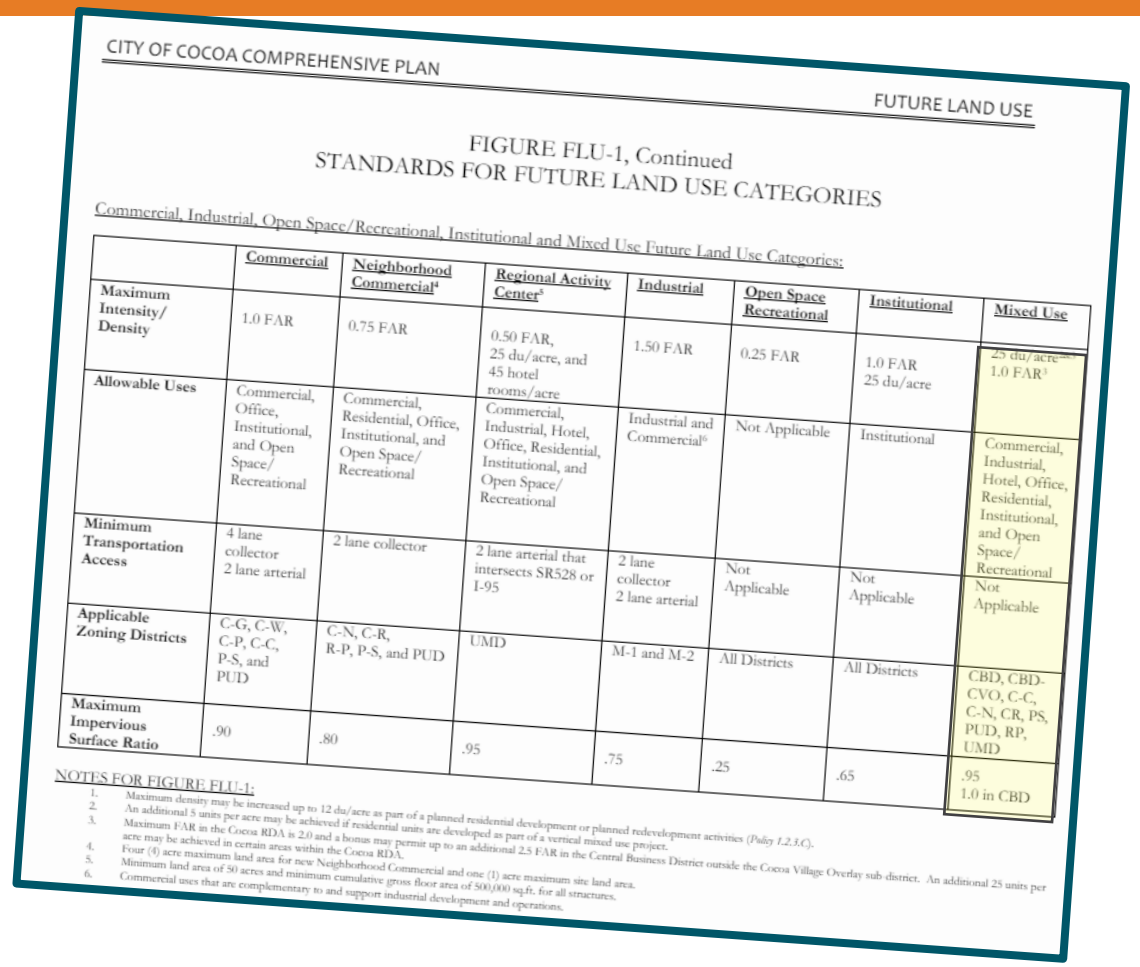
WHAT IS "AUTO ORIENTED" DEVELOPMENT



Source: Crexi

ZONING AND LAND USE – WHAT IS THE ISSUE?

- The C-P is not consistent with Mixed-Use.
- The zoning districts that are consistent, outside of the Central Business District, don't encourage an urban form that encourages a mixture of uses or pedestrian oriented scale to be expected of a mixed-use area.



CITY OF COCOA COMPREHENSIVE PLAN — FUTURE LAND USE

FIGURE FLU-1, Continued
STANDARDS FOR FUTURE LAND USE CATEGORIES

Commercial, Industrial, Open Space/Recreational, Institutional and Mixed Use Future Land Use Categories:

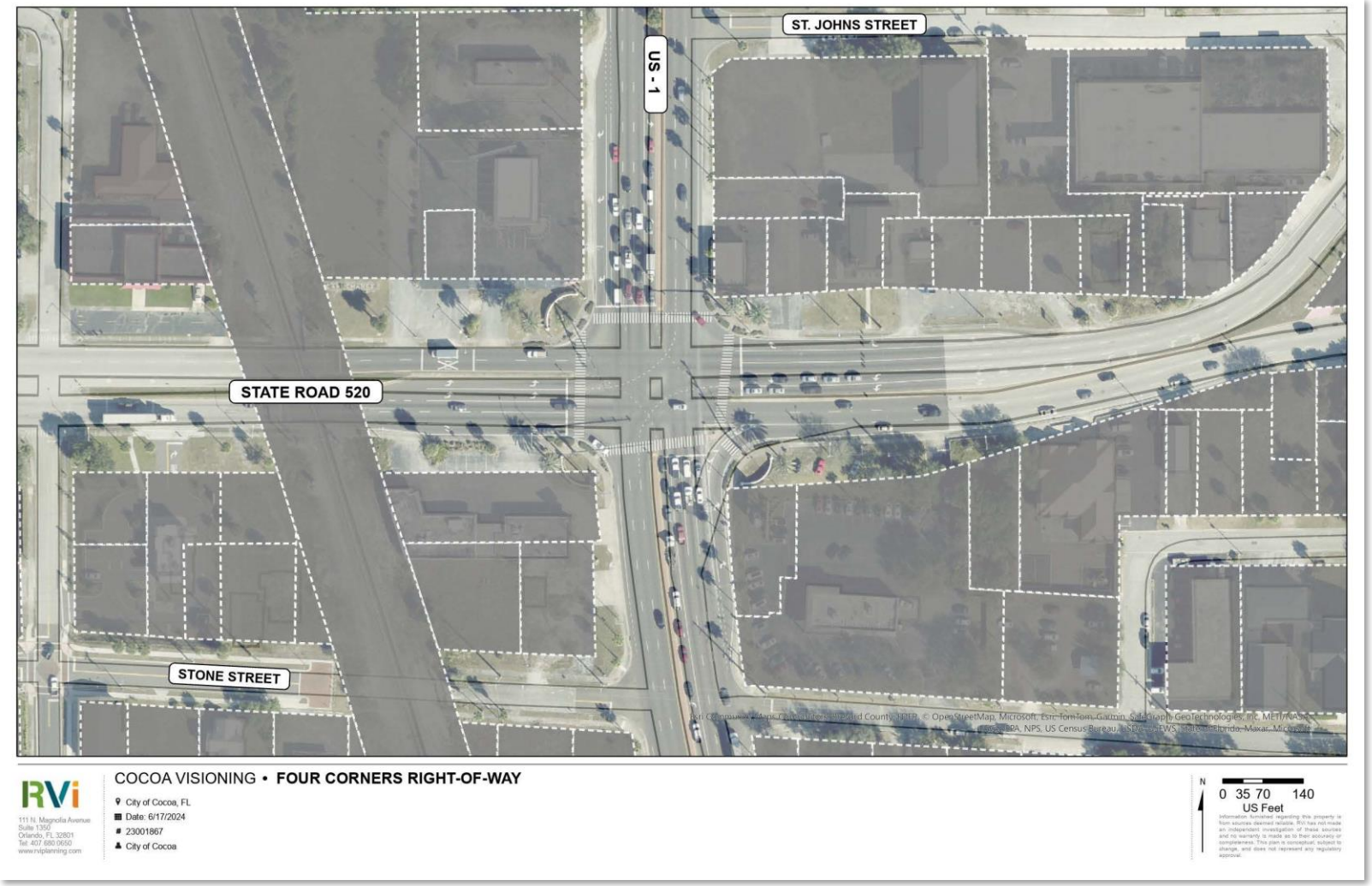
	Commercial	Neighborhood Commercial[4]	Regional Activity Center[5]	Industrial	Open Space Recreational	Institutional	Mixed Use
Maximum Intensity/ Density	1.0 FAR	0.75 FAR	0.50 FAR, 25 du/acre, and 45 hotel rooms/acre	1.50 FAR	0.25 FAR	1.0 FAR 25 du/acre	25 du/acre[1,2] 1.0 FAR[3]
Allowable Uses	Commercial, Office, Institutional, and Open Space/ Recreational	Commercial, Residential, Office, Institutional, and Open Space/ Recreational	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/ Recreational	Industrial and Commercial[6]	Not Applicable	Institutional	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/ Recreational
Minimum Transportation Access	4 lane collector 2 lane arterial	2 lane collector	2 lane arterial that intersects SR528 or I-95	2 lane collector 2 lane arterial	Not Applicable	Not Applicable	Not Applicable
Applicable Zoning Districts	C-G, C-W, C-P, C-C, P-S, and PUD	C-N, C-R, R-P, P-S, and PUD	UMD	M-1 and M-2	All Districts	All Districts	CBD, CBD-CVO, C-C, C-N, CR, PS, PUD, RP, UMD
Maximum Impervious Surface Ratio	.90	.80	.95	.75	.25	.65	.95 1.0 in CBD

