

Exhibit A



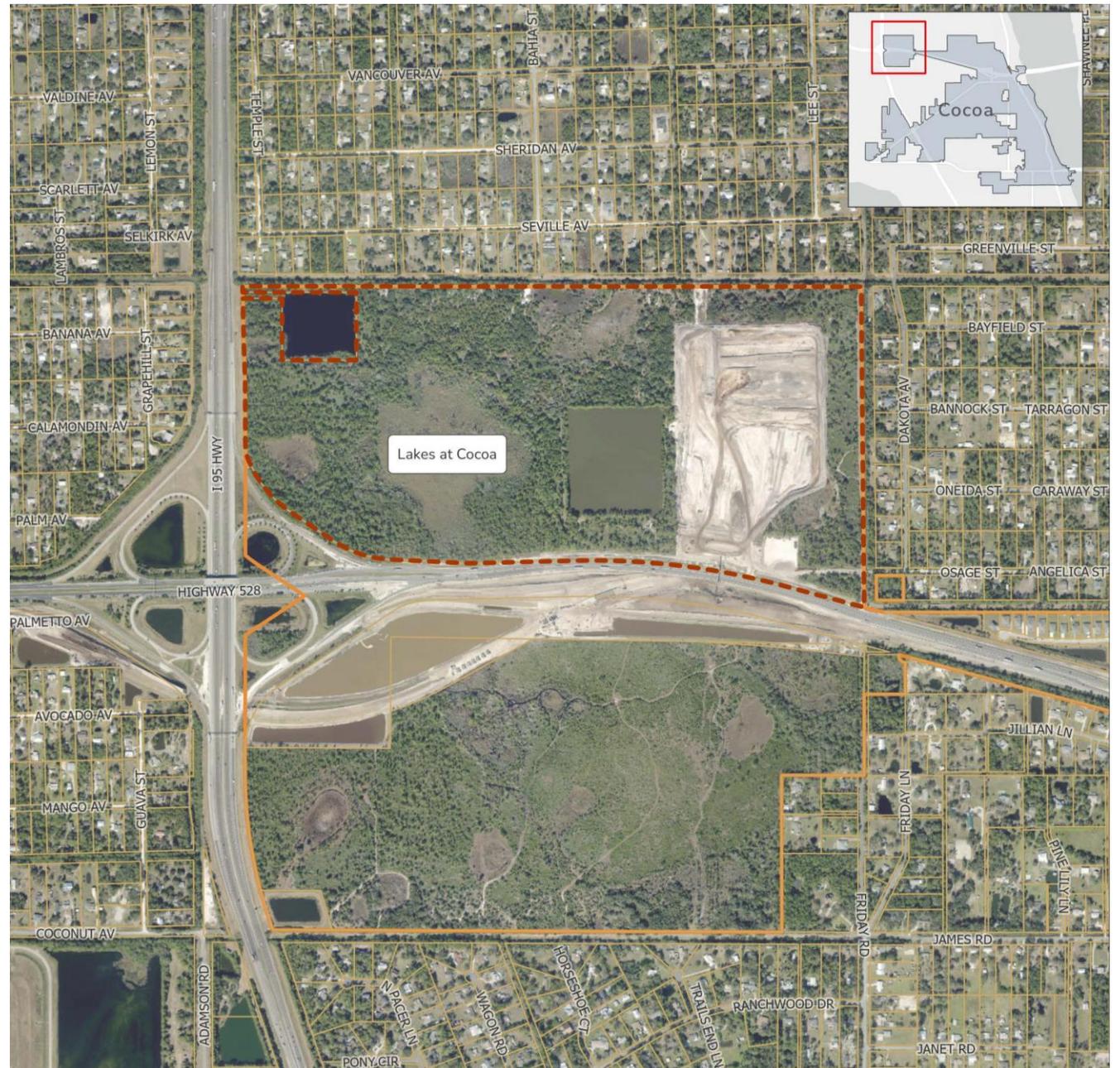
**Lakes at Cocoa Grove – Preliminary Plat /
Large-Scale Site Plan**

