

**CITY OF COCOA
Cape Canaveral Heights
State Road 520 and State Road 524
ANNEXATION REPORT**

October 9, 2019

Prepared by:
Nancy Bunt, Community Services Director
Angela Essing, Senior Planner

Cape Canaveral Heights State Road 520 and State Road 524 ANNEXATION REPORT

This report was prepared pursuant to Section 171.042, Florida Statutes, and sets forth the plans to annex real property located in the NW quadrant of State Road 524 and State Road 520 ("Annexation Study Area"). The Annexation Study Area meets the requirements for annexation under Chapter 171, Florida Statutes. The Annexation Study Area consists of approximately ±139.23 acres of vacant land which has an existing layout of subdivided lots and 60' foot access easements for future residential development. No registered electors exist on the Annexation Study Area, and therefore no referendum on annexation is required by Section 171.0413(6), Florida Statutes. Instead, consent of property owners representing at least 50% of the land area and at least 50% of the parcels to be annexed is required and will be obtained by the City of Cocoa prior to final adoption of the annexation ordinance. This report demonstrates that the City can provide the needed public facilities and services to the Annexation Study Area in the same manner as such services are provided within the rest of the City of Cocoa. Said area is suitable for development for urban purposes.

Introduction

The annexation area considered in this study is located in unincorporated Brevard County, primarily north of the intersection of State Road 524 and State Road 520 bounded on the west vacant, agricultural and residential unincorporated Brevard County parcels, on the east by Adamson Road, on the south by State Road 520 and State Road 524, and on the north by Florida Power and Light Right-Of-Way. This area is in Brevard County Commission District #1, which is currently represented by Commissioner Rita Pritchett. If annexed into the City of Cocoa, the area would be in City Council District #3, which is represented by City Councilmember Don Boisvert. Refer to Exhibit 1 - Location Map.

The development pattern within the annexation area is low density residential with native vegetation. The area to the southeast is currently being developed for urban purposes with a suburban form. This is evidenced by the existing subdivision of lots and tracts within the Annexation Study Area and surrounding area. The Annexation Study Area is surrounded by vacant parcels and single-family development, an agricultural use to the west, residential and vacant vegetation along State Road 520 to the south, and vacant parcels and residential development to the east. The State Road 524 and 520 interchange is located at southernmost point of the annexation area. The State Road 524 and Adamson Road interchange is located at the southeast portion of the annexation area.

The annexation study area is reasonably compact and contiguous to existing City boundaries, is not part of another incorporated municipality, is urban in character, and would not create an enclave upon annexation. The annexation area meets the criteria set forth in subsection 171.043 of the Florida Statutes, entitled, "Character of the Area to be Annexed."

Current and Proposed Future Land Use and Zoning

Following annexation, the City of Cocoa will initiate comprehensive plan amendments to assign the appropriate residential City future land use designations for the annexed properties. The proposed residential future land use designations and zoning classifications presented in this annexation study report are preliminary, they may be modified once a more detailed land use analysis occurs when initiating the necessary comprehensive plan amendments. Preliminarily, Brevard County's and Cocoa's

proposed future land use designations are generally consistent. The proposed area is covered by a Brevard County Future Land Use of Residential 2. The area is zoned AU Agricultural Residential on the eastern portion, TR-3 Mobile Home Park on the northwest portion and RVP Recreational Vehicle Park on the southwest portion. Pursuant to Section 171.062 Florida Statutes, Brevard County land use plan and zoning or subdivision regulations will remain in effect until the City of Cocoa adopts a comprehensive plan amendment for the annexed area. Refer to Exhibit 2 – Brevard County Existing Future Land Use Designations, Exhibit 3 – City of Cocoa Proposed Future Land Use Designations, and Exhibit 4 – Brevard County Existing Zoning, and Exhibit 5 – City of Cocoa Proposed Zoning.

General Land Use Pattern

| Surrounding Uses | Current Use | Zoning | Future Land Use | Density Designation |
|-------------------------|-------------------------------------------------|-------------------------------------|------------------------------------------------|----------------------------|
| Subject Property | Vacant and residential dwellings | County AU, RVP, & TR-3 | County Residential 2 | 2 du/1 acre |
| North | Vacant | County AU & RR-1 | County Residential 2 | 2 du/1 acre |
| East | Commercial businesses and residential dwellings | County AU & County RR-1 & City RR-1 | County Neighborhood Commercial & Residential 8 | N/A & 8 du/1 acre |
| South | Vacant | County PUD & BU-1 | County Community Commercial & Residential 8 | N/A & 2 du/1 acre |
| West | Vacant | County AU | RES-1 | 1 du/1 acre |

Current and Potential Service Providers

| Service | Current Service Providers (Brevard County) | Potential Service Providers (City of Cocoa) |
|------------------|---------------------------------------------------|----------------------------------------------------|
| Potable Water | City of Cocoa | City of Cocoa |
| Wastewater | Private Septic Systems, and Brevard County | Brevard County or City of Cocoa |
| Reclaimed Water | None | City of Cocoa |
| Electric Service | Florida Power and Light | Florida Power and Light |
| Solid Waste | Brevard County/Private haulers | City of Cocoa/Private hauler |
| Stormwater | Brevard County | City of Cocoa |
| Police | Brevard County Sheriff's Office | City of Cocoa |
| Fire | Brevard County Fire Department | City of Cocoa |

What follows is a brief description of how the City of Cocoa will provide each of the needed urban services to the Cape Canaveral Heights, Ste Road 520 and State Road 524 study area upon annexation.