NOTES FOR FIGURE FLU-1:

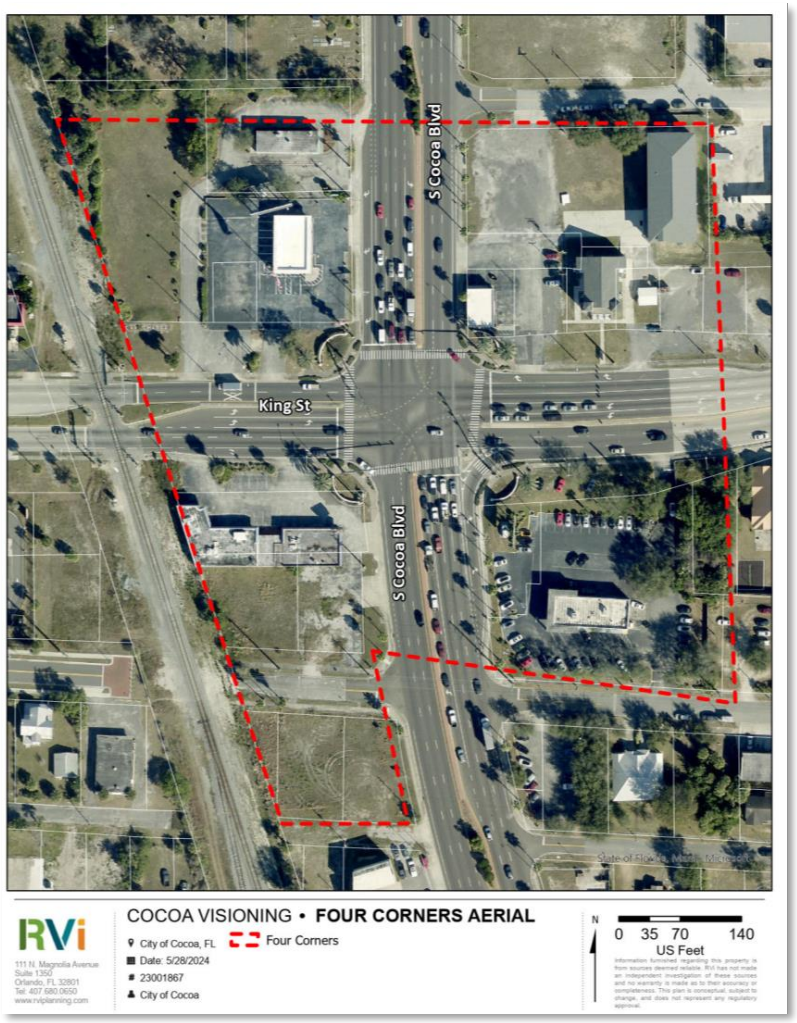
1. Maximum density may be increased up to 12 du/acre as part of a planned residential development or planned redevelopment activities (*Policy 1.2.3.C*).
2. An additional 5 units per acre may be achieved if residential units are developed as part of a vertical mixed use project.
3. Maximum FAR in the Cocoa RDA is 2.0 and a bonus may permit up to an additional 2.5 FAR in the Central Business District outside the Cocoa Village Overlay sub district. An additional 25 units per acre may be achieved in certain areas within the Cocoa RDA.
4. Four (4) acre maximum land area for new Neighborhood Commercial and one (1) acre maximum site land area.
5. Minimum land area of 50 acres and minimum cumulative gross floor area of 500,000 sq.ft. for all structures.
6. Commercial uses that are complementary to and support industrial development and operations.

RIGHT OF WAY CHALLENGES

- The SR520 ROW is 200’ wide in certain areas.
- Some properties have private parking that extend into the ROW.
- This impacts site design and ROW improvements.
- Does allow for opportunities for pedestrian and multi-modal improvements.



FOUR CORNERS – EXISTING CONDITIONS



FOUR CORNERS – EXISTING CONDITIONS

- 209 & 219 S. Cocoa Blvd.
- Papa Johns and Multiple-use office building
- Office building previously operated as an auto sales lot



FOUR CORNERS – EXISTING CONDITIONS

1. The site is single-use with no building frontage up to the street.

2. There is no street landscaping.

3. Due to the location of the building, parking, sidewalks, and other infrastructure, there is no pedestrian scale or encouraged level of walkability.

4. There is a Space Coast Area Transit stop available (520 Connector), but no bus shelter. This does not encourage use of multi-modal transportation options.

5. Aside from the Cocoa entry identification sign, the intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 220 N. Cocoa Blvd. & 474 W. King St.
- Smoke shop, parking lot, & Church.
- Smoke shop was previously a payday loans business.



FOUR CORNERS – EXISTING CONDITIONS

1. It is a single-use structure, however the building is brought to the street.

2. There is minimal landscape between the structure and the sidewalk.

3. Aside from the Cocoa entry identification sign, the intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 304 S. Cocoa Blvd.
- CARite of Cocoa
- Has operated as a car sales lot for over twenty years



FOUR CORNERS – EXISTING CONDITIONS

1. Traditional auto-oriented use with building setback from the street with a parking lot separating.

2. Perimeter landscaping includes palm trees but lacks a pedestrian level hedge row to buffer the use from the roadway.

3. Recent DOT improvements included the removal of a turn lane from US1 to SR520 and widening of pedestrian walkway, which improves the pedestrian experience.

4. Intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 301 S. Cocoa Blvd.
- Currently vacant
- Multiple curb-cuts on US1 and SR 520
- Previously consisted of multiple retail buildings



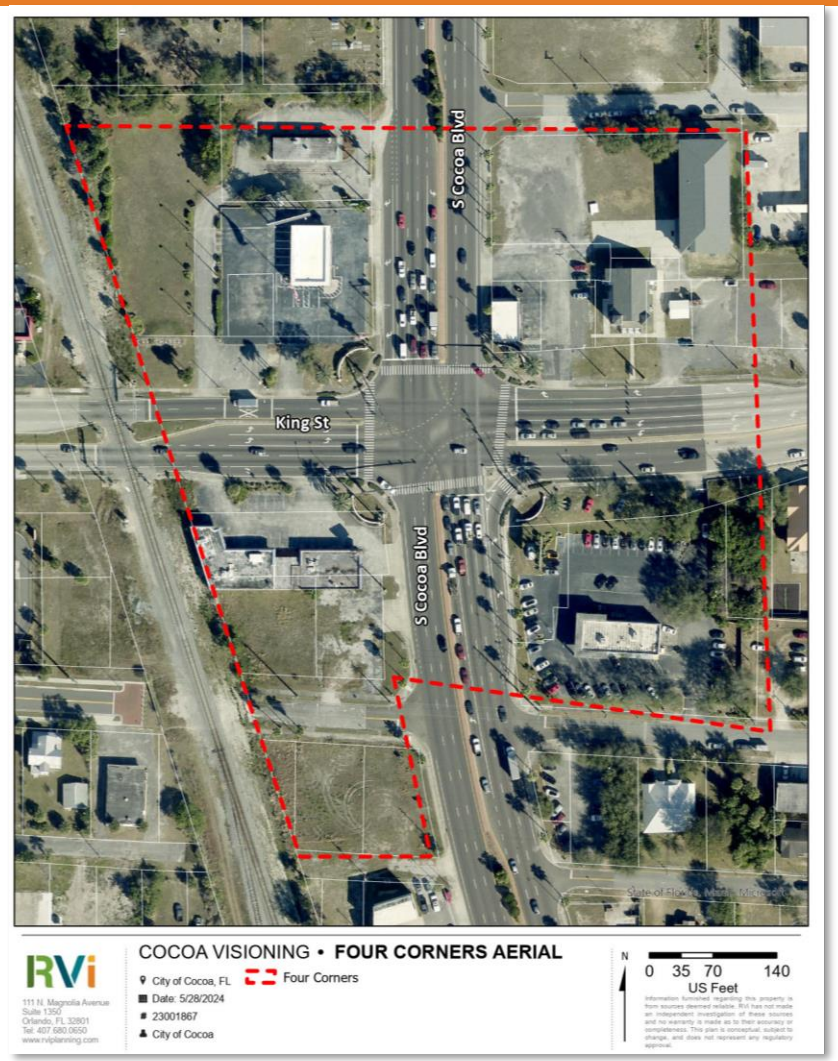
FOUR CORNERS – EXISTING CONDITIONS

- Site has greatest chance for success due to it being vacant.
- Multiple challenges due to existing on-site easements and curb cuts.
- Pedestrian scale can be achieved through proper site design in building location, landscape, and location of infrastructure.



FOUR CORNERS – EXISTING CONDITIONS

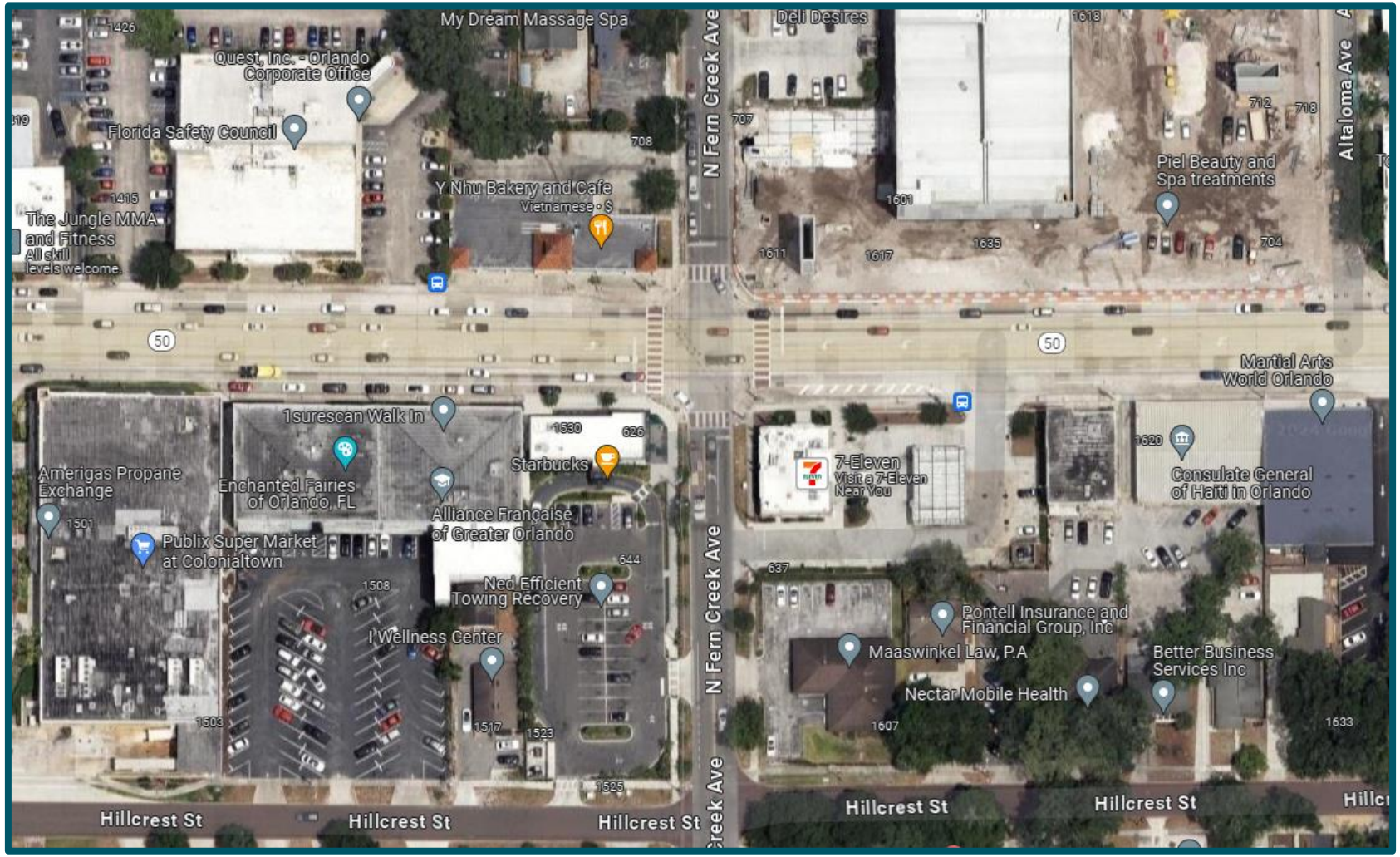
- On the whole, the intersection struggles with auto-oriented uses that are not at a pedestrian scale to encourage walkability.
- This isn't all due to the buildings: the SR 520 right-of-way is so large that building setbacks seem exaggerated due to the lack of landscaping and pedestrian or transit amenities.
- Due to the ROW width, traffic counts, and railroad infrastructure, it can be difficult to create a pedestrian scale environment typically seen in a mixed-use neighborhood.



