

# **CITY OF COCOA COMPREHENSIVE PLAN 2019 - 2029**

## **VOLUME I GOALS, OBJECTIVES, & POLICIES**

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CITY OF COCOA, FLORIDA  
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Serving the Community



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# I - FUTURE LAND USE ELEMENT



Serving the Community



**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.

**Objective 1.1.1:** **Future Land Use Categories Established.** The City hereby establishes land use categories and a Future Land Use Map (FLUM) that provide for compatible and coordinated land uses, allowing for the protection of natural and historic resources as well as maximizing economic development opportunities.

**Policy 1.1.1.1:** **Land Use Categories.** The adopted FLUM contains and identifies appropriate locations for the following land use categories. The maximum densities/intensities shown in Figure FLU-1 are not guaranteed for all sites within each category. The zoning map and land development regulations may impose tighter densities and intensities of development based on land use allocation criteria policies.

**Policy 1.1.1.2:** **Density/Intensity Standards for Future Land Use Categories.** For the purposes of analyzing public facilities impacts of proposed Future Land Use Map amendments density and/or intensity shall be measured and regulated pursuant to Figure FLU-1.

**Objective 1.1.2:** **Location Criteria for Land Uses.** Future land use categories and land development regulations shall be consistent with the density and intensity standards in Policy 1.1.1.1 and be based upon the following locational and development standards and criteria:

FIGURE FLU-1  
STANDARDS FOR FUTURE LAND USE CATEGORIES

Residential and Conservation Future Land Use Categories:

|   | <u>Very Low Density Residential</u>                        | <u>Low Density Residential</u>                          | <u>Medium Density Residential</u>                       | <u>High Density Residential</u>                                | <u>Conservation</u>                      | <u>Rural Urban Transition</u>                                      |
|---|--|---|---|--|--|--|
| <b>Maximum Density</b>                  | 4 du/acre  | 7 du/acre <sup>1</sup>                                  | 15 du/acre  | 25 du/acre   |  | 1 du/2.5 acres   |
| <b>Allowable Uses</b>                   | Residential, Institutional, and Open Space/Recreational    | Residential, Institutional, and Open Space/Recreational | Residential, Institutional, and Open Space/Recreational | Residential, Institutional, Office and Open Space/Recreational | Conservation and Open Space/Recreational | Residential, Conservation Open Space/Recreational, and Agriculture |
| <b>Applicable Zoning Districts</b>      | RE, RA, RR-1, RR-2, RU-1-10, RU-1-7, RU-1-7A, RM-3 and PUD | RU-1-10, RU-1-7, RU-1-7A, RU-2-15, RM-3, RM-4 and PUD   | RU-2-10, RU-2-15, RM-4, and PUD                         | RU-2-10, RU-2-15, RU-2-25, and PUD                             | Not Applicable                           | RA, RR-1, and RR-2   |
| <b>Maximum Impervious Surface Ratio</b> | .40<br>.65 w/PUD   | .65   | .70   | .80  | .10                                      | .30  |

FIGURE FLU-1, Continued  
STANDARDS FOR FUTURE LAND USE CATEGORIES

Commercial, Industrial, Open Space/Recreational, Institutional and Mixed Use Future Land Use Categories:

|   | <u>Commercial</u>  | <u>Neighborhood Commercial<sup>4</sup></u>                                  | <u>Regional Activity Center<sup>5</sup></u>  | <u>Industrial</u>                      | <u>Open Space Recreational</u> | <u>Institutional</u>  | <u>Mixed Use</u>   |
|---|--|---|--|--|--------------------------------|-----------------------|--|
| <b>Maximum Intensity/Density</b>        | 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<br>25 du/acre | 25 du/acre <sup>2&amp;3</sup><br>1.0 FAR <sup>3</sup>  |
| <b>Allowable Uses</b>                   | 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 <sup>6</sup> | Not Applicable                 | Institutional         | Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational |
| <b>Minimum Transportation Access</b>    | 4 lane collector<br>2 lane arterial                            | 2 lane collector  | 2 lane arterial that intersects SR528 or I-95  | 2 lane collector<br>2 lane arterial    | Not Applicable                 | Not Applicable        | Not Applicable   |
| <b>Applicable Zoning Districts</b>      | 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   |
| <b>Maximum Impervious Surface Ratio</b> | .90  | .80   | .95  | .75                                    | .25                            | .65                   | .95<br>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.

**Policy 1.1.2.1: Rural/Urban Transition (RUT).** Rural/Urban Transition land use is intended to preserve conservation areas, and to provide opportunities for agricultural activities along with some residential developments. This designation will also allow for necessary supporting services such as utilities, parklands, and education facilities. The following criteria shall be used for determining appropriate locations for rural/urban transition areas.

- A. Whenever an agricultural operation is annexed, the RUT land use may apply. The farming and agricultural operations may continue per the conditions set forth in the annexation agreement for the property. The continuation of agricultural uses and supporting ancillary facilities will contribute to the preservation of large expanses of open space while protecting sensitive environmental resources.

- B. If more than one residential unit is developed on a parcel classified as RUT pursuant to this policy, the units may be clustered.

**Policy 1.1.2.2: Very Low Density Residential (VLDR).** Very low-density residential areas consist of neighborhoods of single family detached housing. The following criteria shall be used for determining appropriate locations for very low density residential areas.

- A. Very low-density residential areas shall be buffered from the nuisance effects of agricultural uses, higher intensity uses and major traffic corridors.
- B. Very low density residential developments should be located in areas where more intensive development would be unwarranted due to environmental constraints.

**Policy 1.1.2.3: 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. Institutional, open space and recreational uses are also allowed in this category. The following criteria shall be used for determining appropriate locations for low density residential areas.

- A. Low-density residential areas shall be buffered from the nuisance effects of higher intensity uses and major traffic corridors.
- B. Low density residential developments should be located in areas where more intensive development would be unwarranted due to environmental constraints, incompatible with surrounding land uses, or where criteria set forth in Paragraph c, below, cannot be met.
- C. The City may permit increased densities up to 12 units per acre as part of planned residential development or planned redevelopment activities based on the following criteria:
  - 1. Redevelopment through rehabilitation and improvement of substandard or deteriorating housing.
  - 2. For planned redevelopment activities, preservation and improvement of neighborhoods containing affordable single family and multiple family housing, especially where neighborhoods contain vacant lots or abandoned commercial uses.
  - 3. Use of a variety of building and site designs, housing types and efficient construction techniques that lower

- construction costs and result in lowering housing cost.
4. Provide for more efficient use of land and protection of the existing neighborhoods, natural systems, and historic resources.
- D. Clustered single family attached housing may be permitted with City Council approval, at a maximum of seven (7) units per acre, provided the development meets at least one of the qualifying criteria, is a deed restricted community, and conforms to the development standards included in the City's land development code and design criteria listed below.
1. Qualifying Criteria:
    - (a) Preservation of environmentally sensitive areas.
    - (b) Topographical constraints limiting the developable portion of the land.
  2. Development Standards:
    - (a) Land area and project density standards shall be as follows:
      - (1) Minimum of one (1) acre and no more than seven (7) acres.
      - (2) Minimum of seven (7) dwelling units and no more than forty-nine (49) dwelling units.
    - (b) A project shall not be located within one-half mile of another project developed under this policy.
    - (c) A minimum of twenty percent (20%) of gross site acreage shall be developed as useable open space and active recreational facilities.
    - (d) A minimum of ten percent (10%) of developed units shall be set aside and priced affordably for qualified moderate income level families.
    - (e) The development project shall provide a fifteen (15) foot landscaped buffer along property lines adjoining single family residential land uses developed with detached housing.



3. Design Standards:
  - (a) Individual lots, buildings, streets and parking areas should be designed and situated to minimize disruption to the site's natural drainage and topography.
  - (b) Buildings developed under this policy shall contain no more than five (5) residential dwelling units per building.
  - (c) To preserve and promote the single family nature of the development project, single family attached housing units shall only be horizontally attached and front facades shall be staggered.
  - (d) Each dwelling units shall vary architecturally so that each presents a distinct and unique appearance as a single family residential unit. Not more than three units per building and no two adjoining units shall have the same architectural appearance and style.
  - (e) Buildings shall be finished on all sides with permanent finished materials of consistent quality. Major exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, stucco, synthetic stucco, decorative block, or stone.
4. Development Agreement. The City Council may require a development agreement as a condition of approving any clustered, single family attached housing project. Said agreement shall memorialize all conditions and safeguards deemed necessary by City Council and shall be recorded in the public records of Brevard County as a binding covenant on the subject property.

**Policy 1.1.2.4: Medium Density Residential (MDR).** Medium density residential areas shall be regarded as areas of moderate density detached and attached housing. The following criteria shall be used for determining appropriate locations for medium density residential areas.

- A. Medium density residential areas shall have access to a minor collector street, and preferably, to a major collector street or one of higher functional classification.
- B. These areas should have convenient access to community services.

- C. New developments approved in accordance with the comprehensive plan shall provide amenities to include open space and buffering as required in the City's Land Development Regulations.

**Policy 1.1.2.5: High Density Residential (HDR).** High-density residential areas shall be deemed to be areas of attached multi-unit dwellings and detached housing where a mixture of unit types and a variety of buildings may be permitted. The following criteria shall be used for determining appropriate locations for high density residential areas.

- A. High-density residential areas shall have access to a major collector street or a roadway with a higher functional classification.
- B. It is the intent of the City to provide these areas with safe and convenient pedestrian access to nearby recreation and shopping facilities.

**Policy 1.1.2.6: Mixed-Use (MU).** The Mixed-Use land use category is intended to provide a mixture of residential, commercial, office, recreational and institutional uses along the major transportation corridors (such as SR 520 and US 1). The mixed-use could be developed as single uses on separate parcels or as a mixture of uses within a single development. Based on current land use trends, the City estimates that the mix of uses in the mixed-use category will be 50 percent residential and 50 percent non-residential. The Floor Area Ratio (FAR) measure shall not be applied to residential developments, or the residential portion of a mixed-use building or development. The following criteria shall be used for determining appropriate locations for mixed-use land use areas.

- A. Areas within a quarter mile walking distances of public transit stations, transitional areas between high and low intensity uses, and areas adjacent to major corridors within the City are appropriate for Mixed-Use category.
- B. The land development regulations implementing this category shall encourage a compact and walkable environment to reduce vehicle miles of travel and encourage use of public transit.
- C. Development within mixed-use shall be encouraged to follow Transit Oriented Design (TOD) principles.
- D. Unified architectural and streetscape themes are encouraged for all developments within the Mixed-Use category.
- E. Mixed use buildings within a single development will be highly encouraged in this category.

- F. For a mixed-use building, only retail sales, offices and services and restaurants are permitted on the ground floor.
- G. If residential housing units are developed as part of a vertical mixed use project a bonus of up to 5 units per acre may be achieved.
- H. For the purposes of analyzing public facilities impacts of proposed Future Land Use Map amendments, a mix of 50% residential and 50% non-residential land area split shall be utilized.