Potable Water: The annexation study area is currently served by the City of Cocoa for potable water services. The City has a 36" PCCP (Pre-Stressed Concrete Cylinder) distribution line located within the right-of-way of State Road 524. Within the right-of-way of State Road 520 the City of Cocoa has a 36" PCCP distribution line and a 54" PCCP distribution line. The City also has a network of water service lines including a 12" AC (Asbestos Cement) water main located within the right-of-way of Adamson Road. See Exhibit 6, 7 and 8.

If annexed, the subject properties will remain with the City of Cocoa water service and there will be no interruption of service. The current 10% surcharge for outside-City water service will be discontinued upon annexation.

Wastewater: The annexation study area is currently served by Brevard County Utilities. The County maintains both a 10" sanitary sewer line on State Road 524 and a 12" sanitary sewer line on State Road 520 abutting the subject parcels. Both lines include existing force mains. The City of Cocoa and Brevard County will need to enter into service agreements for this annexation. See Exhibit 9.

Reclaimed Water: The annexation study area is not currently served by Brevard County or the City of Cocoa for reclaimed water services. The City of Cocoa reclaimed water services are expanding to the west with developments like Integra on State Road 524 and with continued expansions will serve this area in the future.

Electric Service: The annexation study area is served by Florida Power & Light for electric services. If annexed, the neighborhood will remain with Florida Power & Light and there will be no interruption of service. Upon annexation, electric rates will remain same.

Solid Waste: The annexation area is currently served by a private solid waste contractor, Waste Management for garbage collection services. Upon annexation, the private solid waste contractor for the City of Cocoa, Waste Management will continue to provide service to this area.

Stormwater Management: The Annexation Study Area will be subject to the City of Cocoa's stormwater utility program upon annexation. Said program is now funded by a levy of an annual stormwater utility special assessment. The assessment provides funding to maintain the City's stormwater utility program which will provide a special benefit to the Annexation Study Area including, but not limited to, maintenance for the retention ponds and drainage features in the area. The amount of the stormwater special assessment would vary depending on the amount of imperviousness on each property, and on whether the annexed properties have existing on-site stormwater management systems and will be billed on the annual tax bill.

The current Rate Schedule for Fiscal Year 2020 (October 1, 2019 - September 30, 2020) Assessment Rates for Single Family Parcels (residential)*

| | | |
|----------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------|
| 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 |
| \$71.96 | \$110.71 | \$192.64 |

*Independent of any common area associated with the parcel.

Assessment Rates for Non-Single-Family Parcels per Equivalent Residential Unit (ERU) is \$110.71. Upon annexation, the City of Cocoa will evaluate the area to determine any deficiencies related to drainage and stormwater management.

Police Protection: The annexation area is currently served by the Brevard County Sheriff's Department for crime prevention and police protection services. Upon annexation, the City of Cocoa Police Department has indicated that they would be able to provide crime prevention and police protection services at the same level of service provided to other City residents and businesses with existing resources. The annexation study would become part of the City of Cocoa Police Department's law enforcement jurisdiction.

Fire Protection: The Annexation Study Area is currently served by the Brevard County Fire Department for fire prevention and protection services. Brevard County's Fire Station No. 44 (3785 W. King Street), located ± 7.0 miles from the intersection of State Road 520 and State Road 524. Back-up service is provided by Cocoa Fire Department Engine 31 (1740 Dixon Blvd), located ± 6 miles from the same intersection, that currently provides ALS (Advanced Life Support) as well as fire protection and prevention service to the area. Upon annexation, the Annexation Study Area will be subject to the City of Cocoa's levy of an annual fire special assessment to fund all or part of the fire protection services and facilities afforded by the City of Cocoa to properties located within the jurisdictional limits of the City of Cocoa. The current Rate Schedule for Fiscal Year 2020 (October 1, 2019 - September 30, 2020) fire assessment rates are as follows:

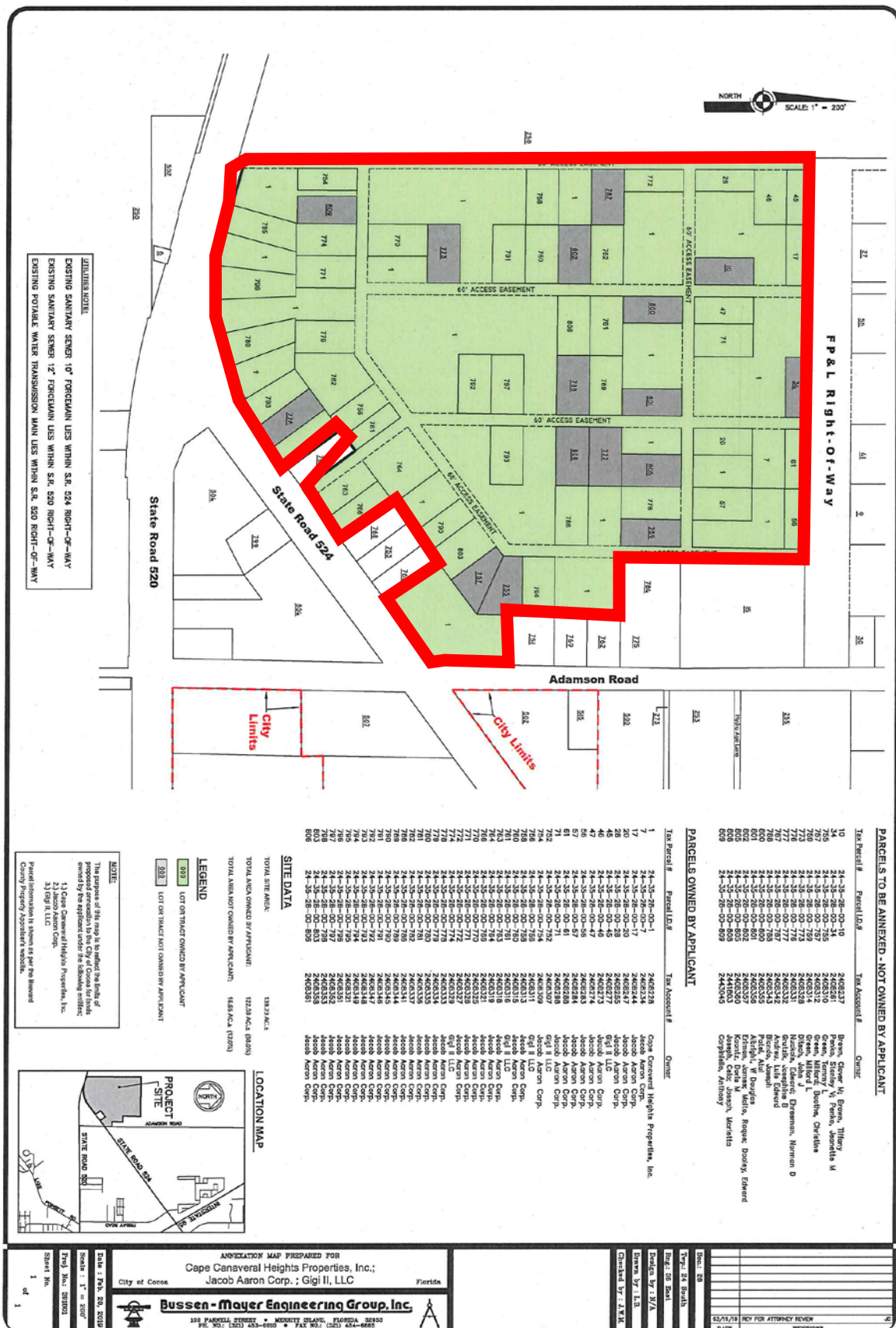
| Benefit Tier | Equivalent Benefit Unit (EBU) | Applicable to | Rate per EBU | Maximum Rate per EBU |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------|----------------------|
| Residential total assessment | Per Dwelling Unit | Improved non-exempt residential parcels | \$215.63 | \$306.12 |
| Non-residential: Response Readiness Availability | <ul style="list-style-type: none"> Improved Property - Per parcel Un-improved Property - Per parcel or parcel equivalent (Parcel EBU)* | All improved and un-improved non-exempt parcels | \$152.46 | \$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 | \$9.55 | \$13.55 |

Upon annexation, the City of Cocoa's Fire Station No. 3 (3505 SR 524), located ± 4 miles from the intersection of State Road 520 and State Road 524, will serve as the primary station. Back-up service will be provided by City of Cocoa's Fire Station No. 1 (1740 Dixon Blvd.), located ± 6 miles from the same intersection and Brevard County's Fire Station No. 44 (3785 W. King Street), located ± 7.0 miles from the intersection of State Road 520 and State Road 524. All stations will provide Enhanced BLS (Basic Life Support) services and fire prevention and protection services.

Brevard County and the City of Cocoa currently operate under an Automatic Aid Agreement for ALS services, therefore the existing level of emergency rescue services will be maintained. C.F.R 1910 requires two firefighters outside a structure when any team of firefighters enters a smoke-filled structure. NFPA 1710 requires adequate firefighting personnel on scene prior to fire ground interior operations. These two mandates essentially require that initial and back-up units arrive on scene to provide safe and effective fire scene operations. Therefore, the City of Cocoa is, for all intents and purposes, in a better position to provide fire prevention and protections services due to the closer proximity of back-up resources.

Summary

The Cape Canaveral Heights, State Road 520 and State Road 524 Annexation Study Area is contiguous and compact and, upon annexation, would provide a logical extension of City boundaries. Said area is currently subdivided and suitable for urban purposes. The City of Cocoa has, and can provide, the necessary public facilities and services to serve the Cape Canaveral Heights, State Road 520 and State Road 524 Annexation study area in the same manner as such services are provided within the rest of the City of Cocoa.