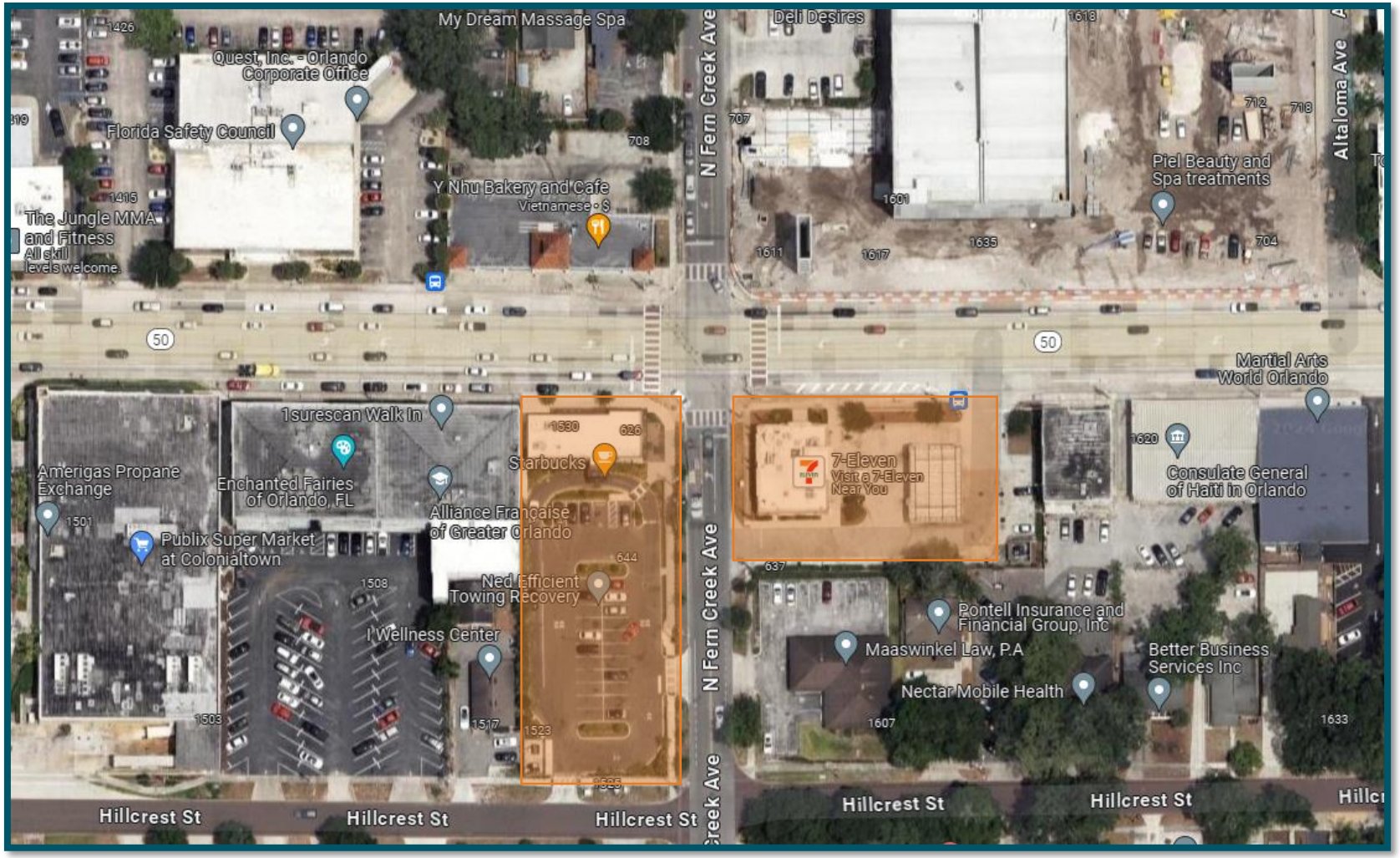
FOUR CORNERS – THE VISION

Knowing that the vision is a mixed-use corridor, while understanding the conditions brought by two major state roadways, there are real world strategies to improve the aesthetics of the corridor through design. These aesthetics impact the use of the site.

FOUR CORNERS – REAL WORLD EXAMPLES



FOUR CORNERS – REAL WORLD EXAMPLES



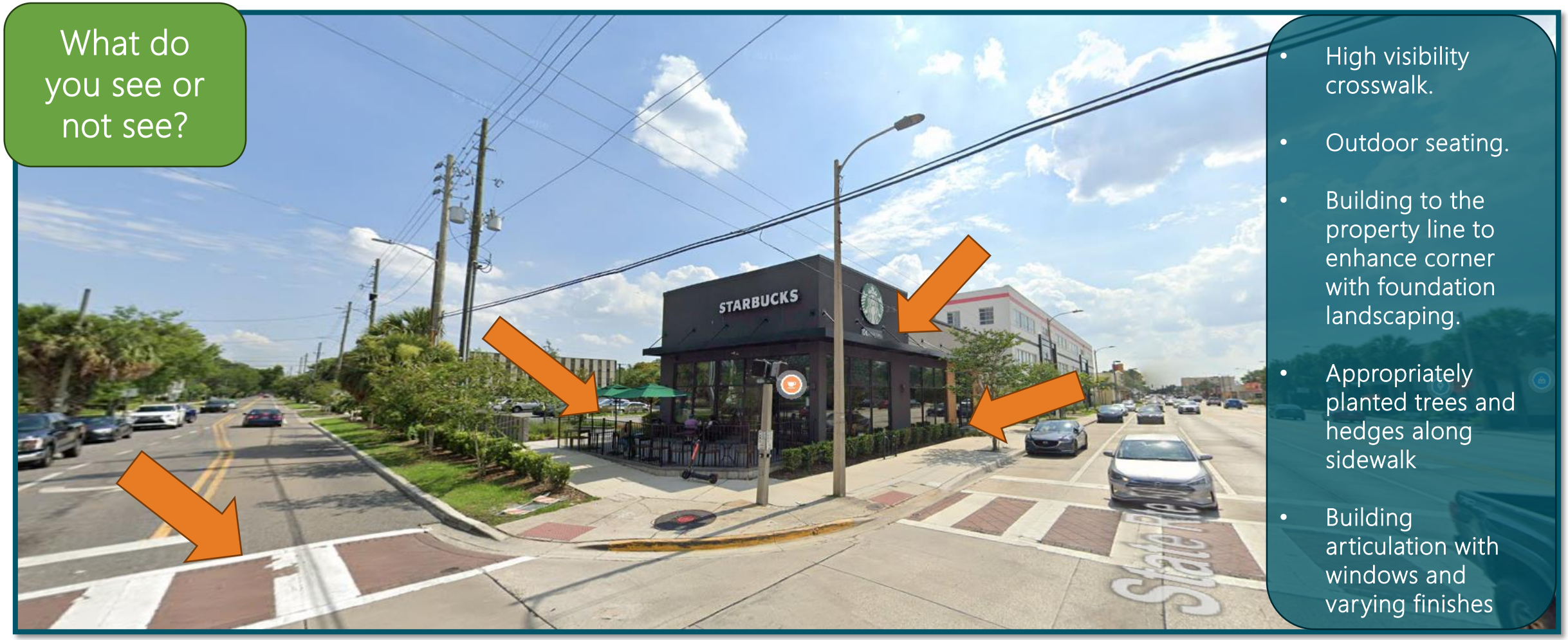
REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- High visibility crosswalk.
- Outdoor seating.
- Building to the property line to enhance corner with foundation landscaping.
- Appropriately planted trees and hedges along sidewalk
- Building articulation with windows and varying finishes

REAL WORLD EXAMPLES

Drive-Thru is hidden!



- Hidden drive-thru with internal flow.
- Stem wall to protect pedestrians and improve buffer
- Pedestrian scale landscape that is also sensitive to overhead powerlines
- Continued building articulation and finishes with limited signage.

REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- High visibility crosswalk.
- Building to the property line to enhance corner with foundation landscaping.
- Public entrance from framework road.
- Appropriately planted trees and hedges along sidewalk.

REAL WORLD EXAMPLES

What do you see or not see?



- Stem wall with landscape to enhance buffer and improve pedestrian safety.
- Appropriately located trees away from the overhead powerlines.
- Location of canopy is behind front wall of building, and hidden due to landscape.

REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- Gas canopy is behind main wall of building.
- Multiple building finishes and articulation points.
- Foundation landscaping.
- Limited signage.
- Public art to enhance the corner and pedestrian experience.

REAL WORLD EXAMPLES



2474 and 2504 S. Orange Ave., Orlando, FL

REAL WORLD EXAMPLES



4120 SR 46, Sanford, FL



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



WORKSHOP RECAP

Approximately 1,800 public notice letter were sent prior to the Community Workshop

Staff created and published a Community Visioning flyer that was posted on the City website.

Staff created a Facebook event on the City Facebook page



WORKSHOP RECAP

Approximately 100 residents and interested parties attended the Community Workshop in-person, and approximately 2 dozen attended online.