**Policy 1.1.2.7: Regional Activity Center (RAC).** The City's Future Land Use Map may be amended to include one or more Regional Activity Centers, as a separate and distinct future land use designation. The City shall seek opportunities to work with the private development sector to promote and plan one or more compact, high intensity, multi-use developments that will enhance the City's tax base, provide new employment opportunities and promote additional compatible development within the City. Development within any designated Regional Activity Center shall comply with the requirements of the following policies (inclusive of the applicable Subarea Policies) and all other applicable Comprehensive Plan Policies.

- A. Development within this category shall include a minimum of three of the following land uses: commercial, office, residential, hotel or industrial uses and shall conform to the following development criteria:
  - 1. Minimum land area included within the Regional Activity Center: 50 acres; and
  - 2. Minimum cumulative gross floor area of all non-residential structures: 500,000 square feet;
  - 3. Maximum cumulative floor area ratio for the entire Regional Activity Center: 0.50;
  - 4. When a residential land use is a component of the development, the following shall apply:
    - (a) Minimum cumulative gross floor area for all residential uses shall equal 25% of the cumulative gross floor area for all non-residential uses. The minimum cumulative residential gross floor area shall only be reestablished after initial approval when increases in non-residential uses require a comprehensive plan amendment.
    - (b) Maximum residential density: 25 dwelling units per acre

5. Maximum hotel/ intensity: 45 rooms per acre
- B. Each designated Regional Activity Center shall be subject to Subarea Policies that will establish the specific uses and maximum intensity standards applicable to that particular Regional Activity Center.
- C. Each designated Regional Activity Center shall be designed to provide services to, or be regularly used by, a significant number of citizens of more than one county; shall have direct access to a major arterial roadway that intersects with SR 528 or I-95; shall include a multi-modal circulation system that is integrated with the City's overall pedestrian, bicycle and transit systems; and shall be compatible with adjacent uses.
- D. Each designated Regional Activity Center shall be developed in a sustainable manner where development and design standards commonly associated with the urban design concepts of Traditional Neighborhood Design (TND) and Neo-Traditional planning principles shall serve as guiding principles, generally complying with the following:
  1. Uses shall be mixed and intermingled such as commercial and residential; commercial and office; and or office and residential,
  2. Site design shall provide for equal opportunities for vehicular and pedestrian travel internally throughout the site, with the exception of any portion developed wholly as industrial,
  3. Interconnectivity, vehicular and pedestrian, between land use zones shall be provided,
  4. Site design shall incorporate Crime Prevention Through Environmental Design (CPTED) principles.
- E. Designated Regional Activity Centers shall be permitted to convert land uses and intensities within the adopted development program.
  1. To ensure substantial conformity with the adopted development program and to retain the mixed-use character of a designated Regional Activity Center, a conversion of any land use category to another may only be permitted to increase or decrease by the below figures for each land use category. A proposed increase or decrease greater than the below figures shall require an amendment to the Comprehensive Plan, specifically to the Subarea policy governing the uses and intensities of the designated Regional Activity Center.

- (a) Commercial: 55,000 square feet or 10% whichever is greater
    - (b) Office: 66,000 square feet or 10% whichever is greater
    - (c) Residential: 55 units or 10% whichever is greater
    - (d) Hotel: 83 rooms or 10% whichever is greater
    - (e) Industrial: 35 acres or 10% whichever is greater
  - 2. To maintain an equivalent number of trips generated by a designated Regional Activity Center and to retain the internal trip capture characteristics, an increase (or decrease) to an approved land use category shall result in a corresponding decrease (or increase) to another approved land use category.
  - 3. To ensure adequate public school capacity is available for designated Regional Activity Centers where a residential land use is part of the adopted development program, a proposed increase in residential land use of any amount shall require a school concurrency evaluation and determination to ensure adequate public school capacity is available to accommodate new students generated by the proposed increase in residential units.
  - 4. For purposes of evaluating concurrency for potable water and wastewater facilities, the demand for the maximum potential development (the base development program plus the maximum allowable increase set forth above) shall be evaluated to ensure adequate public facilities are available to serve the development.
- F. Notwithstanding any other provisions in this Comprehensive Plan, development within a designated Regional Activity Center existing as of July 1, 2004 will be allowed to impact wetlands if such development is consistent with the Conservation Element.
- G. The development within a Regional Activity Center shall not reduce the flood storage capacity of the project site so as to impact adjoining properties or degrade the quality of the receiving surface water body.
- H. The development within a designated Regional Activity Center may utilize compensating storage to achieve the density or intensity authorized in the applicable Subarea

Policies for the particular Regional Activity Center, provided that any proposed alteration to the 100-year floodplain or to isolated flood prone areas shall not adversely impact the drainage of adjacent properties or public drainage facilities.

- I. If an endangered, threatened, or species of special concern is found on-site or there is evidence that the species may be present on-site following development, the development within a designated Regional Activity Center shall not commence unless and until the Florida Fish and Wildlife Conservation Commission approves a wildlife management plan (which may include offsite relocation or mitigation, as appropriate).
- J. To conserve energy and reduce solid waste production, development within a designated Regional Activity Center shall have a unified solid waste management plan that provides for recycling of materials including glass, paper, aluminum, and plastics.
- K. To reduce the demand for potable water, development within a designated Regional Activity Center shall connect to the City's wastewater reuse system.
- L. To provide a visually pleasing sense of place, all development within a designated Regional Activity Center shall be subject to a coordinated set of design guidelines for street furniture, signage, landscaping, and public spaces that shall be reviewed and approved by the City's Community Development Director prior to issuance of the first building permit.
- M. To reduce the potential for mobile source emissions individual sites developed within a designated Regional Activity Center shall:
  - 1. Plant vegetative landscape strips along major transportation corridors;
  - 2. Be designed to encourage walking, biking, or mass transit usage to reduce the need for vehicular use;
  - 3. Connect to existing or planned bicycle and pedestrian systems in accordance with the City's Bicycle Path Plan.
- N. **Brevard Crossings Regional Activity Center.** The City hereby establishes the following standards for the Brevard Crossings Regional Activity Center.

**Subarea Policy 1** The Future Land Use Map as amended on March 12, 2002 shows the location of the approved Brevard Crossings Regional Activity Center.

The designated area has been determined by the City to be appropriate for development as a Regional Activity Center.

**Subarea Policy 2**

Unless increased in accordance with Future Land Use Element Policy 1.1.2.7.E, the Brevard Crossings Regional Activity Center may include a mix of only the following uses and intensities:

- 1,710,000 square feet of commercial uses;
- 300 hotel rooms; and
- 80,000 square feet (3,300 seat) theatre.

**Subarea Policy 3**

Commercial and office uses shall generally be oriented internal to the site, as opposed to SR 524 exclusively. Buildings shall be oriented toward the street and no greater than two bays of parking shall be permitted between primary structures fronting SR 524 public right of way.

**Policy 1.1.2.8: Neighborhood Commercial (NCOMM).** Neighborhood commercial areas are intended to be low-impact in nature and serve the needs of the immediate residential area. The following criteria shall be used for determining appropriate locations for neighborhood commercial land use designations on the future land use map.

- A. Neighborhood commercial areas may be allowed closer to the residential neighborhoods.
- B. The City anticipates that ~~by 2020~~, the average overall mix of uses in the Neighborhood Commercial Land Use category throughout the City will be a minimum of 85% commercial/office, public/institutional and recreational and a maximum of 15% residential.
- C. Pedestrian connectivity between neighborhood commercial and surrounding multi family developments is highly encouraged.
- D. The following factors shall be considered when designating new Neighborhood Commercial areas or expanding existing Neighborhood Commercial areas:

1. A land use compatibility study shall be conducted by the applicant to analyze the potential impact of a proposed new Neighborhood Commercial area or Neighborhood Commercial area expansion on the character of the surrounding uses, neighborhoods and natural environment.
2. A multimodal transportation study shall be conducted by the applicant demonstrating that the transportation systems including roads, pedestrian walkways, bike ways, transit facilities affected by the proposed Neighborhood Commercial areas have sufficient current and projected capacity to handle the travel demand generated by the increased intensity. Additionally, multimodal transportation study shall address the requirements and level of service standards of the Transportation Element.
3. The applicant shall prepare and submit a market study to demonstrate market demand and economic potential for a proposed Neighborhood Commercial area. The market study should include data and analysis concerning the existing, planned and approved supply of commercial property within the market area, occupancy patterns and trends, the demand for commercial uses allowed under the Neighborhood Commercial designation and the demand for the commercial uses specifically proposed.
4. The City may consider the following qualitative factors when reviewing proposed Neighborhood Commercial areas:
  - (a) Whether existing vacant Neighborhood Commercial land in the market area can accommodate the size, shape, location, visibility, and access requirements of the proposed uses.
  - (b) Whether opportunities are available to redevelop existing Neighborhood Commercial land within the market area.
  - (c) Whether the proposed designation will encourage reinvestment in deteriorating or underutilized area, protect property values, discourage the proliferation of low intensity strip commercial uses and promote infill development.



- E. At the discretion of the Planning and Zoning Administrator applicant submitted transportation or market studies may be waived for small scale future land use map amendments.
- F. Annexed lands at the time of the initial City land use designation shall be exempt from the above study requirements provided the lands proposed for Neighborhood Commercial designation maintained a Brevard County Neighborhood Commercial future land use designation and no net increase in density or intensity will occur as a result of the City future land use designation. Notwithstanding the exemption from the above requirement any future land use map amendment is still subject to the requirements of Chapter 163 Part II Florida Statutes (F.S.) ~~and Rule 9J-5 Florida Administrative Code.~~
- G. For the purposes of analyzing public facilities impacts of proposed Future Land Use Map amendments, a mix of 85% non-residential and 15% residential land area split shall be utilized.

**Policy 1.1.2.9: Commercial (COMM).** Commercial areas are intended to be areas that serve several neighborhoods, sub-regional and regional areas and provide an array of retail, personal and professional uses. The following criteria shall be used for determining appropriate locations for commercial land use designations on the future land use map.

- A. Commercial areas shall have direct access from a four-lane collector or two-lane arterial.
- B. New commercial uses shall be discouraged from linear development and shall be encouraged to develop in clusters, with coordinated parking facilities, and with frontage roads where practical.
- C. Maximum Floor Area Ratio (FAR): 1.0. Within the Cocoa Redevelopment Area, the maximum FAR shall be 2.0. A density bonus of up to an additional 2.5 FAR shall be allowable within the Central Business District outside the Cocoa Village Overlay.
- D. The following factors shall be considered when designating new commercial areas or expanding existing commercial areas.
  - 1. *Land Use Compatibility Study.* The applicant shall analyze and consider the potential impact of a proposed Commercial area or Commercial area expansion on the character of the surrounding uses, neighborhoods and natural environment.