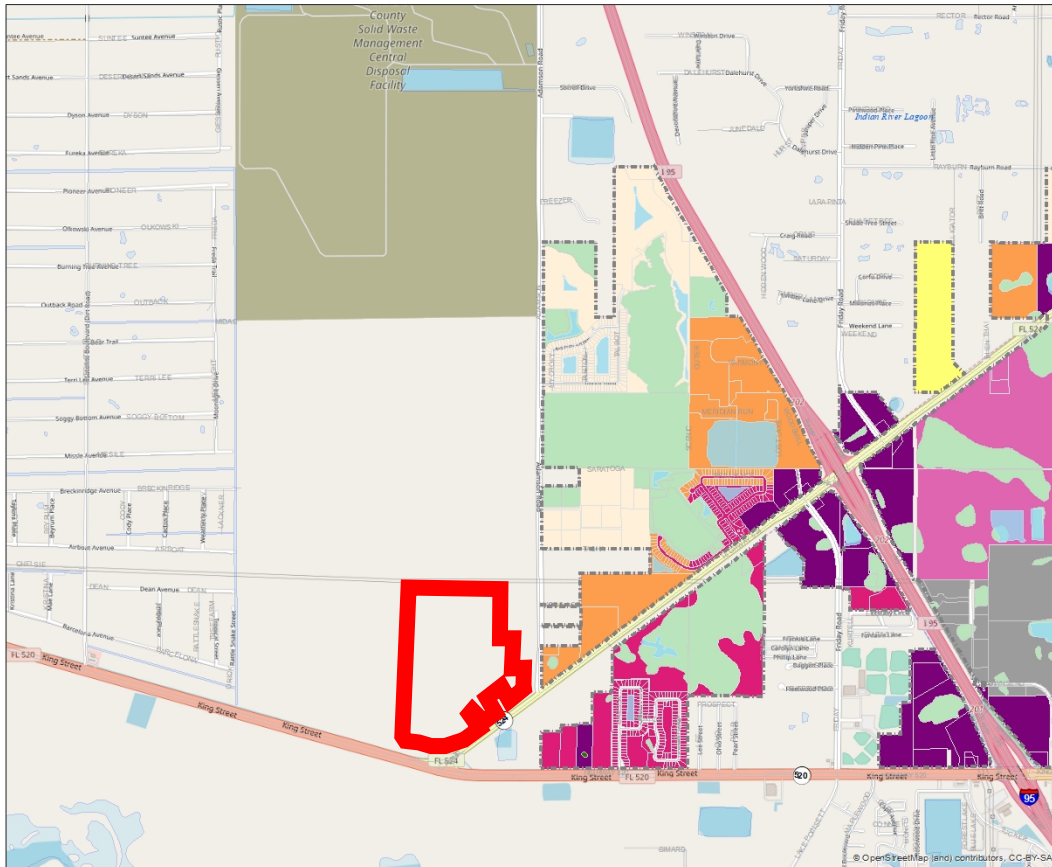
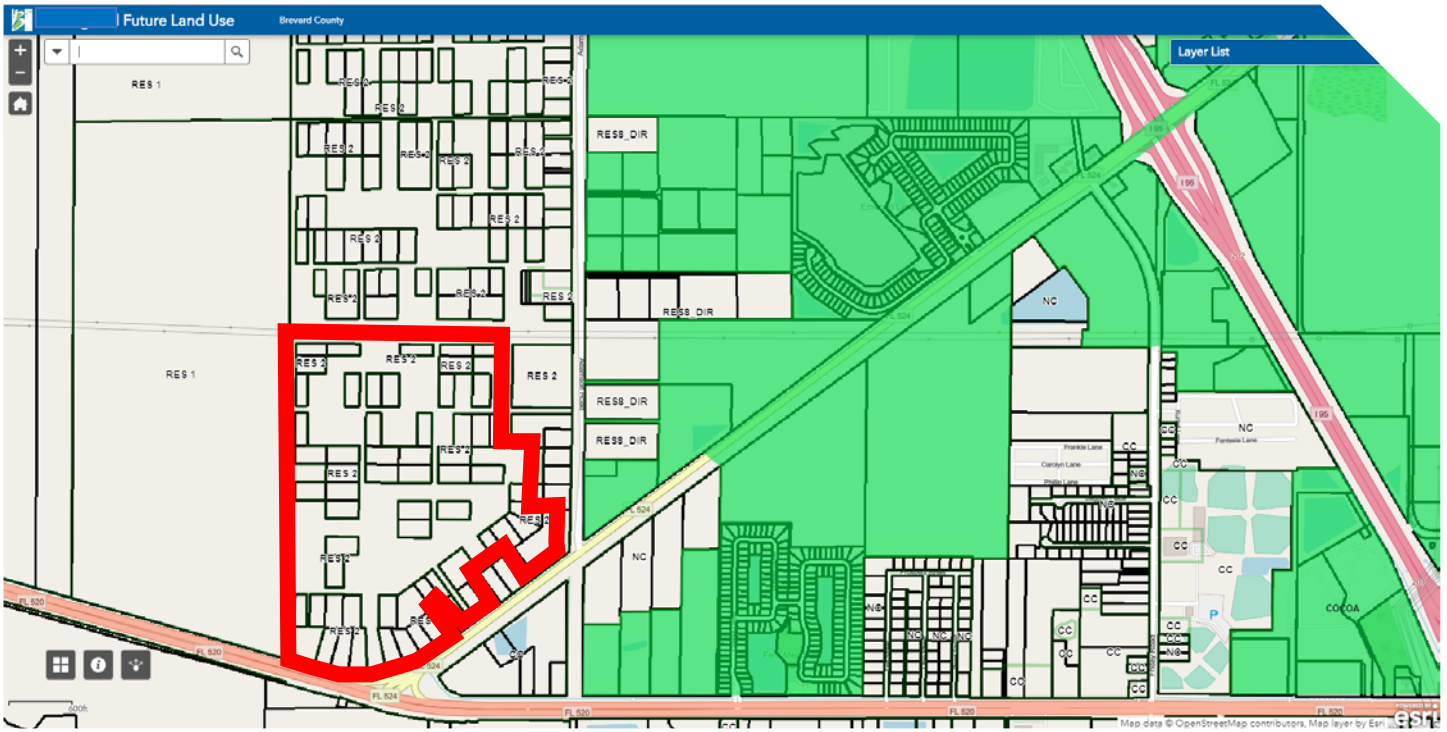