City of Cocoa City Council Meeting

February 13, 2024

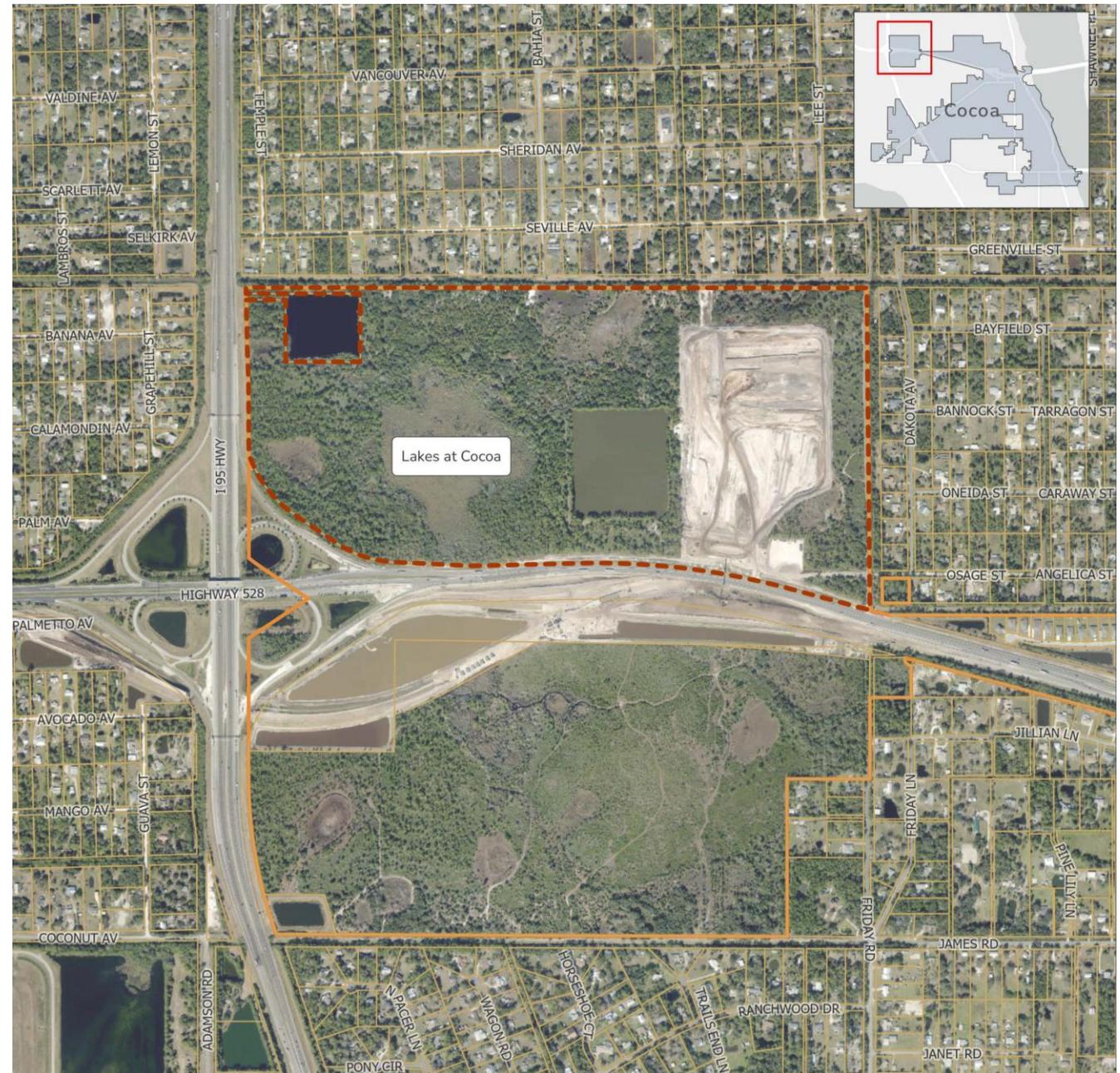
Agenda

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