2. *Transportation Study.* The applicant shall prepare and submit a study demonstrating that the transportation systems affected by the proposed Commercial areas have sufficient current and projected capacity to the handle the travel demand generated by the increased intensity. Additionally, transportation studies shall address the requirements and level of service standards of the Transportation Element.
3. *Market Study.* The applicant shall prepare and submit a market study to demonstrate market demand and economic potential for a proposed Commercial area. The market study should include data and analysis concerning the existing, planned and approved supply of commercial property within the market area, occupancy patterns and trends, the demand for commercial uses allowed under the Commercial designation and the demand for the commercial uses specifically proposed.
4. The City may also consider the following qualitative factors when reviewing proposed Commercial areas:
  - (a) Whether existing vacant Commercial land in the market area can accommodate the size, shape, location, visibility, and access requirements of the proposed uses.
  - (b) Whether the proposed use is dependent upon proximity to another specific use.
  - (c) Whether opportunities are available to redevelop existing Commercial land within the market area.
  - (d) Whether opportunities are available to assemble multiple parcels of existing Commercial land under separate ownership.
  - (e) Whether the proposed designation will encourage reinvestment in deteriorating or underutilized area, protect property values, discourage the proliferation of low intensity strip commercial uses and promote infill development.
- E. At the discretion of the Planning and Zoning Administrator applicant submitted transportation or market studies may be waived for small scale future land use map amendments.
- F. Annexed lands at the time of the initial City land use designation shall be exempt from the above study requirements provided the lands proposed for Commercial

designation maintained a Brevard County Community Commercial future land use designation and no net increase in density or intensity will occur as a result of the City future land use designation. Notwithstanding the exemption from the above requirement any future land use map amendment is still subject to the requirements of Chapter 163 Part II F.S. and Rule 9J-5 Florida Administrative Code.

**Policy 1.1.2.10: Industrial (IND).** Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate locations for industrial land use designations on the future land use map.

- A. Industrial areas shall also serve as an area to locate businesses with principal uses and activities which could have adverse secondary effects (i.e., increase crime; neighborhood deterioration and blight; property devaluation; economic deterioration; and health risks) on residential areas, religious establishments, schools, parks, or day care centers located within the City; including, but not limited to adult entertainment establishments.
- B. Commercial and office uses that are complementary to and support industrial development and operations may be permitted within industrial designated areas.
- C. Future industrial areas should be planned with extensive landscaping, and coordinated parking. Industrial areas shall have immediate access to a two-lane collector and/or two-lane arterial.
- D. Industrial development shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses including low scale professional offices or medium density residential development.

**Policy 1.1.2.11: Institutional (INST).** The Institutional land use category is intended to accommodate existing and planned public and semi-public services including: governmental buildings; public schools and educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; extensive open areas comprising major committed public and semi-public open spaces, and other similar activities. The following criteria

shall be used for determining appropriate locations for institutional land use designations on the future land use map.

- A. Public, semi-public and institutional uses shall also be allowed within other land use categories as support uses and as provided for in the zoning regulations.
- B. The City shall monitor the need for increased land area for public/institutional uses and shall assure that this land use category on the FLUM is expanded to accommodate the development of public and semi-public facilities (such as governmental buildings; fire, police and rescue services; educational institutions and similar public uses), and facilities that are generator of private sector activities (such as civic centers, museums and arena).

**Policy 1.1.2.12: Open Space/Recreational (OS-REC).** The open space/recreational land use category is intended to accommodate existing and planned public and private parks and recreation areas and extensive open space areas such as the golf courses; and similar uses. The following criteria shall be used for determining appropriate locations for open space/recreation land use designations on the future land use map.

- A. Except as required for other public purposes, publicly owned land identified as open space/recreational on the Future Land Use Map will only be used for park, recreational, and ancillary uses.
- B. In designating open space recreational areas, the City will assure consistency with policies provided in the Recreation and Open Space Element.
- C. Through the development review process and Capital Improvements Program, the City will attempt to link open space areas to residential areas by bikeways, sidewalks, or footpaths.
- D. In developing open space and recreational areas, the City will minimize or eliminate the impact of active uses on sensitive environmental features to the maximum extent possible.

**Policy 1.1.2.13: Conservation (CONS).** The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S. ~~—The conservation land use category identifies lands that are environmentally fragile natural resources for long term preservation as defined in §9J-5.003(28), FAC.~~ The following criteria shall be used for designating properties as Conservation on the Future Land Use Map.

- A. Any Future Land Use Map amendment adopted after December 1, 2003 shall assign the Conservation Future Land

Use Category to wetlands within the area subject to amendment.

- B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development site.
- C. At the time of development, wetlands within the Conservation Future Land Use category shall be encumbered by a perpetual conservation easement.
- D. Allowable uses, intensities, and impacts within the Conservation Future Land Use category shall be in conformance with those uses, intensities, and impacts listed in the Conservation Element.

**Objective 1.1.3: Public Utilities.** The City shall maintain regulations to require the provision of sufficient land area for the siting of public facilities and utilities to support development, redevelopment, land use plan amendments and changes to the zoning of a site.

**Policy 1.1.3.1:** Prior to the issuance of a building permit, the City shall review the impacts of all development proposals on existing public facilities and services to ensure that service levels are not degraded below adopted level of service standards as adopted in this Comprehensive Plan.

**Policy 1.1.3.2:** The City shall continue to require dedication of land for roadways, stormwater management and utilities.

**Policy 1.1.3.3:** Require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities, through impact fees, special assessments, exactions, conveyance of land or easements, pro-rata agreements or in-kind professional services directly related to the associated impact.

**Policy 1.1.3.4:** The City shall encourage requests for voluntary annexation of all the enclaves and logical extensions of the existing City limits to efficiently use public facilities and services, to eliminate areas of jurisdictional problems, and to provide for sound growth and development of the City and surrounding area.

**Policy 1.1.3.5:** The City shall examine the utility of developing a Joint Planning Area agreement with Brevard County to address future development along the County/City interface.

**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 1.1.4.2:** The highest densities and intensities of use in the Cocoa Redevelopment Area are in the Central Business District (CBD), designated commercial areas to the northwest of the CBD, designated mixed-use along US 1 and SR 520, and designated high-density residential areas as shown on the Future Land Use Map. Development bonuses within the Cocoa (Downtown) Redevelopment Area are as follows:

- A. Within the Cocoa (Downtown) Redevelopment Area, the maximum FAR shall be 2.0. A density bonus of up to an additional 2.5 FAR shall be allowable within the Central Business District outside the Cocoa Village Overlay sub-district.
- B. Certain areas within the Cocoa (Downtown) Redevelopment Area may achieve up to an additional 25 units per acre.

**Policy 1.1.4.3:** The City shall redevelop the Central Business District as a viable business district while preserving the historic character of Cocoa Village and of adjacent historic resources, housing and residential neighborhoods, and with protecting natural resources.

**Policy 1.1.4.4:** The CBD overlaps with the Cocoa (Downtown) Redevelopment Area. The three redevelopment areas outside the CBD are intended to complement, and not compete, with the CBD.

**Policy 1.1.4.5:** The City shall protect and buffer residential areas in the Cocoa (Downtown) Redevelopment Area from uses of high density or intensity.

**Policy 1.1.4.6:** The City shall redevelop affordable housing in the Cocoa (Downtown) Redevelopment Area through rehabilitation programs and shall redevelop vacant lots for housing in residential areas by, for example, developing an affordable housing bonus program with the private sector.

**Policy 1.1.4.7:** The adopted Community Redevelopment Area plans shall be consistent with the City's Future Land Use Map.

**Policy 1.1.4.8:** The City shall continue to monitor and, as appropriate, conduct parking studies to examine the demand and availability of parking in the Cocoa (Downtown) Redevelopment Area.

**Policy 1.1.4.9:** On a continuing basis, the City shall review and update, as necessary, the Redevelopment Area Plans.

**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.

**Policy 1.1.4.11:** The City shall encourage the public to identify established neighborhoods in need of revitalization and develop neighborhood plans with resident participation to establish steps to clean up, reuse, infill and redevelop as needed.

**Policy 1.1.4.12:** The City shall coordinate redevelopment issues with the private sector to promote mobilization of public and private resources necessary to effectively carry out redevelopment efforts.

**Objective 1.1.5: Neighborhood Protection.** The City shall ensure that additional growth and development will be respectful of established neighborhoods that define much of the City's character.

**Policy 1.1.5.1:** More intense development such as commercial, mixed-use and industrial uses shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses including low-scale professional offices or medium density residential development. In the absence of transitional land uses, potential adverse impacts to surrounding residential should be mitigated through the use of:

- A. Buffer areas that will provide a separation between commercial and single-family residential structures;
- B. Landscaping and/or trees separating the commercial and residential land use; and
- C. Walls and/or opaque vegetative screens separating the commercial and single-family residential land use.

**Policy 1.1.5.2:** The City shall consider developing neighborhood plans, as needed, to either strengthen preservation of established neighborhoods or encourage redevelopment of transitional neighborhoods.

**Policy 1.1.5.3:** The City's land development regulations shall maintain appropriate standards and nuisance regulations to limit the impact of more intense development on established residential zones.



**Objective 1.1.6: Historic and Archeological Resources.** All development activities undertaken in the City will be consistent with and supportive of the plan's goals, objectives, and policies for protecting historic and archeological resources.

**Policy 1.1.6.1:** The City shall undertake the necessary steps to identify its historical and archeological resources and create a local register of historic places. The local register will list all the properties within the City that have been designated as an individual historic resource or historic districts.

**Policy 1.1.6.2:** The City shall consider creating design regulations to protect the locally designated historic sites and districts.

**Policy 1.1.6.3:** ~~By 2012, the~~The City shall consider a historic preservation ordinance to protect significant historic, cultural and archaeological resources.

**Policy 1.1.6.4:** Nominations may, with the owner's consent, be made to the National Historic Registers based upon the periodic review of properties.

**Policy 1.1.6.5:** The City shall facilitate the education of the public regarding the significance and historic values associated with the City's architectural, historical, geological, and archaeological resources, and the costs associated with the loss of such resources.

**Policy 1.1.6.6:** The City shall give consideration to the establishment of an historic zoning district.

**Policy 1.1.6.7:** The City shall establish a program for public, private, or public and private purchase, within funding capabilities, of development rights to preserve properties identified as historically significant at local or national levels.

**Policy 1.1.6.8:** The City shall adopt land development regulations that include a requirement for development plans in any areas of the City to identify potential historic resources, to mitigate adverse impacts of development on potentially significant historic resources and to minimize any adverse impacts of development on sites or structures identified as historically significant, except when demolition is required because neither rehabilitation nor relocation is practical.

**Policy 1.1.6.9:** The City shall look for funding, including grants, to update and expand the 1991 "Historic Buildings of Cocoa" survey.

**Policy 1.1.6.10:** The location and density of new residential development shall be compatible with historic and natural resources.

**Objective 1.1.7: Natural Resources.** Natural resources, environmental lands and coastal resources shall be protected through identification, classification, planning and management, and limitations on use consistent with the degree of protection required.



**Policy 1.1.7.1:** The City shall protect and conserve its wetlands and wetland functions through the implementation of the Conservation Element.

**Policy 1.1.7.2:** The City shall regulate land use and development to protect water resources and the functions of natural drainage through limiting the percent of impervious coverage for development sites consistent with the Impervious Surface Ratios (ISR) contained in Figure FLU-1 and the Stormwater Management Element.

**Policy 1.1.7.3:** The City shall include regulations in its land development code that ensure consideration of topography and soil types in the review of proposed development projects to ensure minimal impact on the environment.

**Policy 1.1.7.4:** Flood plains and floodways shall be identified during the development review process and development shall be limited consistent with FEMA requirements.