Exhibit 3
Future Land Use Map



| Cocoa City Limits | |
|------------------------------|--|
| Very Low Density Residential | |
| Low Density Residential | |
| Medium Density Residential | |
| High Density Residential | |
| Mixed Use | |
| Regional Activity Center | |
| Neighborhood Commercial | |
| Commercial | |
| Industrial | |
| Institutional | |
| Recreation/Open Space | |
| Conservation | |

0 0.5 1.0 Miles

This map was compiled from Geographic Information Services and does not reflect an actual survey. It is intended for reference purposes only. © 2019

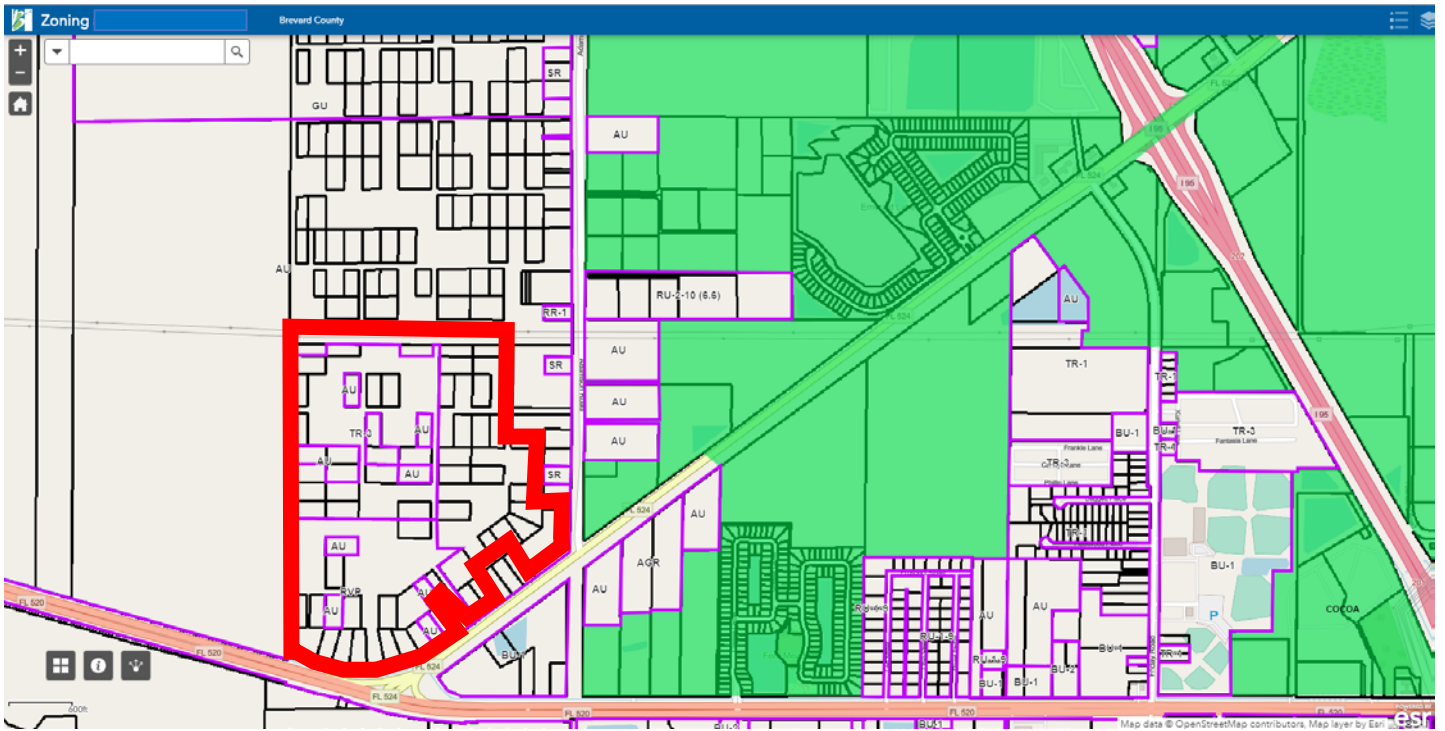
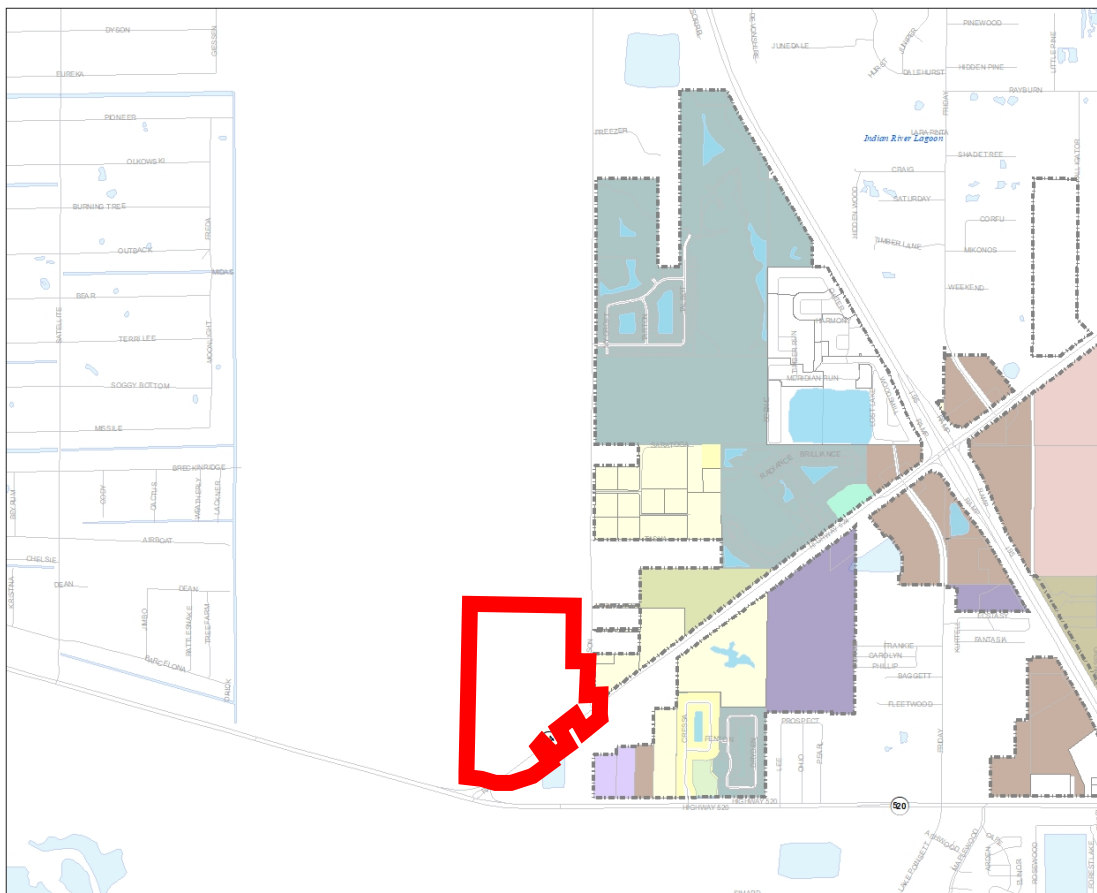