Breakout sessions were held with those in attendance in order to gather feedback on ideas and solutions for Streetscape, Land Use, Mobility, and Urban Design.

Attendees were provided stickers to indicate positive, neutral, or negative feedback. Representatives from RVi, FDOT, and the TPO were also available for questions.

WORKSHOP RECAP

- Idea for restaurant on 2nd or 3rd story overlooking the area with railroad theme

- Some auto-oriented uses are okay if well-buffered and screened from the road, so they are attractive, and with enhanced building/architectural standards.



WORKSHOP RECAP

- Encourage Mixed Use projects (residential above retail or office).

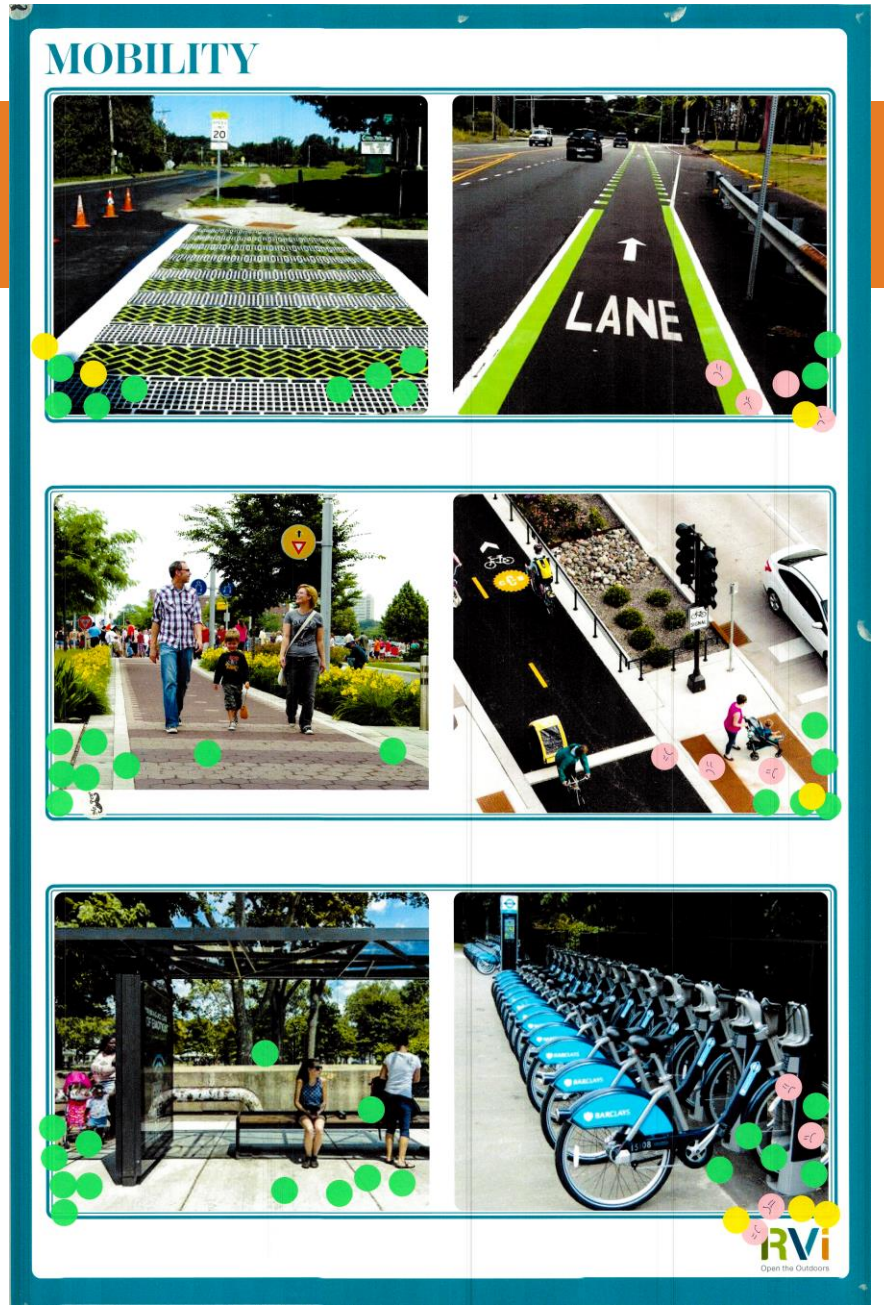
- Neighborhood based small scale retail and service-based uses are also ideal, i.e. barber shop/salon, medical office, small grocer, day care facilities, and the like.



WORKSHOP RECAP

- Supportive of using ROW to move sidewalks further from travel lanes and adding landscaping to create pedestrian environment.

- Sensible to the fact that the roadways are arterial corridors that connect the region, so it will also need to be vehicle friendly.



WORKSHOP RECAP

- Work on finding funding for an overpass bridge to connect Stone Street across rail lines.

- Not supportive of pedestrian overpass due to aesthetics, practical issues of the trucks and transport through the intersection, could cut off pedestrian activity on street.



WORKSHOP RECAP

- Enhanced design standards.
- Provide a variety of allowed uses.
- Improved access across US1 and train tracks.
- Have buildings front US1 and SR520 with entrances from side roads.
- Pedestrian safety improvements.
- Landscape buffering along right-of-way.
- Include representation of Diamond Square.



WORKSHOP RECAP

- Don’t exceed three story building heights.
- Allow for rooftop entertainment.
- Encourage “Old-Florida” Architecture.
- Parking in rear of building not along US-1.
- Utilize Downtown St. Petersburg as a guide (walkable and public art focused).
- Provide street art.



WORKSHOP RECAP

- Area should represent the “Gateway to the beach & Merritt Island”.
- Current design feels crowded and unsafe.
- Have the CRAs be involved.
- Pedestrian overpass to connect Stone St. to Cocoa Village.
- Extend visioning to the north side of SR520.



UPCOMING MEETINGS

City Council
Tuesday, August 13, 2024

Diamond Square CRA
Monday, August 19, 2024

RVi Planning + Landscape Architecture

COCOA FLORIDA

FEEDBACK AND QUESTIONS

Legislation Details (With Text)

File #:	24-461	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Approve Resolution 2024-077 adopting a revised fee schedule for planning and zoning lot split applications and Community Development District Review for new developments within the City of Cocoa. (City Manager)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Resolution No. 2024-077 - Planning and Zoning Fee Schedule				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024.
Agenda Date: August 13, 2024.
Prepared By: Luci Ribeiro and Jen Webster - City Planners
Through: Stockton Whitten - City Manager
Requested Action:
Approve Resolution 2024-077 adopting a revised fee schedule for planning and zoning lot split applications and Community Development District Review for new developments within the City of Cocoa.

BACKGROUND:

As part of section 2 (b), Art. VIII of the Florida Constitution, and Section 166.021, Florida Statutes, the City Council may exercise home rule powers to adopt and authorize various fee schedules related to the ability to perform certain municipal functions.

The City Council adopted Ordinance 13-2022 which repealed the previously existing schedule of fees and authorized the City Council to adopt new fees by way of Resolution.

Following the approval of Ordinance 13-2022, the City Council has enacted two resolutions to revise the City of Cocoa Planning and Zoning Fee Schedule. These updates addressed various application costs and established a mechanism for the City to pass through fees associated with third-party reviews.

The proposed resolution introduces a fee for the new Lot Split application process, by Ordinance 06-2024, effective June 4, 2024, as approved by the City Council. Additionally, it establishes a new fee for the Community Development District (CDD) review typically used in planned communities and

large developments, per Florida Statute §190.005. The review of a Community Development District (CDD) by legal staff involves a comprehensive examination of various aspects related to the establishment and operation of the district.

Staff recommends the follow fees be added for the new Lot Split Application and the CDD review fee:

Lot Split Residential (single-family)	$500+Ad Fees
Lot Split Multifamily and Non-residential	$1250+Ad Fees
Community Development District (CDD)	$15,000 or as provided in 190.005, F.S.