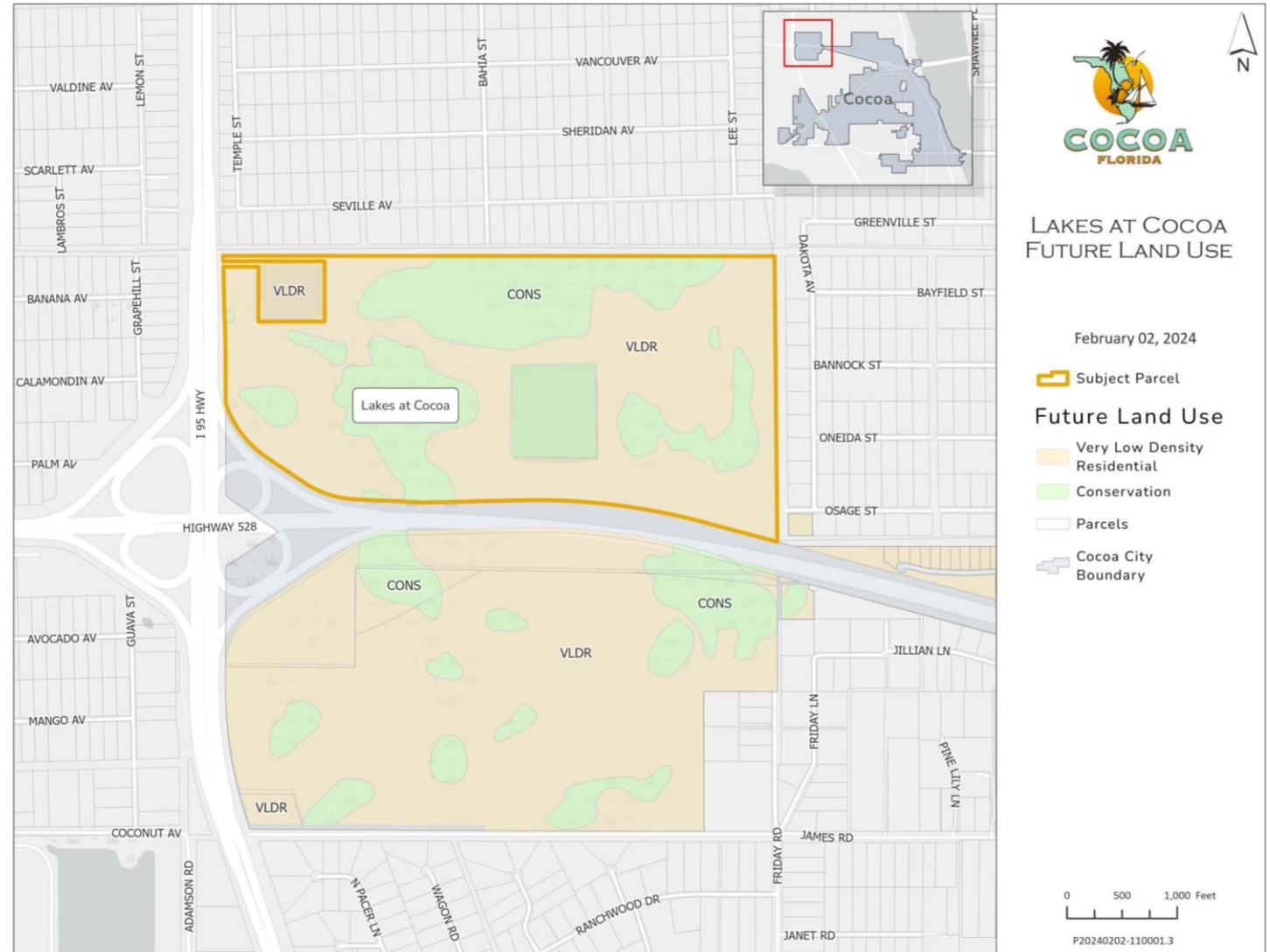
Location

- ❖ North of State Road 528
Beachline Expressway
- ❖ East of Interstate 95
- ❖ 246.4 acres