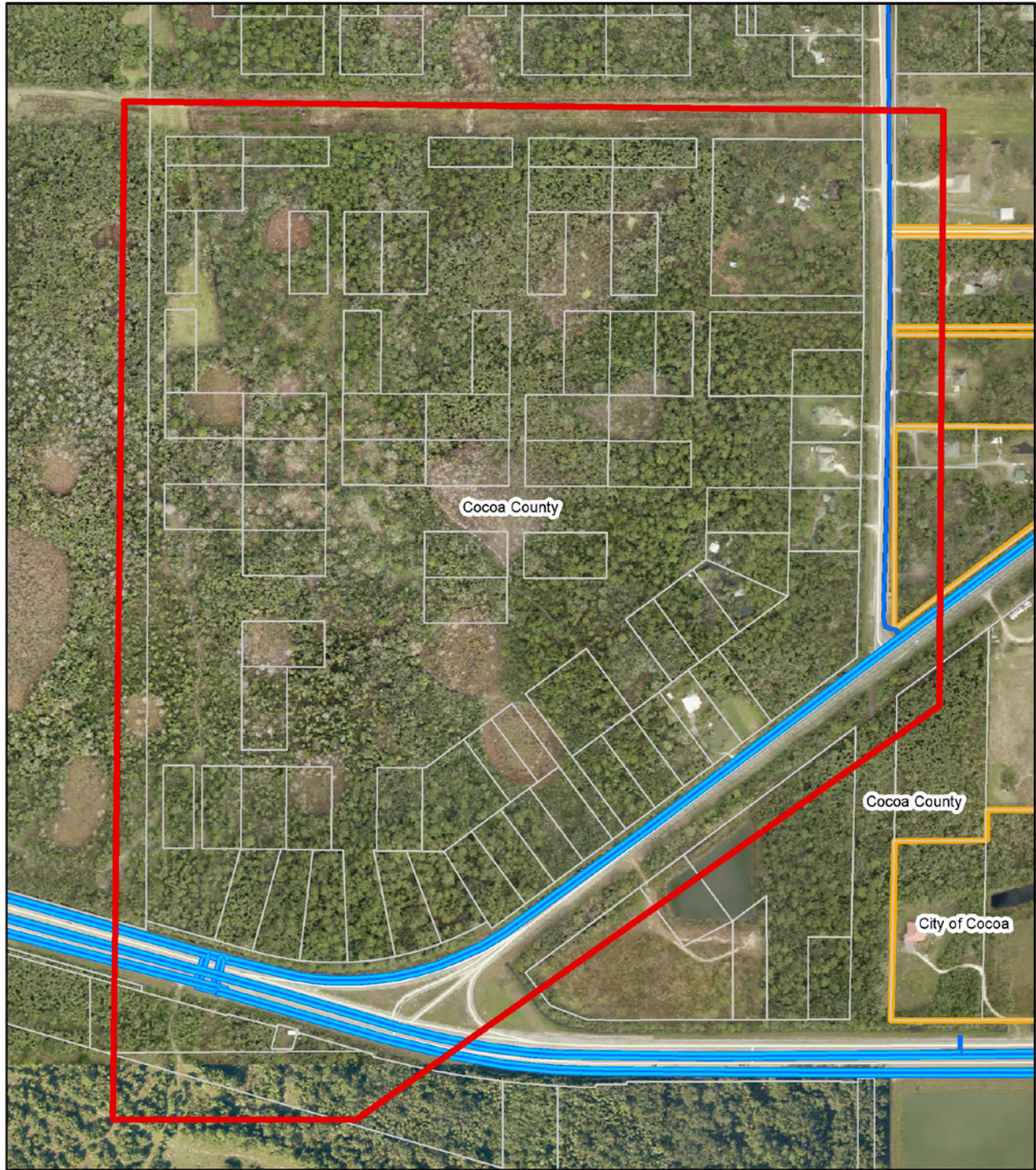
Exhibit 5
Zoning Map



| Zoning | |
|-----------------------|-------------------|
| Zoning Classification | Legend |
| RA | UMD |
| RR-1 | INST |
| RE | M-1 |
| RU-1-7 | M-2 |
| RU-1-7a | NTY Zone |
| RU-2-10 | Cocoa City Limits |
| RU-2-15 | Waterbodies |
| RU-2-25 | |
| RM-3 | |
| R-P | |
| C-R | |
| C-N | |
| CBD | |
| CBD-CVO | |
| P-S | |
| C-P | |
| C-C | |
| C-G | |
| C-W | |
| PUD | |

0 0.225 0.65
Miles