**Objective 1.1.8: Coastal Planning Areas.** The City shall ensure the protection of coastal resources such as marine wildlife, wetland areas, shoreline vegetation and water quality.

**Policy 1.1.8.1:** Proposed land use plan amendments shall be coordinated with the Brevard local mitigation strategy and the regional hurricane evacuation study.

**Policy 1.1.8.2:** Population densities in the Coastal High Hazard Areas (CHHA) shall be coordinated with the East Central Florida Regional Planning Council Hurricane Evacuation Study, as updated from time to time.

**Policy 1.1.8.3:** The City shall implement the applicable recommendations of the Brevard Local Mitigation Strategy as practical and feasible.

**Policy 1.1.8.4:** The City shall coordinate proposed land use plan amendments with the Indian River Lagoon Comprehensive Conservation & Management Plan and the Brevard County Manatee Protection Plan.

**Policy 1.1.8.5:** Construction of new marinas or improvements to the existing marinas shall be consistent with criteria listed in the Coastal Management Element.

**Objective 1.1.9: Sustainability/Energy Efficiency.** The City shall aim at achieving a sustainable/energy efficient environment by minimizing the emission of greenhouse gases and reducing the vehicle miles traveled.

**Policy 1.1.9.1:** The City shall encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods

Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

**Policy 1.1.9.2:** The City shall promote walking, bicycle riding and use of public transit by requiring compact design, shared facilities between adjacent or nearby uses, and providing for interconnected walkways, bicycle ways and parking, and bus stops as part of development approvals, where applicable.

**Policy 1.1.9.3:** The City shall continue to utilize and enhance bicycle parking standards, including quantity and location of bike racks, to help reduce parking demand and encourage the use of alternative transportation modes.

**Policy 1.1.9.4:** The City will support, as applicable, incentives and programs by State and federal governments to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources. The City will also consider the provisions of incentives to support developers interested in building green projects.

**Policy 1.1.9.5:** The City will promote education of City Staff and public awareness in energy conservation practices and promote green certifications.

**Policy 1.1.9.6:** The City will support, as applicable, intergovernmental programs with adjacent jurisdictions to promote energy conservation and education.

**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.

**Policy 1.1.10.1:** The City shall maintain land development regulations as required by F.S. that shall contain specific and detailed provisions required to implement the Comprehensive Plan.

**Policy 1.1.10.2:** Future development and redevelopment activities shall be directed toward appropriate areas considering the topography, soil conditions and availability of facilities and services, and consistent with sound planning principles, minimal natural constraints, and the goals, objectives, and policies provided in the Comprehensive Plan.

**Policy 1.1.10.3:** Innovative land use development patterns, including PUDs and Cluster Zoning shall be permitted and encouraged in appropriate areas, as defined in the land development regulations.

**Policy 1.1.10.4:** The City may permit non-residential uses (e.g., schools, churches, recreational facilities, and other public uses) in residential areas where such uses are compatible with residential uses.

- Policy 1.1.10.5:** The City intends for future elementary and middle schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served.
- Policy 1.1.10.6:** The City shall encourage the co-location of public facilities, such as parks, libraries, and community centers, with schools, to the maximum extent feasible.
- Policy 1.1.10.7:** Existing land uses which are incompatible or inconsistent with the City's Future Land Use Map will continue to be identified and addressed.
- Policy 1.1.10.8:** Within three years after the adoption of the comprehensive plan update, the City shall have eliminated all inconsistencies between the Official Zoning Map and the Future Land Use Map.
- Policy 1.1.10.9:** The City shall consider conducting a survey to identify the incompatible uses in the CRAs and major commercial corridors.
- Policy 1.1.10.10:** The City shall review the non-conforming section of the land development code to ensure its effectiveness.

~~**Policy 1.1.10.10:**~~ **Policy 1.1.10.11:** Land development regulations must be made consistent with updates to the comprehensive plan within one year of the plan amendment submittal, as required by F.S.

**GOAL 1.2:** The City of Cocoa shall place a strong emphasis on requiring quality integrated mixed-use development to improve the appearance of the City, increase property values and achieve a higher quality of life for its businesses, residents and visitors.

**Objective 1.2.1:** **Smart Growth Principles.** New development in the City shall incorporate “Smart Growth” principles that will lead to compact development standards as opposed to conventional development standards that encourage urban sprawl.

- Policy 1.2.1.1:** The City should encourage public-private partnership to develop mixed-use projects at key-locations in the Central Business District, and entice others to do the same.
- Policy 1.2.1.2:** Development in the Mixed-Use land use category shall provide pedestrian-friendly street design (examples: buildings close to street; providing porches, windows and doors oriented to the street; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).
- Policy 1.2.1.3:** The City shall consider development incentives to encourage developers to revitalize/redevelop abandoned strip malls and commercial sites by converting them into mixed-use developments.

- Policy 1.2.1.4:** The City shall adopt a pedestrian routes and bike trails master plan. The plan may identify primary and secondary pedestrian routes and bike routes that will connect neighborhoods to parks, downtown and other major destinations in the City.
- Policy 1.2.1.5:** The City shall increase coordination with SCAT to integrate bike routes and public transit in the City, to increase the transit safety and to expand the transit service routes.
- Policy 1.2.1.6:** New development, as well as infill development shall provide interconnected street grid networks, where feasible, to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.
- Policy 1.2.1.7:** Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.
- Policy 1.2.1.8:** Building height and intensification should follow a transect approach, with maximum intensities and heights (>80') allowed in the central business district, medium intensities and heights (40' to 80') allowed within the mixed-use district, and the lowest intensities and heights (<40') allowed when transitioning into established low-density neighborhoods.

**Objective 1.2.2: Image and Identity.** The City shall ~~establish~~ maintain and update its vision for the City's urban form ~~as needed by 2012.~~

~~**Policy 1.2.2.1:** By 2012, the City shall update the Vision Plan to clarify and redefine the vision for the City.~~

~~**Policy 1.2.2.2:**~~ **Policy 1.2.2.1:** The City shall examine the feasibility of establishing form-based design guidelines for City-wide as well as for specific areas in the City including CRAs, major corridors and waterfront. The standards could include streetscape standards, building signage, architectural styles and gateway designs to highlight the entrances to the City.

~~**Policy 1.2.2.3:**~~ **Policy 1.2.2.2:** The City shall develop residential and commercial design standards to ensure attractive, compatible, safe, high-quality development and to encourage Crime Prevention Through

Environmental Design (CPTED) principles in order to increase the safety of commercial and residential development.

~~Policy 1.2.2.4:~~**Policy 1.2.2.3:** The City shall evaluate the need to amend the Land Development Code to incorporate CPTED principles for residential and commercial developments.

**GOAL 1.3:** The City of Cocoa shall enhance the quality of life and prosperity of its citizens through the retention and creation of a wide range of profitable business opportunities and jobs.

**Objective 1.3.1: Economic Base Enhancement.** The City of Cocoa shall seek to establish and maintain a stable and growing economic base through strategic incentive programs and diversification of the economy.

**Policy 1.3.1.1:** The City will establish a list of the types of businesses it should target to diversify the economy, which shall be known as “target businesses.” Efforts to assist the retention and expansion of local business and attract new enterprises shall be concentrated on industry clusters which will make the greatest contribution to job growth and wealth creation.

**Policy 1.3.1.2:** The City shall recruit targeted business sectors to diversify the economy through an aggressive strategic marketing program, including utilization of publications and a website, providing information and matching sites and services to prospective businesses, impact fee subsidies and other incentives.

**Policy 1.3.1.3:** The City shall continue to assist developers of new and renovated commercial development by providing technical and administrative support regarding permitting and regulations to maintain a production capacity level sufficient to meet the demand. Technical assistance may include, but not be limited to the following:

- Continue to foster partnerships with private and non-profit sector business groups that can help a business relocate,
- Provide assistance in how to meet the development review requirements of the City and other regulatory agencies; and
- A shortened review process for qualified businesses.

**Policy 1.3.1.4:** The City shall work to improve the efficiency and convenience of its development review services to its business customers.

**Policy 1.3.1.5:** The City shall provide referral services to appropriate agencies for information and assistance to prospective and growing businesses in meeting zoning and infrastructure standards as well as requirements imposed by various government agencies.

**Policy 1.3.1.6:** The City will target businesses with incentive packages and programs including Florida Enterprise Zones, Small Business Assistance programs, Community Façade Programs, HUB Zones, Tax Abatement programs, Brownfield Redevelopment program and Foreign Trade Zone.

**Policy 1.3.1.7:** The City shall consider adding to the stock of available commercially, recreational and industrially zoned lands as when supply and demand begin to dictate need for more land.

**Policy 1.3.1.8:** The City shall maintain an office of Economic Development to coordinate between agencies, to develop economic development programs, to retain existing businesses and to actively recruit “target businesses” to the City.

**Policy 1.3.1.9:** To involve community stakeholder, the City should consider creating an Economic Development Advisory Board consisting of local community and leaders.

**Policy 1.3.1.10:** The City shall continue efforts to promote business/convention tourism, ecotourism, and sports related tourism in cooperation with the Brevard County Tourist Development Council.

**Policy 1.3.1.11:** The City of Cocoa shall coordinate its economic development programs with other agencies, such as the Economic Development Commission of Florida’s Space Coast to expand opportunities.

**Objective 1.3.2: Maintain Infrastructure.** The City shall maintain adequate infrastructure for encouraging economic activities in the industrial and commercial sectors.

**Policy 1.3.2.1:** To the extent financially feasible, the City shall continue providing adequate supporting infrastructure (i.e. paved streets, sanitary sewer, drainage, potable water, etc.) in strategic locations throughout the City to appropriately entice economic development.

**Objective 1.3.3: Workforce/Wage Enhancement:** The City shall improve the quality of life and employability of its citizens by promoting and attracting high technology industries, and higher education opportunities.

**Policy 1.3.3.1:** To improve the training and education of its work force, the City of Cocoa shall coordinate with the Brevard County Public Schools, Brevard Community College, Webster University and the University of Central Florida.

**Policy 1.3.3.2:** The City shall work with other government agencies and businesses to match education opportunities to educational and employment needs.