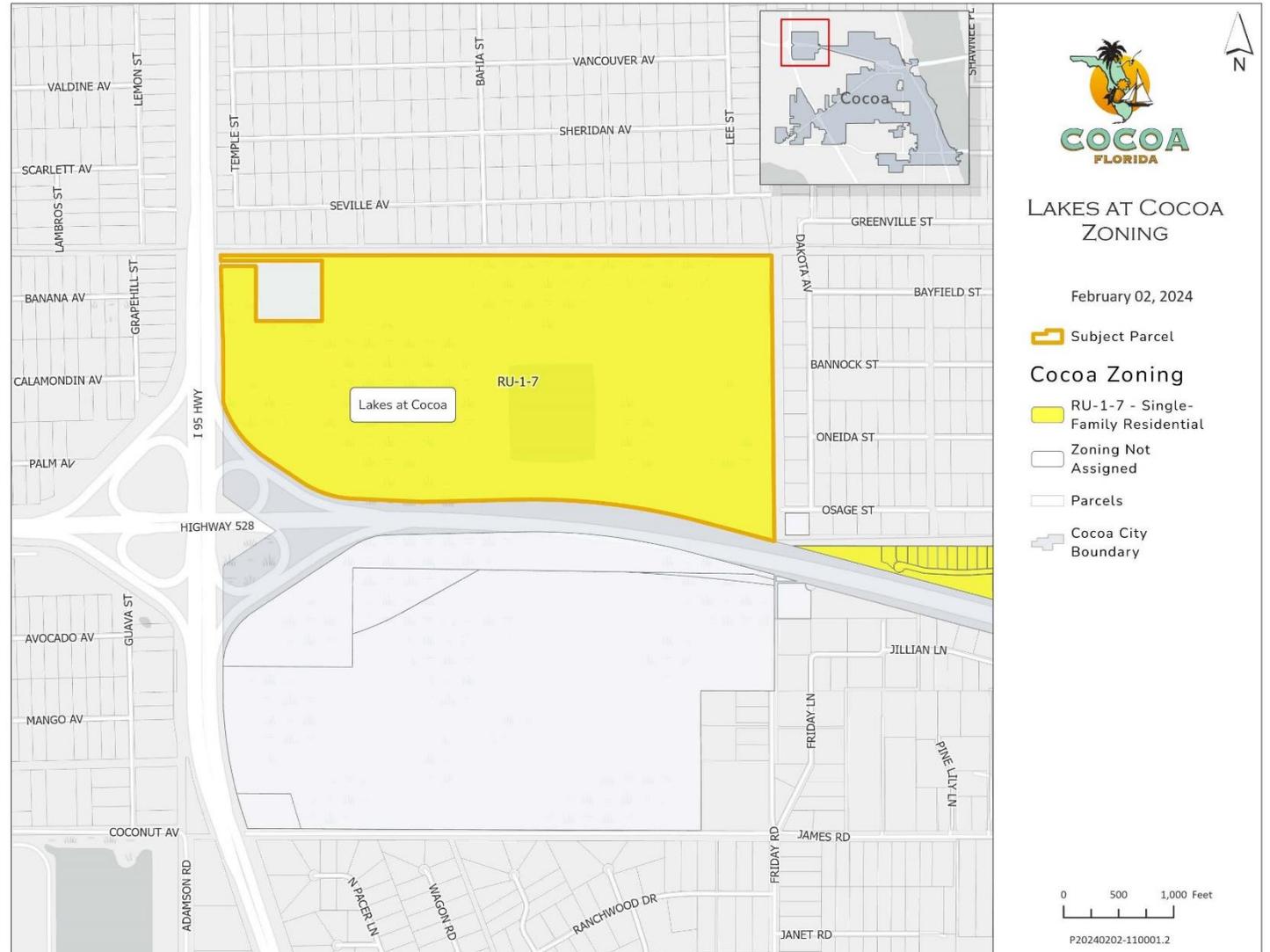
Existing Conditions

- ❖ FLUM: Very Low Density Residential / Conservation Overlay
- ❖ Allows consideration of up to 4 DU / acre



Existing Conditions

❖ Zoning: RU-1-7
(Single-Family Residential District)