This map was compiled from Geographic Information Services and does not reflect an actual survey. It is intended for reference purposes only. © 2019



Legend

Water Mains

20" to 54"

Sewer Mains

Cocoa

Reclaim Mains

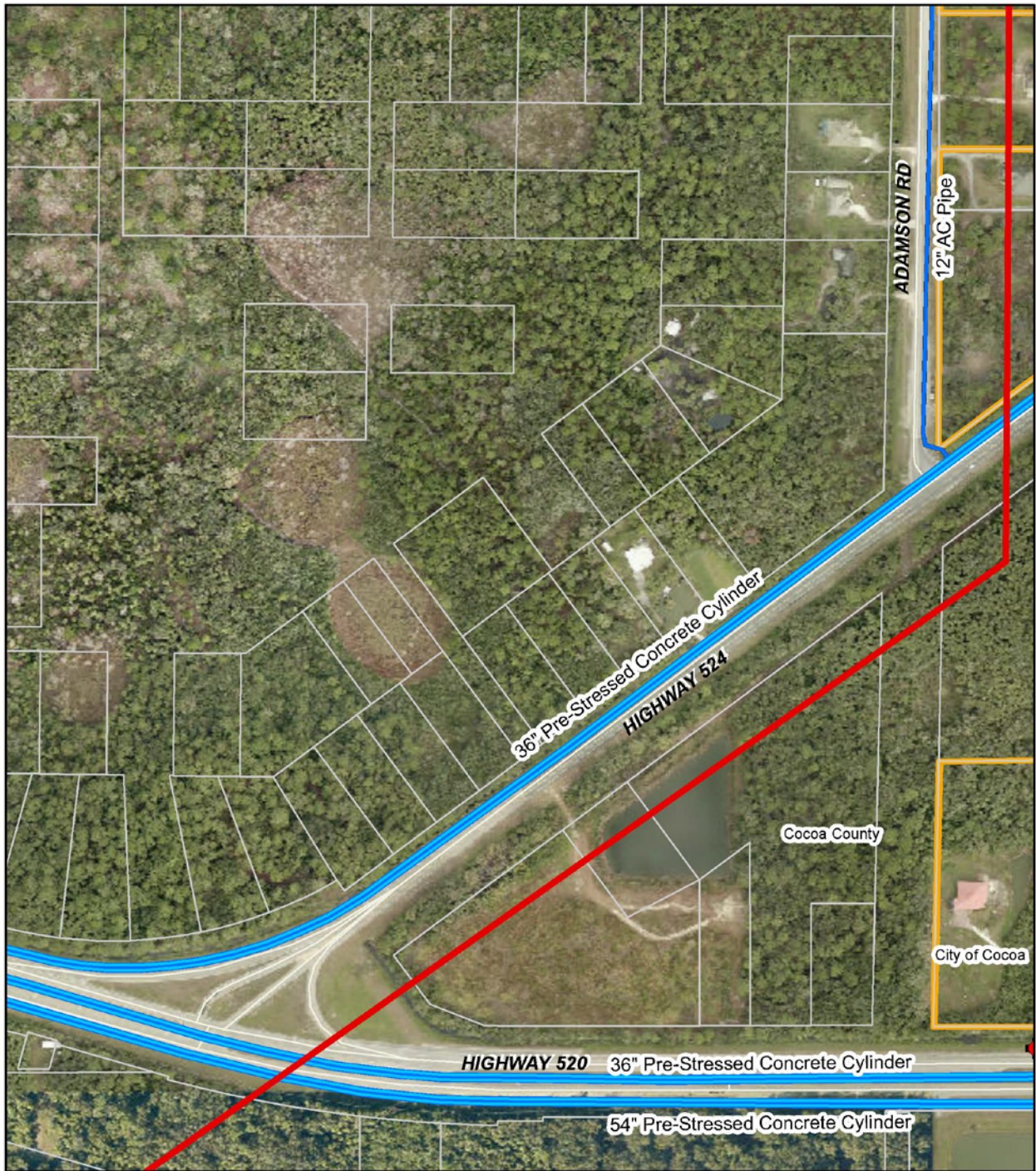
Cocoa



**524 & 520
Overall**



Disclaimer: Maps are for reference purposes only and are not intended to replace any official record. The user is responsible for confirming the accuracy of all data contained herein.