**CITY OF COCOA  
COMPREHENSIVE PLAN  
FUTURE LAND USE ELEMENT**

**Maps**

**September 2019**



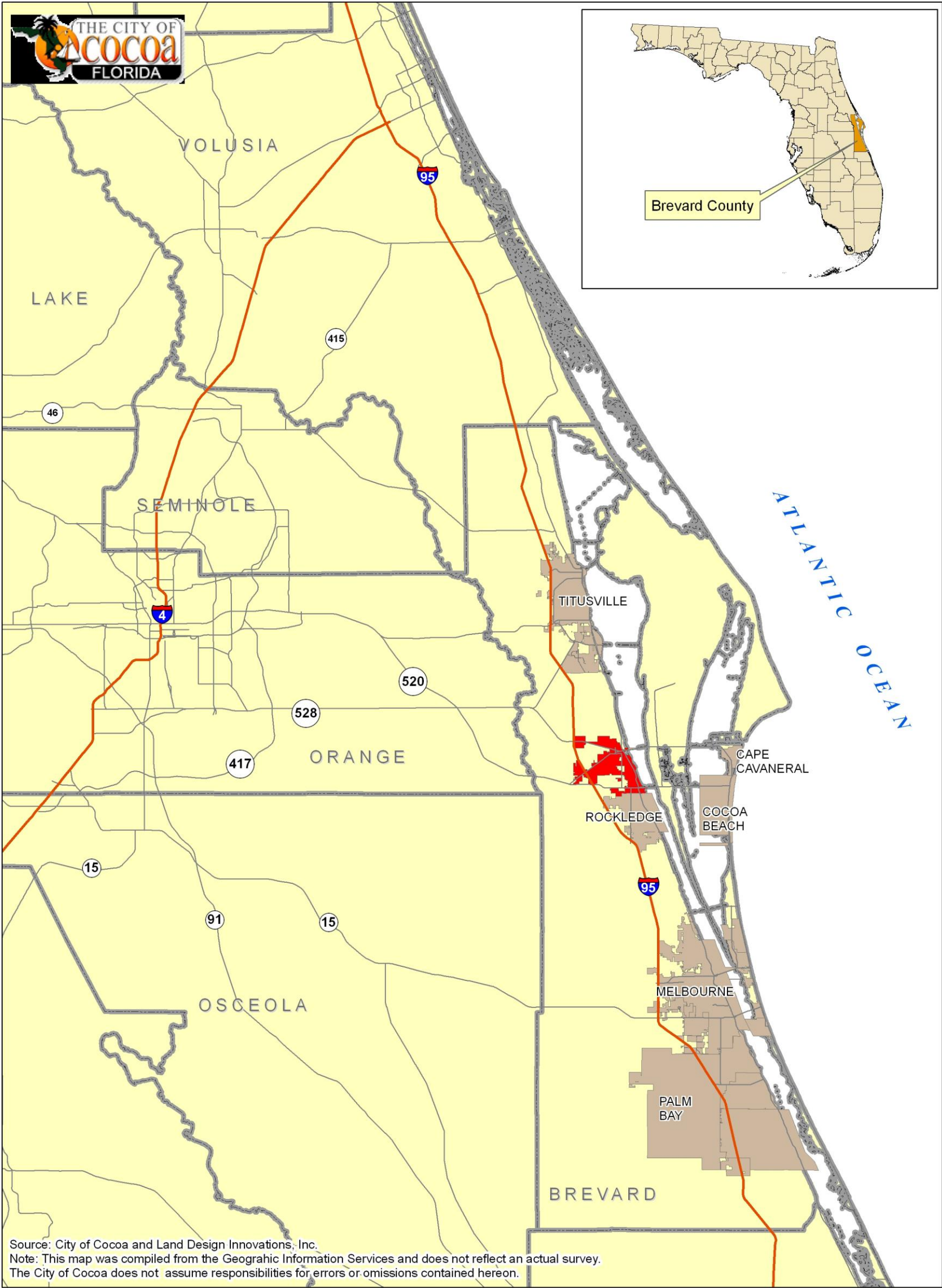


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Map M-I-1: Location Map



**LOCATION MAP**

- City of Cocoa
- Florida Counties
- Brevard County Cities

0 2 4 8 12 Miles

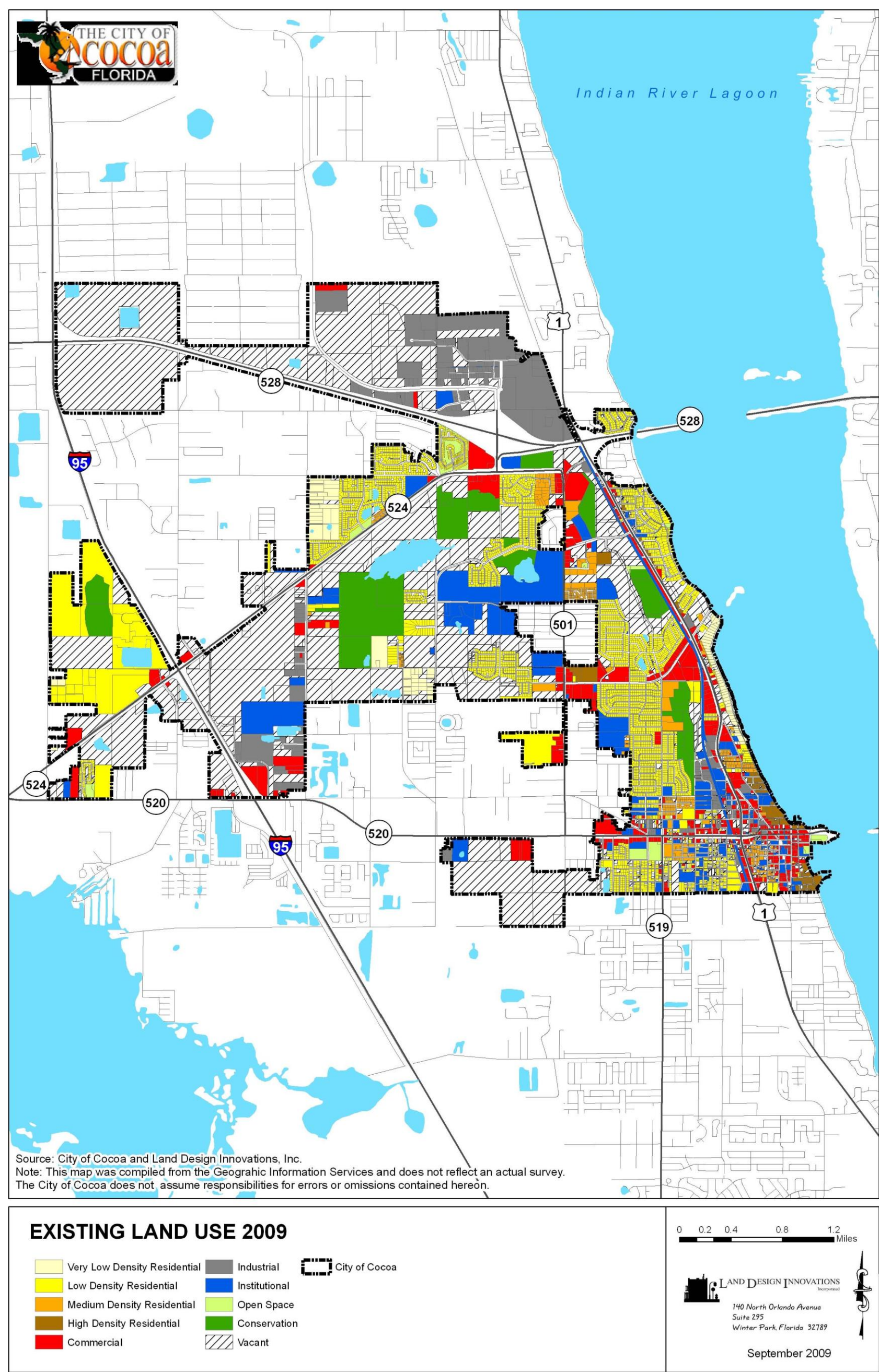
 **LAND DESIGN INNOVATIONS**  
Incorporated