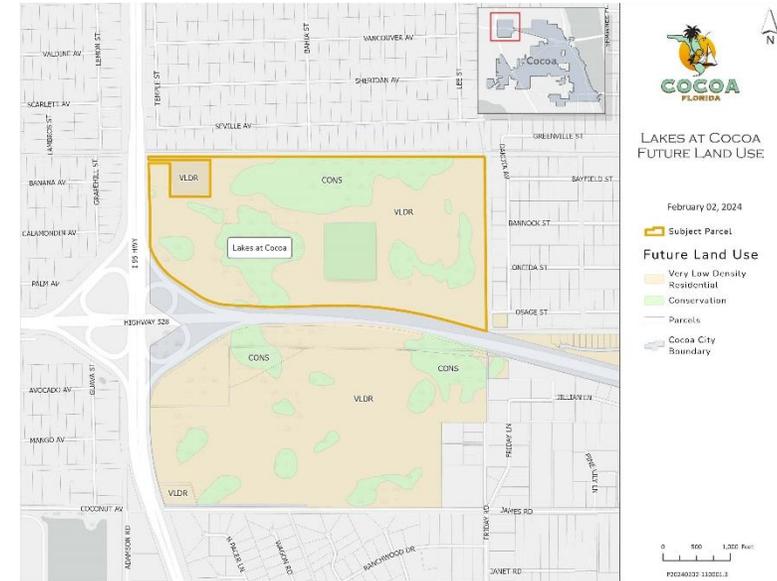


Existing Conditions

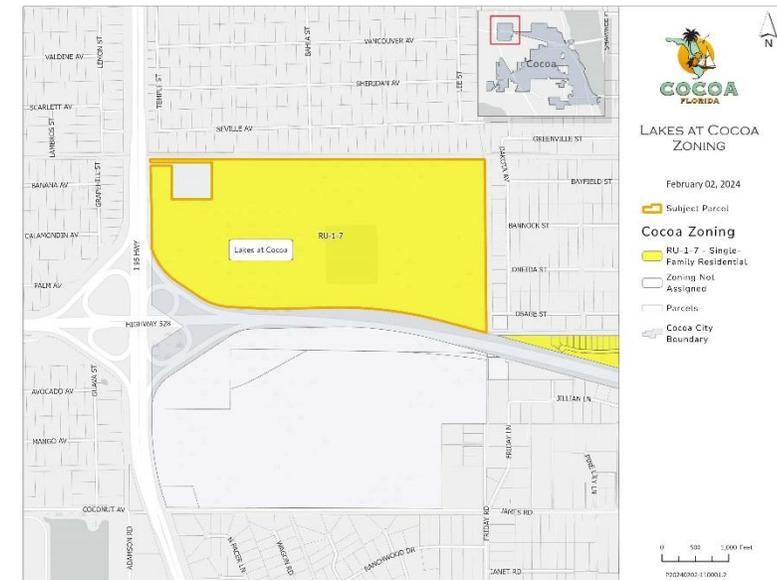
Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	RES 1:2.5 (Brevard County)	AU-Agricultural Residential (Brevard County)	Single-Family Residential
South	Very Low Density Residential / Conservation (City)	PUD-Windward Preserve Planned Unit Development (City)	State Road 528/ Vacant Land (south of SR 528)
East	RES 1:2.5 (Brevard County)	GU-General Use (Brevard County)	Single-Family Residential
West	RES 1:2.5 (Brevard County)	AU-Agricultural Residential (Brevard County)	Interstate 95 / Single-Family Residential (West of I-95)

Future Land Use Map



Zoning Map



Request

- ❖ Large Scale Site Plan
- ❖ Preliminary Subdivision



Request

❖ Development Program consisting of 350 single family units with amenities split into four phases:

- Phase 1: 81 homes, small park, north access
- Phase 2: 103 homes, amenity center, small park, east access
- Phase 3: 53 homes
- Phase 4: 113 homes