Legend

Water Mains

- 12" Pipe
- 20" to 54"

Sewer Mains

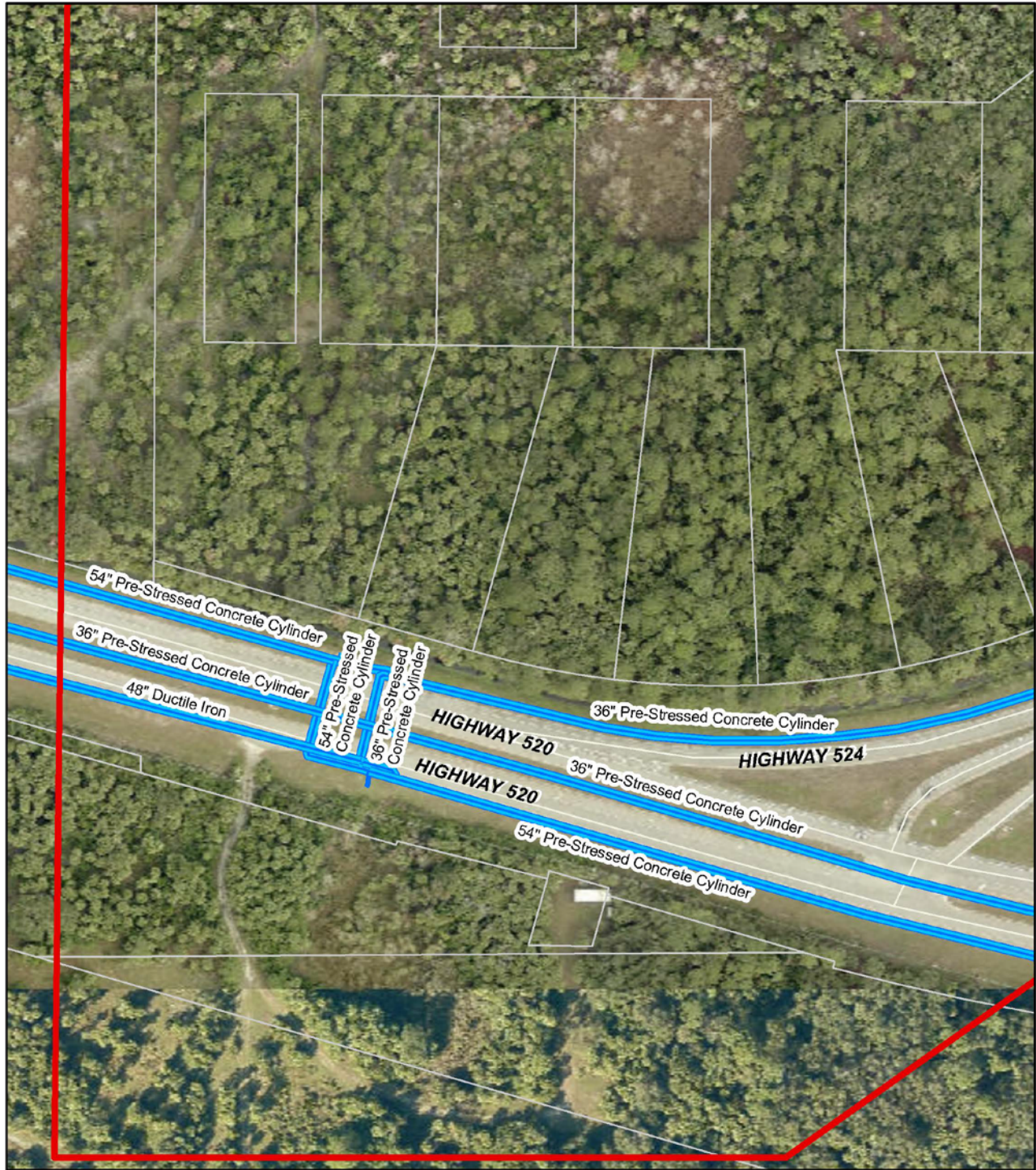
- Cocoa
- Reclaim Mains
- Cocoa



524 & 520 North End



Disclaimer: Maps are for reference purposes only and are not intended to replace any official record. The user is responsible for confirming the accuracy of all data contained herein.



Legend

Water Mains

20" to 54"

Sewer Mains

Cocoa

Reclaim Mains

Cocoa



524 & 520 South End



Disclaimer: Maps are for reference purposes only and are not intended to replace any official record. The user is responsible for confirming the accuracy of all data contained herein.



Brevard County Utility Services

yellow and black lines = force main lines
green lines = sewer gravity lines