140 North Orlando Avenue  
Suite 295  
Winter Park, Florida 32789

October 2009

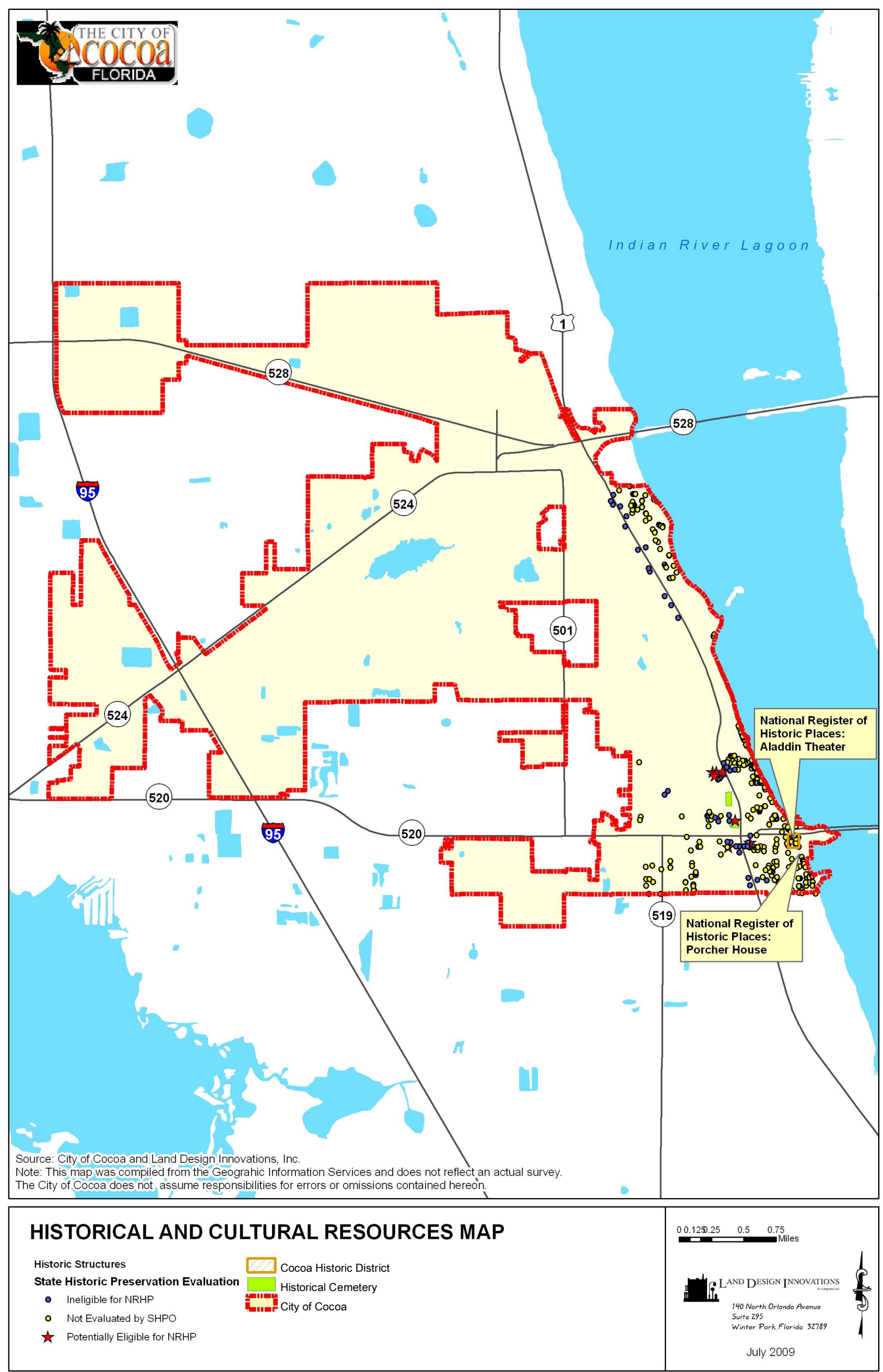


Map M-I-2: Existing Land Use Map



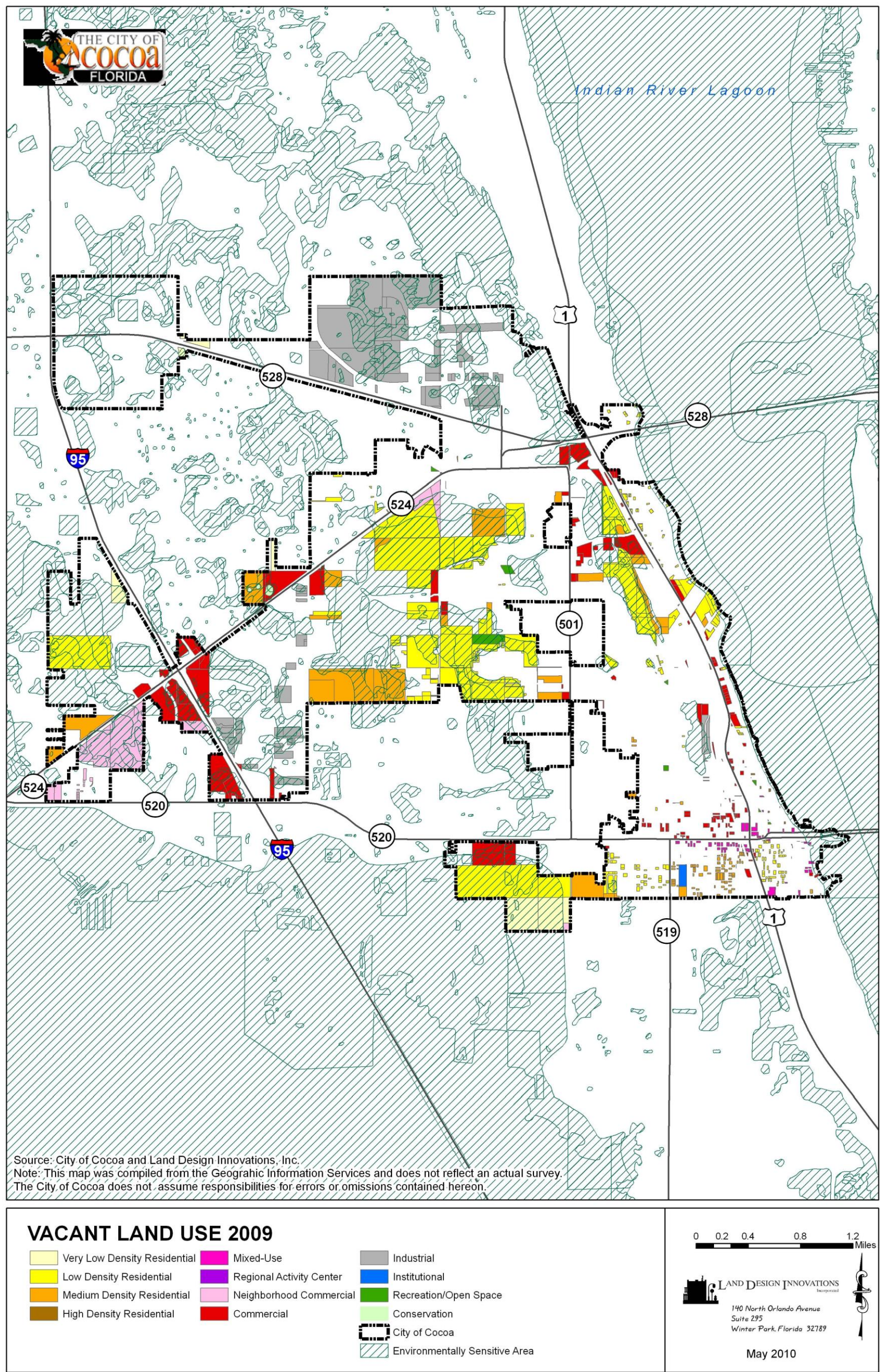


Map M-I-3: Historical Resources



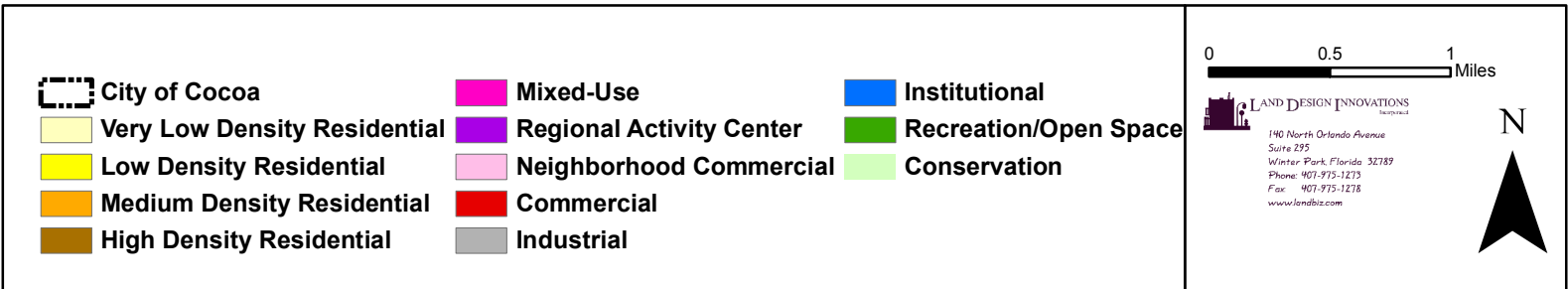
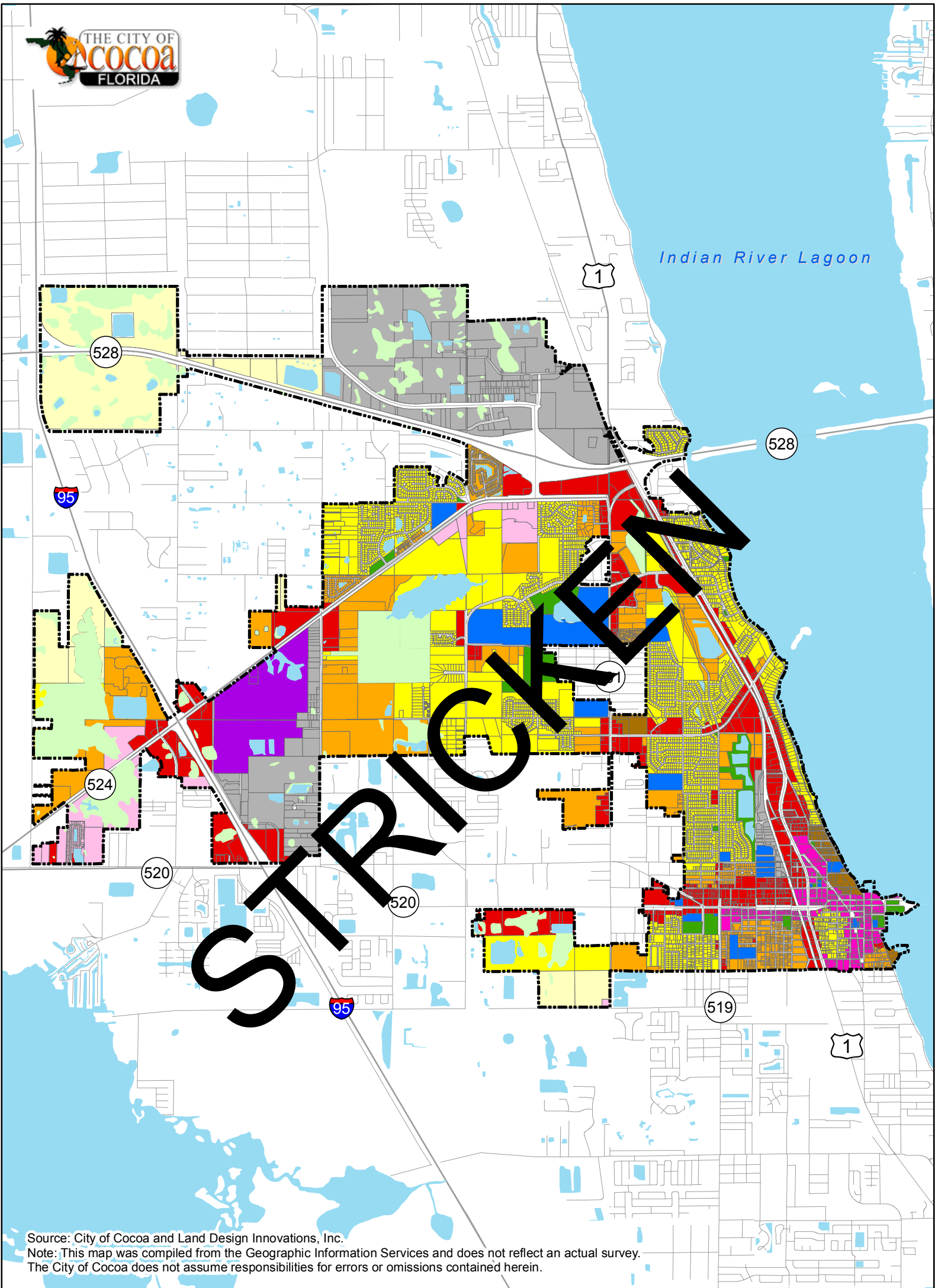