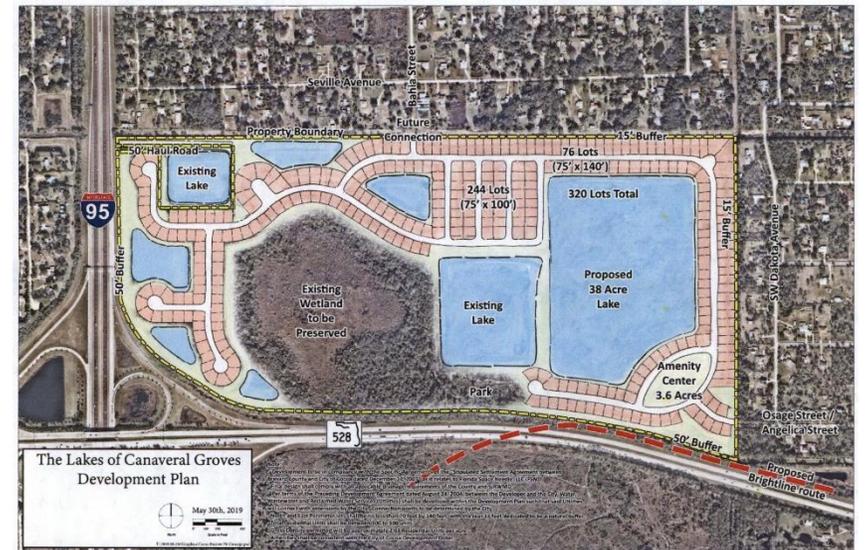
History

- ❖ **2004** - Project originally annexed into the City of Cocoa, Ordinance 31-2004
- ❖ **2004** - Brevard County filed a Writ of Certiorari to challenge the annexation
- ❖ **2008** - The County and City entered into a Stipulated Settlement Agreement which contained provisions related to density, buffering, access
- ❖ **2019** - The City and Virgin Trains USA Florida, LLC entered into a Settlement Implementation Agreement to further outline the responsibilities of the City and the developer as it relates to the development of the property
- ❖ **2021** - Brightline Trains Florida LLC (f.k.a. Virgin Trains USA Florida, LLC) conveyed the property to the current owner, Mountain Cove Homes at Lakes at Cocoa Grove LLC
- ❖ **2023** - The City approved an amendment to the Settlement Implementation Agreement which allowed for 350 dwelling units

History

2019 Settlement Implementation Agreement:

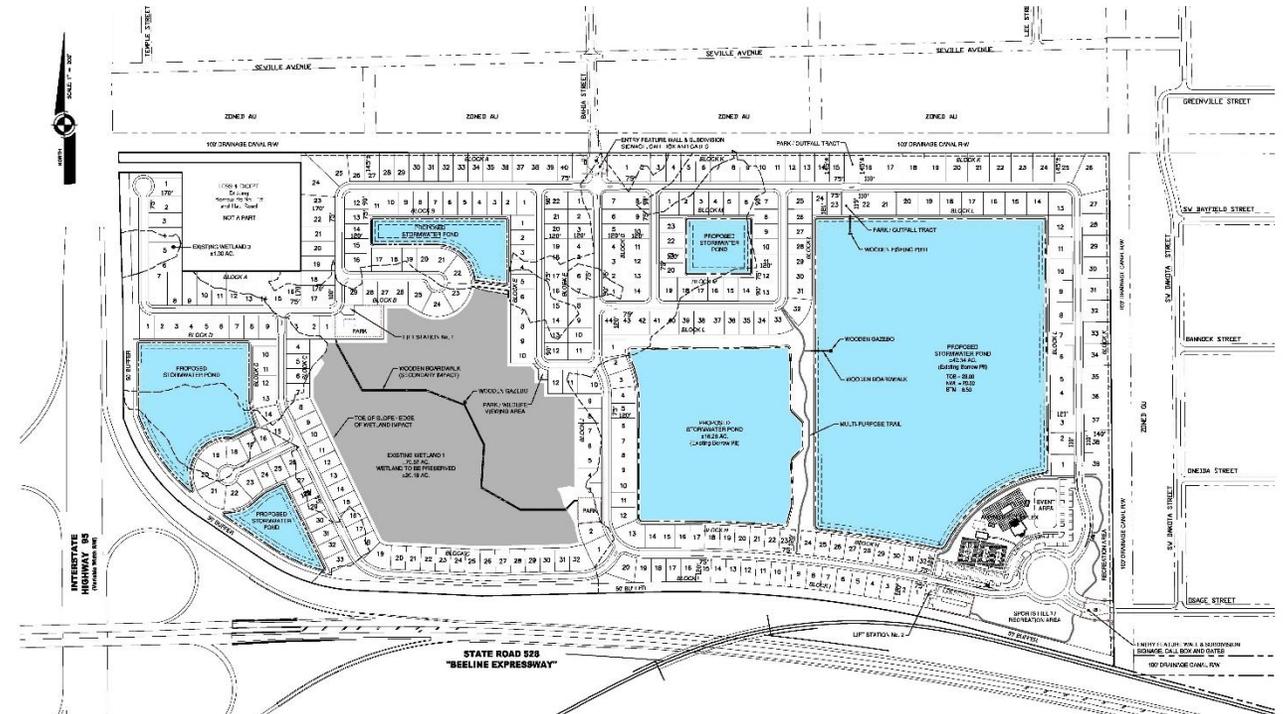
- ❖ Approximately 320 dwelling units
- ❖ Minimum home size of 1,500 square feet (under heat / air)
- ❖ 38-acre amenity lake
- ❖ Zoning designation of RU-1-7
- ❖ Provision of private recreation space consisting of walking trail, amenity center, smaller parks throughout the community, multi-use sports field and multipurpose courts
 - Specific requirements were provided for the amenity center and small park areas
- ❖ Streetscape requirements
- ❖ Entrance feature requirements