(See Exhibit “A” for the City of Cocoa Planning and Zoning Fee Schedule.)

PRIORITY AREA CONNECTION:

Organizational Effectiveness.

BUDGETARY IMPACT:

Budgeted N/A
If not budgeted, is amendment/transfer attached? N/A

PREVIOUS ACTION:

City Council approved Ordinance 13-2022 and adopted Resolution 2022-102 for a revised fee schedule at the October 25, 2022 City Council Meeting.

City Council approved Resolution 2023-052 revising the fee schedule

RECOMMENDED MOTION:

Approve Resolution 2024-077 adopting a revised fee schedule for planning and zoning applications.

RESOLUTION NO. 2024-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A REVISED FEE SCHEDULE FOR PLANNING AND ZONING RELATED APPLICATIONS; PROVIDING FOR A REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, under its broad exercise of home rule powers established by Section 2(b), Article VIII, of the Florida Constitution, and Section 166.021, Florida Statutes, the City Council of the City of Cocoa, Florida, is authorized to establish fee schedules; and

WHEREAS, the City Council has express statutory authority to establish appropriate user charges and fees which are necessary for the conduct of municipal government pursuant to Section 166.201, Florida Statutes; and

WHEREAS, in Resolutions No. 2022-102 and 2023-052 the City Council previously adopted a schedule of fees, charges, and expenses for planning and zoning related applications; and

WHEREAS, the City Council desires to update the previously established schedule of fees, charges, and expenses for planning and zoning related applications via this Resolution; and

WHEREAS, the fees established in this Resolution are necessary to assist the City in defraying a portion of the costs and administrative expenses incurred by the City in the administration and enforcement of planning and zoning regulations; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated as a material part of this Resolution.

Section 2. **Adoption of Fee Schedule.** The City Council of the City of Cocoa hereby approves and adopts the City of Cocoa Planning and Zoning Fee Schedule, which is attached hereto as **Exhibit "A"** and fully incorporated herein by this reference.

Section 3. **Repeal of Prior Inconsistent Resolutions.** All prior inconsistent resolutions or parts of prior resolutions inconsistent with this Resolution are hereby repealed to the extent of the conflict.

Section 4. **Severability.** If any section, subsection, sentence, clause, phrase, word, or provision of this Resolution and/or Exhibit "A" 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 Resolution.

Section 5. **Effective Date.** This Resolution 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 this _____ day of _____, 2024.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, City Clerk

Exhibit A
CITY OF COCOA PLANNING AND ZONING FEE SCHEDULE
Updated August 2024

Fee Schedule

Board of Adjustment	
Special Exception	$850 + Ad fees
Variance – Single or Two-Family Residence	$250 + $100 per additional item + Ad fees
Variance – All other	$500 + $100 per additional item + Ad fees
Variance - Administrative	$100/each item
Waiver – Single or Two-Family Residence	$250 + $100 per additional item + Ad fees
Waiver – All other	$500 + $100 per additional item + Ad fees
Waiver - Administrative	$100/each item

Comprehensive Plan Amendment	
Small-Scale Map Amendment	$1550 + Ad fees
Large-Scale Map (Incl Text Amendment if applicable)	$2100 + $6/acre + Ad fees
Text Amendment Only	$850 + Ad fees
Development of Regional Impact	$2100 + $6/acre fees and costs allowed by State law + Ad fees
Development Agreement	$1550 + Ad fees
Development agreement Modification	$775 + Ad fees

Zoning Amendments	
Zoning Text Amendment	$1250 + Ad fees
Zoning Map Amendment (Rezoning)	$1250 + $6 per acre + $6 Per lot per du + Ad fees

Planned Unit Development	
Preliminary	$2000 + $25/lot
Final	Final subdivision plat + Zoning Map Amendment

Site Plan	
Less than one Acre and Minor Amendment for all site plans	$1500
Over one acre	$1500 + $50 for each additional acre

Subdivision	
Preliminary Plat	$2000 + $25/lot
Final Plat	$1500 + $25/lot
Recording	Actual recording fees + $50

Miscellaneous	
Sidewalk Café	$25
Dog-Friendly Dining Area	$25
Zoning Confirmation Letter	$150 + special service charges for public records requests pursuant to public records policy
Tree removal (if not part of a site plan)	$15/tree or $200/acre except that oak tree removal from the right of way is $100 per oak tree
Telecommunications Towers and Antennae	$1500
Vacation (right-of-way, easement)	$1500 + Ad Fees
Lot Splits Residential (single-family)	$500 + Ad Fees
Lot Splits multifamily and non-residential	$1250 + Ad Fees
Appeal of Board of Adjustment or Planning and Zoning Board Decision to City Council	$850 + Ad fees
Appeal of Administrative Decision to Board of Adjustment or Planning and Zoning Board	$850 + Ad fees
Pre-application Meeting	$250
Concurrent Review (Any 2 Development Orders within the same approval period)	$500
Specialist Third Party Reviews	As Needed
Voluntary Annexation	$1250 + $6 per acre + Comprehensive Plan (large or small scale) + Zoning Map Amendment + Ad Fees
Community Development District (CDD)	$15,000.00 or as provided in Florida Statutes Section 190.005.

***The City of Cocoa shall reserve the right to utilize a third party consultant for review of all of or a portion of any application related to the items listed in the Fee Schedule including, but not limited to, reviews requiring technical assistance on certain projects or extensive expertise in the subject matter. The applicant will be responsible for the application fee listed for that specific task and the additional costs associated with the third party consultant's review.** An estimate of the third party consultant's fees will be provided to the applicant and paid prior to commencement of the review by the consultant. If the estimate related to the task is exceeded due to unforeseen complexity related to the review or additional reviews beyond the number of reviews detailed in the estimate necessitated by changes to the application, the applicant will be responsible for the additional costs. Pursuant to City of Cocoa Code of Ordinances Article XXI.- Schedule of Fees, Charges and Expenses. (Ord. No. 10-84, § 1, 4-10-84; Ord. No. 56-03, § 1, 11-11-03).

* The actual costs of legal advertising and public mail notice shall be in addition to the fees listed above. (Ord. No. 56-03, § 1, 11-11-03).

* All applicable fees, charges and expenses shall be paid in full to the City prior to commencement of staff review of the application, or further public notices, petition, appeal, hearing, meeting, permit issuance, or certificate of occupancy issuance. (Ord. No. 56-03, § 1, 11-11-03).

* Application fee refunds shall be as follows for planning and zoning board or board of adjustment items:

(1) If withdrawn prior to submission of legal advertisement to the newspaper, one-half (½) the original required fee shall be returned.

(2) If withdrawn after legal advertisement and prior to public hearing, one-fourth (¼) the original fee shall be returned.

(3) If withdrawn at public hearing, there shall be no refund.

* Applications tabled by the planning and zoning board or the board of adjustment shall remit fees as follows:

(1) Applications tabled where such is the result of the applicant's request, error, or failure to appear or be represented, the applicant shall remit one-half (½) the original required application fee for the purpose of rehearing the applicant's request.

(2) Applications tabled by the planning and zoning board or the board of adjustment due to no fault of the applicant, no fee shall be required.

***** Any property owner who is proposing to develop or redevelop a residential, commercial or industrial project may request a waiver of all or part of the fees less legal costs. Qualifying residential projects shall be limited to the development or redevelopment of residential subdivisions. Such request shall be in writing and submitted to the city manager or designee prior to the issuance of any approval. In consideration of the waiver of such fees the developer must agree to provide a project which exceeds the minimum requirements provided within the city's zoning code, including, but not limited to setbacks, landscaping, and visual screening, and provide structures with enhanced architectural facades and treatments. Such agreements shall be outlined in a development agreement between the developer and the City of Cocoa. Each request for waiver and corresponding development agreement shall not be effective until approved by the city council.