Map M-I-6: Vacant Land by Future Land Use Category

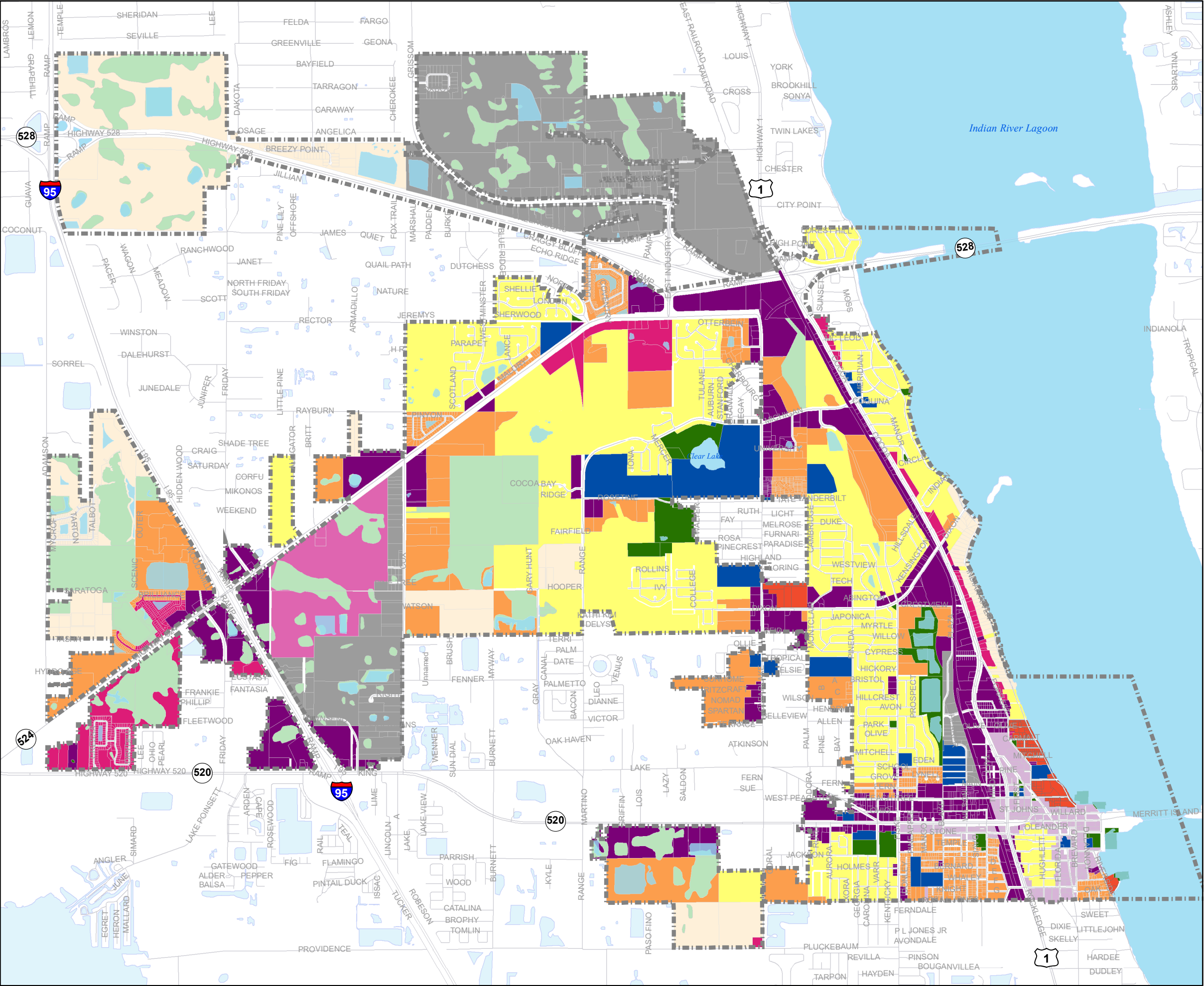




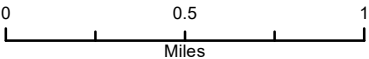
Map M-I-7: Future Land Use Map



# Future Land Use Map



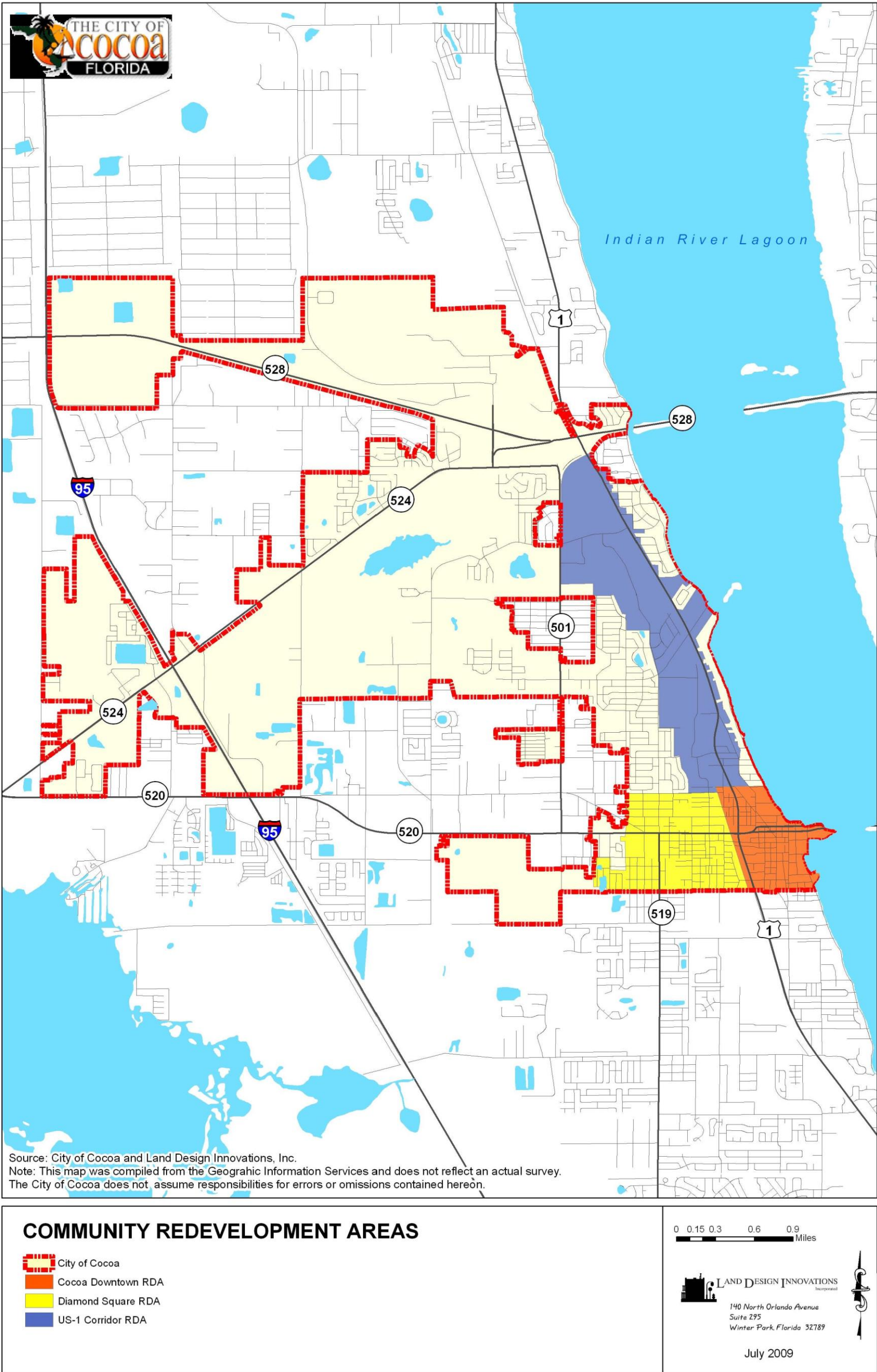
- Cocoa City Limits
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Regional Activity Center
- Neighborhood Commercial
- Commercial
- Industrial
- Institutional
- Recreation/Open Space
- Conservation