History

2023/2024 Settlement Implementation Agreement:

- ❖ Allows for stormwater harvesting in lieu of the use of reclaimed water
- ❖ Development shall be a maximum of four phases consisting of 350 total units
- ❖ Tree mitigation deferral



NOTE
This plan is conceptual, and is subject to final design and permitting.

Residential Lot Type	Size	Units	Acres
Executive Lots	110 x 117 min.	48	85.67
North-Parade Lot	70 x 142 min.	55	65.21
Regular Lot	70 x 102 min.	290	54.65
Totals		383	96.53

WETLAND SUMMARY
On-Site Wetland Area = 71,816 ac.
Proposed Wetland Impact = 41,628 ac.
Wetland to be Preserved = 30,188 ac.

WETLAND TO BE PRESERVED

SITE DATA
Overall Site Area = 248.43 ac.
Zoning = R10-LP
Min. Lot Width = 70'
Min. Lot Depth = 100'
Min. Lot Area = 7,000 sq. ft.
Min. Building Height = 10'

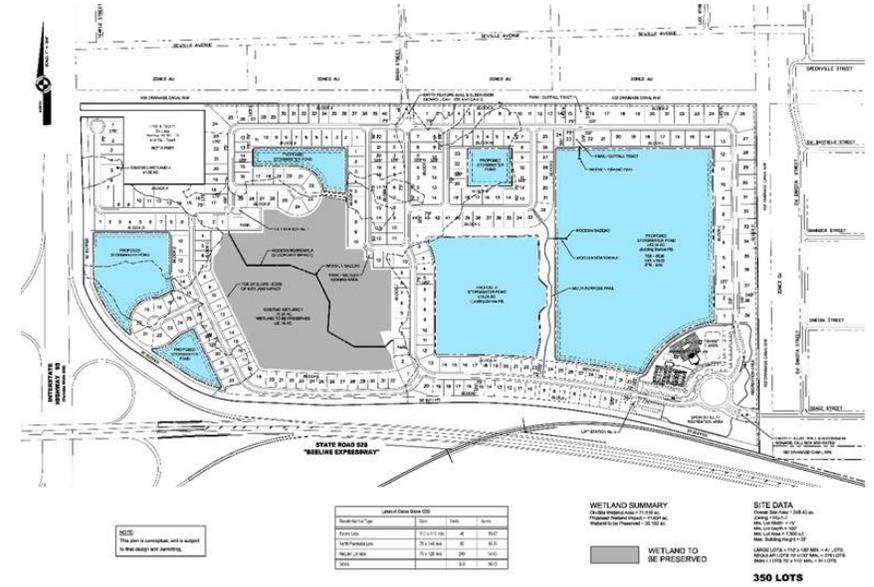
LARGE LOTS = 112' x 122' MIN. = 41 LOTS
REGULAR LOTS 70' x 102' MIN. = 290 LOTS
SMALL LOTS 75' x 110' MIN. = 34 LOTS

350 LOTS

Findings

- ❖ Layout is consistent with the layout previously approved by the City in the 2023 Amended Settlement Implementation Agreement
- ❖ Unit count (350) is less than approved in the 2008 Stipulated Settlement Agreement (500) and is consistent with the 2023 Settlement Implementation Agreement (350)
- ❖ Amenities consistent with those required by prior agreements

2023 Settlement Implementation Agreement Plan:



Proposed Site Plan:



Findings

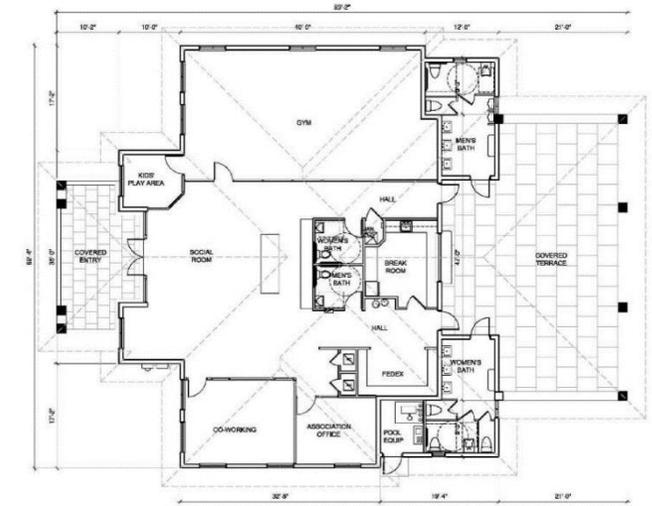
❖ Amenities consistent with prior agreements:

- Clubhouse / pool
- Tot lot
- Mini parks
- Trail network
- Stone, brick paver, or stamped concrete driveways
- Underground utilities
- Energy efficient materials

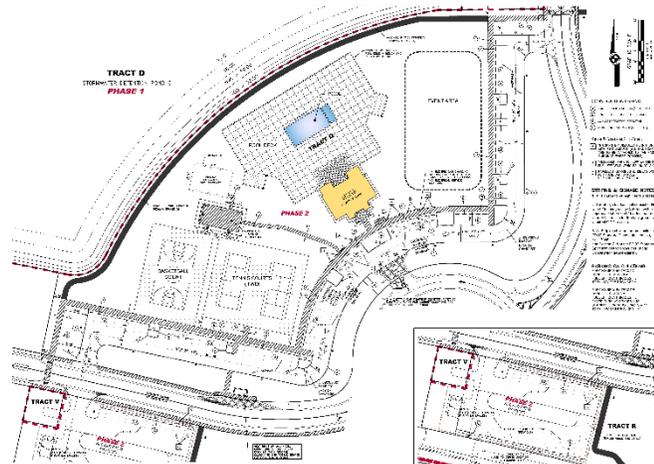
Clubhouse Elevation:



Clubhouse Floor Plan:



Amenity Tract:



Proposed Park Equipment:



Recommendation

Staff is recommending approval of the large-scale site plan and preliminary subdivision, subject to the following conditions:

1. The project shall comply with the Preliminary Subdivision and Large Scale Site Plan for the Lakes at Cocoa Grove Subdivision.
2. The P&Z approval of the Large Scale Site Plan shall be conditional upon the City Council's approval of the Preliminary Plat.
3. The applicant shall address all remaining comments provided under Exhibit A and Exhibit B.
4. All amenities in a designated phase must be completed before any Certificate of Occupancy in the following phase will be issued.
5. The traffic signal at the intersection of Osage / Angelica Streets and Grissom Parkway shall be installed prior to the issuance of any Certificates of Occupancy for residential units within Phase 3.

Recommendation

Conditions (continued)

6. The clubhouse facility shall be an enclosed structure under heat and air.
7. Residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete.
8. All utilities constructed on the property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas, and other similar kinds of utilities to service the property constructed underground unless otherwise necessary to be above ground and approved by the City.
9. The project shall incorporate the use of energy efficient lighting systems, insulation, ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and the ability for roof top solar panels.
10. Single-family living area shall be a minimum of 1,500 square feet, with an average of 1,800 square feet.

Recommendation

Conditions (continued)

11. The same architectural elevation shall not be built on a lot that is adjacent to or directly across the street, including one home to either side, diagonal, or the house directly across the street.
12. The developer shall comply with tree protection and preservation requirements found within Sec. 22 of the City of Cocoa Code, as may be amended, and the Tree Mitigation Contribution Deferral requirements within the Amended and Restated Settlement Implementation Agreement.
13. The developer shall comply and address all comments by the City Surveyor prior to submittal of any application for final plat approval.
14. The applicant shall provide notice to the City to include ownership and maintenance obligations for the common areas and infrastructure within the community between the HOA and CDD.
15. Prior to issuance of residential building permits, the applicant shall provide documentation from Brevard Public Schools showing that capacity is available to serve the project.