Legislation Details (With Text)

File #:	24-412	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	7/19/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Planning & Zoning Project Updates Report. (City Manager)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Current Development Projects Summary August 13,2024.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: July 19, 2024
Agenda Date: July 23, 2024
Prepared By: Luci Ribeiro, Planner
Through: Stockton Whitten, City Manager
Requested Action:
Planning & Zoning Project Updates Report.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Only.

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Planning and Zoning
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535
FAX: (321) 433-8685

Current Development Projects Summary

PROJECT NAME	LOCATION	LAST ACTION ITEM	CURRENT STATUS	PROJECT / UNITS	COUNCIL DISTRICT
Adamson Creek Phase 2	Adamson Rd	Approved Pending Building Permit	Approved	30	3
430 Brevard Ave	2426072	DA	Under Review	234± Mixed-Use	1
Cirrus Apartments	2320 SR-524	Approved	DA, under construction	280	3
Diamond Back Phase 2	3445 Grissom Pkwy	Phase 2 – under construction	Under construction	Comm	3
London Cove	SR-524	Resubmitted Landscape Plans and Preliminary Plat for review.	Under review	Comm	3
Orchid Lake	1410 Dignity Cir	Approved	Under Construction	90	4
Range Rd Karali	2415105 2423194 2423188	Preliminary PUD	Consideration for approval	61	4
River Walk	1500 N Cocoa Blvd	Approved	Two residential units are under construction	26	2
StorQuest	SR-524	Approved with conditions Submitted for Building Permit	Waiting for Utilities and County approval before recording a sidewalk easement	Comm	3
The Lakes at Cocoa Groves	Hwy 528	approved	DA, Approved with Conditions	350	3

Planning and Zoning
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The Cottages at Cocoa Village	425 Brevard Ave	Approved	DA, Under Construction	18	1
Advantage Self Storage	2404120	Approved	Building permit under review.	Comm	3
Windward Preserve	Friday Rd	Approved w/conditions	Tree mitigation under review	385	3
Allegra	SR-524	Approved w/ conditions	DA, Approved/ waiting to close on the property	312	3
Bleakly Eng. Grissom Pkwy | Sims Crane	Grissom Pkwy	Under Review BOA Waiver Tree Mitigation	Site Plan pending Tree Mitigation	Comm	3
Cocoa Village Bay Estates	3018781 – Dixon Blvd 620 Dixon Blvd	Under Review	RTC under review	Comm	2
Cocoa 11 Truck, RV, Boat	Grissom PKWY	Under Review BOA Waiver Tree Mitigation	Site Plan Pending Tree Mitigation	Comm	3
Walmart Gas Station	2700 Clearlake Rd	Waiting for submittal Ongoing Communication	Pending New Pre-app meeting, Site Plan Amend, DA	Comm	4
Biscaya Cocoas Holding	301 S Cocoa Blvd	Waiting for hearing City Council	Rezoning App	Comm	1
SRM Concrete	2456315	Approved. Pending Building permit	Approved	Comm	3
Glas Show Kitchen	644 W King St	Under review	Site Plan, Special Exception, and waivers under review.	Comm	1
Little Texas Outpost	300 N. Cocoa Blvd	Site Plan – BTR	Staff comments sent to the applicant	Comm	1
Banana River Coffee	2951 Oxbow Circle	Site Plan	RTC under review.	Comm	3

Planning and Zoning
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535
FAX: (321) 433-8685

Hughlett Factory Parking Lot	699 Hughlett Ave/ 213 Factory St	Site Plan Amendment	Approved	Res	1
Farm Bar Appeal	638 Brevard Ave	Appeal of BOA decision of Special Exception. approval	Scheduled August 27	Comm	1
Kolter Townhomes	2444636 2457158	Site Plan	Under Review	224	3
Oak Meadows	1600 Flower Mound Ln	Site Plan Amendment	Under Review	120	2
430 Cox Rd	430 Cox Rd	ZVL Appeal	Postponed June 19.	Comm	3
Arbors at Cocoa Landing	3023006 3023007	Large Scale Site Plan/Submitted for Building Permit	Approved, Dec. 15, 2020	280 apartments & future 170 townhomes	3
909 N Cocoa Blvd	2421022	Scheduled P&Z September 4th	Zoning Text Amendment	Comm	2
Cocoa Heights City Initiated	Please see Map Attached	Comp Plan Amend/Rezoning C-N	Scheduled P&Z September 4th	Res	2
Pine Grove Park City Initiated	Please see Map Attached	Zoning Map Amendment C-G	Rezoning not assigned after annexation	Comm	1
Oxbow Cir	2458783 2458782	Site plan	Under Review	Ind	3
XXtreme Ministries	2424098	SPX BOA	Scheduled BOA Sept 18	Comm	1
Hidden Level Brewery JMG Engraving	2425657	Site Plan Amend	Under Review	Comm	1
Space Coast Recovery	2424329	Annexation	Under Review	-	-
Pluckebaum	2459107	Preliminary Plat	Under Review	Res	1
Dixon Blvd	3012949	Pre-App Rezoning for Multi-family Development – Riverwalk 2	Scheduled for	Res	2

Legislation Details (With Text)

File #:	24-463	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Bi-weekly Report from July 22 - August 9, 2024.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Council bi-weekly report.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Monica Arsenault, City Clerk
Through: Stockton Whitten, City Manager
Requested Action:
Bi-weekly Report from July 22 - August 9, 2024.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Informational Only.

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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: July 22 – August 9, 2024

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/ 14 closed out - $49.12 collected in fees
- Employment opportunities link: https://www.governmentjobs.com/careers/cocoafl
- New employees
  - Dontae Carn – Maintenance Worker II, Public Works/Streets, July 22, 2024
  - Hugh Ferril – Maintenance Worker I, Utilities/Water Field Operations, July 22, 2024
  - Haeun Kim – Environmental Analyst II, Utilities/Administration, July 22, 2024
  - Irene Ortega – Police Officer Trainee, Police /Administration, July 22, 2024
  - Mel Pfirrmann – Back-Flow Technician, Utilities/Field Operations, July 22, 2024
  - Madison Reheiser – Dispatcher/Communications Officer, Police /Communications, July 29, 2024
  - Joseph Bunch – Maintenance Worker I, Utilities/Water, August 5, 2024
  - Curtis Burr – Maintenance Worker I, Utilities/Water, August 5, 2024
  - Megan Romo – Dispatcher/Communications Officer, Police /Communications, August 5, 2024
  - Thomas Wadsworth – Utility Mechanic I, Utilities/Sellers, August 5, 2024
- Recent promotions
  - Scott Denton – Back-Flow Technician, Utilities/Field Operations, July 29, 2024
- Key retirements

- Heidi Byron – Development Coordinator, Community Services/Building, September 6, 2024, 18 years

Communication and Economic Development

- Media Stories:
  - Central Florida sandbag distributions ahead of Potential Tropical Cyclone Four
  - Cocoa Police Department: Data Shows Violent Crime Has Decreased by 14% Since Last Year
  - City of Cocoa to Host Community Redevelopment Agency Meetings at City Hall Starting Aug. 5
  - Cocoa prepares new Florida Brightline station, downtown hotel
  - Cocoa Police Officials Host Active Shooter Encounter Training Session at Erdman Automotive
  - Cocoa police dogs complete 'rigorous' K-9 training
  - Cocoa Police Department's Newest K-9s 'Hasko and Draco' Graduate K-9 School
- New News Releases:
  - A safer Community Emerges as we see Significant Crime Reduction in Cocoa
  - Cocoa Announces Vacancy for District 3 Council Seat
  - Help Your Irrigation System Work Smarter Not Harder This July
  - Josh Brown Awarded Inaugural Jump Start Scholarship
- Upcoming Events:
  - August 23, 2024, 10am: Travis Center Computer Lab Grand Opening Event
  - August 26, 2024, 8:30a-5p: Small Business Conference at the Cocoa Civic Center
- Social media/e-newsletter statistics
  - Facebook
    - Post reach: 76,728
    - Post engagement: 6,397
    - Followers: 15,761
  - Twitter
    - Followers: 3,488
  - LinkedIn
    - Post impressions: 1,178
    - Followers: 1,247
  - NextDoor
    - Impressions: 1,900
    - Members: 5,364
  - July e-newsletter (Sent 7/3/24)
    - Sent to 696 contacts
    - 51% open rate (average open rate for e-mail marketing in 2022 is 17%)
  - August e-newsletter (Sent 8/2/24)
    - Sent to 713 contacts
    - 44% open rate (average open rate for e-mail marketing in 2022 is 17%)

