



Planning and Zoning Division

65 Stone Street • Cocoa, FL 32922

PHONE: (321) 433-8535

November 28, 2023

Taylor Morrison of Florida, Inc.
c/o Heather Isaacs, Vice President
2600 Lucien Drive, Suite 350
Maitland, FL 32751

Re: PZ-23-00300001 – Windward Preserve Planned Unit Development

Dear Ms. Isaacs,

City staff has completed its review of the resubmittal for the above-referenced project. We have made the following comments based on the plans that were submitted with your resubmittal. Please contact me before resubmitting to discuss the number of plans needed based on changes.

Planning Division, Eric Raasch (Inspire Placemaking Collective, Inc.) (407) 683-6939

General

1. Please note that the City has completed its portion of the Brevard County School Concurrency application. (Informational comment)

Land Development Code

Chapter 18 Subdivisions

2. **Section 18-84** states that block lengths shall not exceed 1,800 feet. The approved settlement implementation agreement shows a block that exceeds 1,800 feet within Phase 2 surrounding pond 7. Therefore, the layout is consistent with the concept plan that was approved under the settlement implementation agreement. (Informational comment)

Appendix A- Zoning

Article XII - Off-street Parking and Loading Regulations

3. **Section 3(I)** provides the dimensions of parking aisle widths. With the resubmittal, the amenity drive aisle were shown at 20'. Per the LDC, drive aisles shall have a minimum width of 24'. *Please revise the plans to show a 24' width drive aisle at the amenity.*

Article XI – Schedule of Districts / Section 17 – Planned Unit Development District

4. **Section 17-J(1)** states that a floodplain development permit application may be applicable. The proposed development is within flood zone A. *Inspire defers to the floodplain reviewer to determine if a floodplain development permit will be required.*

STIPULATED SETTLEMENT AGREEMENT - OR BOOK 5837 / PAGE 226

5. **Section 3(7)** states that development will pay for traffic calming devices along James Road prior to construction or site work. *Please coordinate with the County regarding traffic calming devices to be installed along James Road.*

SETTLEMENT IMPLEMENTATION AGREEMENT - OR BOOK 9571 / PAGE 2808

6. **Exhibit B** appears to show 45.5 acres of preserved wetlands within the property. However, the Final Engineering Plans show 28.43 acres of preserved wetlands. *Inspire defers to the City regarding the proposed wetland impacts.*

Fire Department, Fire Plans Examiner, Timothy Robles (PDCS, LLC), (321) 297-5357

7. Single family Home Occupancy: The above Plans have been reviewed for fire code compliance under the Florida Fire Prevention Code 7th Edition:

Here are the codes used by the City of Cocoa Florida

Florida Fire Prevention Code (FFPC) 7th edition, Florida Administrative Code (FAC), Florida State Statute (FSS)

The following are all the PBFR specific requirements that I am aware of.

Civil Plans comments were also made on the plans and highlighted.

Fire Flow

Fire Flow Test must be within the last year of (2023) per NFPA #13 2016 Ed.

If fire flow test is older than a year: please contact the Utility and Fire Dept. present, contact Utility Dept. for fire flow application.

Fire flow—enough water per hydrant flow test report.

Site Plans

Roadways

The attached fire truck turn radius specs found satisfactory.

Public Works Department, Streets/Stormwater/Grounds Director, Abigail Morgan (321) 433-8910

8. *Provide Brevard County approval of Traffic Calming Study and recommended traffic calming strategies on James Rd.*
9. Tree mitigation review is being conducted by staff and will be discussed at a future meeting.

Utilities Department, Utilities Director, Jack Walsh (321) 433-8710

10. Could you please include the Public/Private right of way in the utility pages as well.
11. Could you please call out all appurtenances related to City of Cocoa utilities. (i.e. 45 bends, 90 bends, gate valves, any conflicts with other appurtenances if any etc.)
12. Response 28 calls for a 1" meter for potable irrigation but on the plans it still calls out for a 2" meter. Please revise and clarify the correct size.
13. Please provide the meter sizing calculations for the 2" or 1" meter that will be used for the amenity center.
14. Could you please call out the lift station in the utility plans. As well as the meter that will be used for this lift station. Please call it out as private/public as well.
15. Plans call out 1" RWM Meter but response 29 states a 1.5" meter. Please revise and resubmit with correct meter sizes desired for project.
16. Please be advised that force main tie in pressures have been sent. Please send and update the sewer calculations for the project with this information.
17. Could you please call out and label the phases in the overall utility plan and the utility pages as well.
18. Could you please clarify how 42 psi under NFF+Max day was determined. This does not reflect the pump curve that is developed using the hydrant flow test. Please revise accordingly.
19. Could you please clarify the use of 65 psi as the static head for the pump curve. Number does not reflect the test results that were provided by the City of Cocoa.

Utilities Department, Environmental Control Coordinator, Wendell W. Ripoll (321) 433-8749

20. No further comments.

Transportation Consultant, Myra Monreal, PE, AICP

21. Review pending.

Engineering Review, David King, PE (Mead & Hunt) (386) 761-6810

22. Review pending.

Floodplain Review, Tom Amstadt, PE, CFM (Geosyntec Consultants, Inc.) (321) 249-9361

23. Comment 3e: Comment 3e was addressed and can be closed.
24. Comment 3c: Comment 3c was partially addressed. Based on page 14 of the response letter, the response to Comment 3c didn't change. However, time-stage data for model node JAM-120 was provided, but no information was provided to support the other two tailwater nodes, "beachline cd-13" and "528 pipe crossing". The previous comment under 3c still applies, "Construction plans are not an adequate source to establish 100-year tailwater elevations." The review indicates that an attempt to address this comment was made. But at this point, it seems that would not accomplish much until comment 3c is fully addressed.
25. Comments 4 and 5: Comments 4 and 5 were closed but need to be reviewed because the model results may still change pending a complete response to 3c.

Please contact the City of Cocoa Planning and Zoning Division at (321) 433-8535 if you have any questions.

Regards,

A handwritten signature in blue ink that reads "Eric P. Raasch, Jr." in a cursive style.

Eric Raasch, AICP, Inspire Placemaking, Collective, Inc.