- Next printed FYI Newsletter mails October 1, 2024.
- Upcoming special events at Leisure Services facilities:
  - **Annual Alzheimer's Association Walk to End Alzheimers**
    - September 21, 2024, 8am-12pm
    - Riverfront Park
  - **HCVMS Under the Harvest Moon Sip and Stroll**
    - September 28, 2024, 5-9pm
    - Myrt Tharpe Gazebo and Cocoa Village

Community Services – update 8/9/24

- **New businesses –July 18 - 30, 2024**

Commercial Business Name / DBA	Physical Address	# FT Employees	# Pt Employees	Council District	Description
Moonshine a Plant Based Kitchen	307 Delannoy Ave, 32922	2	3	1	Plant Based Kitchen Food Sales Mon - Thurs 7AM-8PM
Mix Masters Paint & Body Supplies LLC	809 N Cocoa Blvd Unit 101, 32922	3	0	2	Automotive paint & Supplies sales
Highway Hifi, LLC	809 N Cocoa Blvd Unit #102, 32922	3	1	2	Autmotive Stereo installation sales & service
M & M Community Academy, Inc	807 Peachtree Street, 32922	7	0	1	***Name change only ** Tax Exempt ***
Home Business BTR	**Physical Address**	**# FT Employees**	**# PT Employees**	**Council District**	**Description**
Green Apple Lawn Care , LLC	1212 Oxford Way, 32922	0	0	4	Comm & Residential Lawn Care & Maintenance
Y & A Lawn Service, LLC	1103 Myrtle Lane, 32922	0	0	2	Comm & Residential Lawn Service

AS Investments, LLC (Rental Property)	**353 POMOLO Street, 32922**	**0**	**0**	**2**	**Rental Property BTR**

July 18-30 building inspections – 188

July 18-30 building permits issued – 92

Finance

- A balanced budget has been complied. Presenting proposed budget to City Council for approval on 7/23/24. The Cocoa CRA and the Diamond Square CRA financial statements were completed.
- Staff is reconciling costs vs revenue for the Michael C. Blake homes that were recently sold.
- Internal control documentation is being reviewed for FY24 so that the auditors can begin interim audit in August/September.
- Utility billing generated 90,472 utility bills in June 2024.
- Purchasing is working on a cooperative bid for utility chemicals.

Fire Department

- The FireBlast training trailer has been returned to Fire Station 1.
- Recruit Firefighters graduated from Fire School (EFSC) on May 29th,2024 and have been added to staffing as full-time employees.
- Multiple Public Relations events attended by crews.
- New Brush truck arrived August 2024 and is currently awaiting modifications at Fleet.
- Crews worked several special events in downtown Cocoa Village over the last month with several more on the calendar.

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 4/18/24

- Activity/Event highlights
  - Officer Swear in 4/8
  - Officer of the year Banquet 4/17
  - SWAT training in Orlando w/Brightline 4/9
  - Accreditation Formal Onsite Assessment 4/16-18
- New project/training updates
- Chief's walk highlights
  - None
- Community engagement highlights/events
  - Cooper Book signing 4/12-13
- Call stats-Crime Stats: January 1, 2024- April 14, 2024 (For comparison purposes January 1, 2023-April 14, 2023, data is also included)

  - Property Crimes Offenses have decreased by 11%.
  - Violent Crime Offenses decreased by 16%
  - Overall, crime offenses have decreased by 12%.
  - Calls for Service decreased 9% (22,131 in 2023 compared to 20,173 in 2024)
- Code Enforcement stats/highlights/Activity:

Active Cases	377
Complied Cases	193
Code Board Cases scheduled for	24
Snipe Signs Pulled	250

Highlights:

- Working on Outstanding Business Tax Receipts.

- Working on increased lien reduction requests as a result of compliance being achieved and PD Assist calls – public health/safety.

- Working to resolve Hot Topics: Homeless camps & blighted vacant lots on US-1 & Bracco Pond & zoning violations.

Other Mentions:

Public Works

- Major project updates

    - Fiske and Broadmoor Acres – Under Construction
    - Parks Projects
        - Provost – Substantial Completion
        - Don Stradley Memorial Park- Substantial Completion
- Work order stats (received/closed)
    - 86 received
    - 80 closed
    - Residential Bulk Green Waste Requests: 98 from July 3rd through July 17th
- 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) – Under Construction
        - 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
        - SCTPO wrapping up the Intermodal Station Feasibility Study.
        - SCTPO

Utilities

- Capital Project Updates: https://www.cocoafl.org/1660/Utilities-Capital-Improvement-Projects
- Operations – February
    - WFO Issued Work Orders – 1,589
    - WFO Completed Work Orders – 1,223
    - Hydrants Flushed – 144
    - Valves Exercised – 436
    - Utility Locate Requests – 2,395
    - SFO Issued Work Orders – 181
    - SFO Completed Work Orders – 137

Legislation Details (With Text)

File #:	24-464	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	8/9/2024			**In control:**	City Council
On agenda:	8/13/2024			**Final action:**	
Title:	Informational Only – The City of Cocoa's Open Board Vacancies.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: August 9, 2024
Agenda Date: August 13, 2024
Prepared By: Monica Arsenault, City Clerk
Through:
Requested Action:
Informational Only - The City of Cocoa's Open Board Vacancies.

BACKGROUND:

The City of Cocoa currently has several vacancies on various boards and committees. This agenda item provides an overview of these vacancies, eligibility criteria and the application process for interested residents.

Current vacancies:

Board of Adjustment
- 2 Alternate member vacancies

Code Enforcement Board
- 1 Alternate member vacancy

Fire Pension Board
- 2 Regular member vacancies

General Pension Board
- 1 Regular member vacancy

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Housing Authority
- 1 Regular member vacancy

Planning and Zoning
- 1 Regular member vacancy
- 1 Alternate member vacancy

Police Pension Board
- 2 Regular member vacancies

Eligibility Criteria:
- Must be a resident or owner of real property within the City limits of Cocoa.
- Must consent to a criminal background check.
- Be duly registered to vote in Brevard County.
- Must meet any other specific qualifications outlined in the board/committee's bylaws.
- Code Board: Additionally, appointments shall be made in accordance with applicable law and ordinances on the basis of experience or interest in the subject matter jurisdiction of the respective code enforcement board, in the sole discretion of the local governing body. The membership of each enforcement board shall, whenever possible, include an architect, a businessperson, an engineer, a general contractor, a subcontractor, and a realtor. § 162.05, Fla. Stat.
- CRA Boards: Additionally, any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part. § 163.356, Fla. Stat.
- Police and Fire Pension: Additionally, special rules apply. Chs. 175 and 185, Fla. Stat.
- Cocoa Housing Authority: Additionally, special rules apply. Mayor appoints and Council approves per Ch. 421, Fla. Stat.

Application Process:
Interested residents can apply on the City of Cocoa's website at www.cocoafl.gov under Your Government> Boards and Committees> Vacancies.

STRATEGIC PLAN CONNECTION:

Community Outreach and Engagement

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:
Informational Only.