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

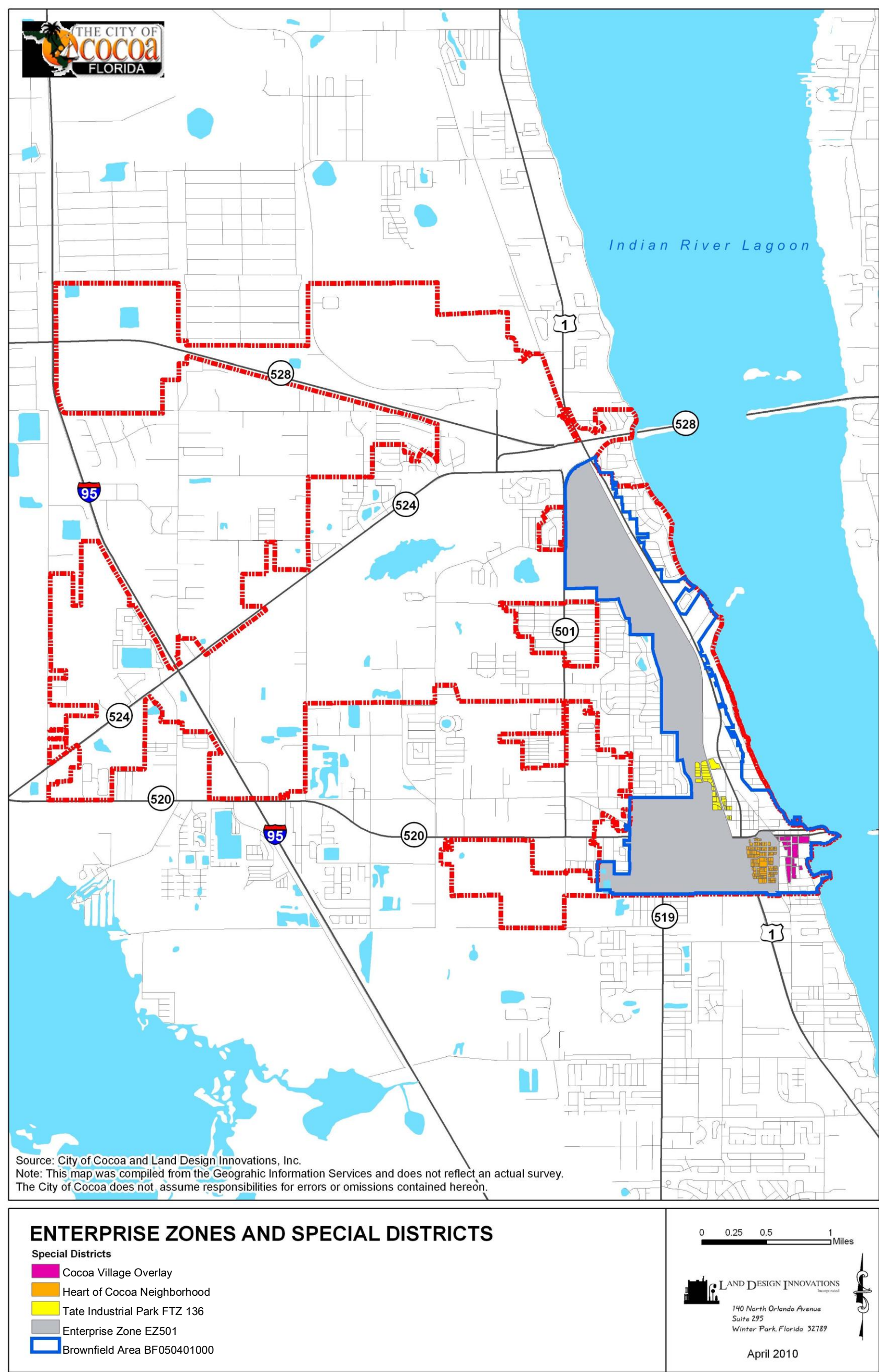


Map M-I-8: Community Redevelopment Areas

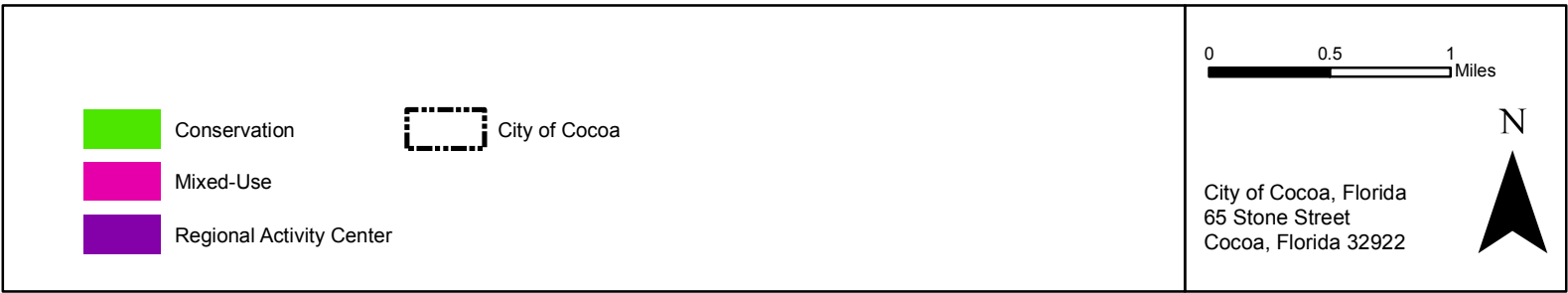
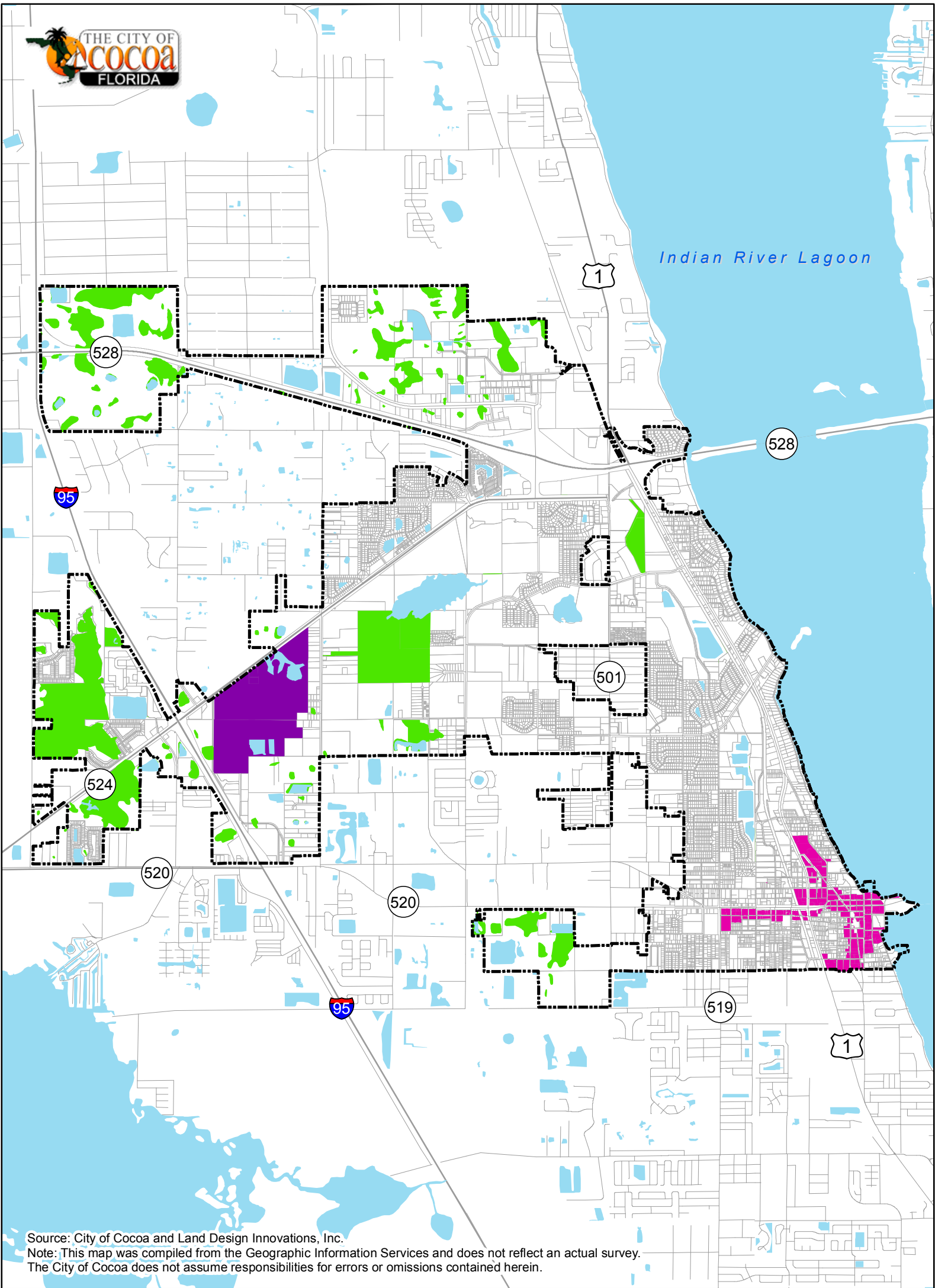




Map M-I-9: Enterprise Zones and Special Economic Development Districts



Map M-I-10: Energy Conservation Areas Map





## II - TRANSPORTATION ELEMENT



Serving the Community





**GOAL 2.1:** The City shall provide a safe, efficient, and comprehensive multi-modal transportation system available to all residents of and visitors to the City of Cocoa. When possible, these facilities should be developed so as to enhance the City's greenways.

**Objective 2.1.1: Functionality.** The City shall maximize existing roadway functionality through alternate modes of transportation.

**Policy 2.1.1.1:** The City shall maintain for the purpose of issuing building permits and development orders the following list of major roadway facilities:

| City of Cocoa Jurisdiction                                 |              | Minimum LOS |
|--|--------------|-------------|
| Forrest Avenue   |              | E           |
| Cox Road (within city limits)                              |              | E           |
| Fiske Boulevard (from SR 520 to Dixon Boulevard)           |              | E           |
| Indian River Drive (C.R. 515)                              |              | E           |
| Peachtree Street (from Clearlake Road to U.S. 1/S.R. 5)    |              | E           |
| Florida Avenue (within city limits)                        |              | E           |
| Other or Multi-Jurisdictional                              | Jurisdiction | Minimum LOS |
| Pineda Street (from Lake Drive to SR 501)                  | City/County  | E           |
| Michigan Boulevard   | County       | E           |
| Dixon Boulevard  | County       | E           |
| Range Road   | County       | E           |
| Rosetine Street  | County       | E           |
| Adamson Road (SR 524 to Pine)                              | County       | D           |
| Friday Road (SR 524 to SR 520)                             | County       | E           |
| Grissom Parkway (Industry to Canaveral Groves)             | County       | E           |
| Industry Road (SR 524 to Grissom Pwky)                     | County       | E           |
| SR 528 (Beachline Expressway)                              | State        | D           |
| SR 520 (from Clearlake Road to U.S. 1/ S.R. 5)             | State        | D           |
| SR 520 (from SR 524 to Burnett Rd)                         | State        | D           |
| SR 519 (Fiske Boulevard south of SR 520)                   | State        | D           |
| U.S. 1/S.R. 5 (from SR 528 to south of SR 520)             | State        | D           |
| SR 524 (from SR 520 to SR 528)                             | State        | D           |
| SR 501 (Clearlake Road)                                    | State        | D           |
| Interstate Highway 95 (I-95) (SR 519/Fiske Blvd to SR 520) | State        | E           |
| Interstate Highway 95 (I-95) (SR 520 to SR 524)            | State        | E           |
| Interstate Highway 95 (I-95) (SR 524 to SR 528)            | State        | E           |

**Policy 2.1.1.2:** The City shall require that traffic signalization, roadway signage, roadway intersections and operational capacities are designed to optimize traffic flow and enhance the roadway network on City-controlled streets. The City shall carry out the following actions on local streets as necessary, and shall petition the county and state, as appropriate, for action on county and state roadways:

- A. Traffic signals shall be computer-coordinated or fully actuated to affect optimal flow to the maximum extent possible;

- B. Roadway signage shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) and provide a safe, clear indication of roadway design geometry, traffic hazards, upcoming roadways, and other applicable standards;
- C. Roadway intersection design shall include adequate storage lanes and turning lanes to facilitate movement through intersections;
- D. Ordinances shall be reviewed and amended as necessary in order to require safe and convenient flow of on-site traffic. Parking for motorized and non-motorized vehicles shall be regulated ; and
- E. Intersections shall be designed in accordance with appropriate access management and design manuals.

**Objective 2.1.2: Transportation Concurrency.** The City shall ensure that transportation facilities are available at the time of development.

**Policy 2.1.2.1:** ~~Since 2009, the~~The City has been ~~designated a “Dense Urban Land Area” (DULA) and is~~ exempt from state-mandated transportation concurrency. ~~However, the~~ City ~~will~~shall ~~continue to~~ monitor transportation as a matter of local law as addressed in this Comprehensive Plan.

**Policy 2.1.2.2:** As part of the Concurrency Management System, the City shall review proposed new developments for their impact on the roadway network.

**Objective 2.1.3: Mobility Strategies.** The City shall develop mobility strategies to reduce the dependency on vehicles, reduce vehicle miles traveled and enhance alternative modes of transportation.

**Policy 2.1.3.1:** The City shall develop transportation mobility strategies ~~by 2011~~ that ensure the improvement of alternate modes of transportation and ultimately reduce the dependency of the automobile and include, but are not limited to:

- A. Providing a network of local streets, collectors and arterials to relieve traffic demand on state and federal highways, including development of parallel roadway facilities, grid street network and connectivity to disperse travel, and to provide convenient pedestrian and bicycle facilities;
- B. Managing access and traffic operations to minimize traffic accidents, avoid traffic backups and make the most efficient use of highway capacity, including signal timing optimization, access management plans and strategies, transportation



systems management measures, and railroad grade crossing improvements;

- C. Managing traffic demand, where feasible, to manage peak hour traffic loads on major arterials, including working with local employment centers to implement staggered work shifts and flex time programs, telecommuting, ridesharing and vanpool programs, compressed work weeks and parking management;
- D. Providing alternative modes of transportation such as bicycle and pedestrian facilities, expanded transit service, park and ride facilities; and
- E. Managing land use to limit vehicular demand on state and federal highways by encouraging compact land use and infill, transit oriented development, mixed use and higher density land use patterns.

**Policy 2.1.3.2:** ~~By 2012, the~~The City shall evaluate the use of mobility fees in lieu of transportation impact fees.

**Objective 2.1.4: Proportionate Fair Share.** The City shall require new development to bear the full burden of the cost of roadway improvements necessitated by impacts to the roadway network caused by traffic generated by said development through the adopted site approval process.

**Policy 2.1.4.1:** The City shall utilize the principle of equitable cost participation in the following manner as a guide in development approval decisions, including allocation of costs among private parties benefiting from or creating the need for transportation improvements:

- A. New development shall be required to pay its fair share as a condition for development approval based on impact fees, special assessments or other local exaction methods.
- B. Existing unmet needs shall be identified, to include an assessment of the need and estimated cost of fulfillment. Assessment shall occur on an annual basis preceding budget adoption.
- C. Existing land uses and activities which benefit from better access shall be required to participate in the cost of the roadway improvement in the form of user fees or special assessments. New construction that is located on land improved with better access may be required to pay a pro-rata share of the cost.
- D. Provisions shall be made in development orders to include the mitigation of adverse impacts on the state highway system.

**Objective 2.1.5: Right-of-Way Preservation.** The City shall formally identify right-of-way needs and a priority schedule for acquisition or reservation shall be maintained. Protection of existing right-of-way from building encroachment shall be assured.

**Policy 2.1.5.1:** The City shall require the dedication of rights-of-way and easements to support private development-related traffic and to maintain adequate levels of service on the roadway network. The developer shall bear the expense of the improvement through donation or dedication of rights-of-way to the extent legally permissible. The City may participate in the expense of the improvement only if the City determines that participation will significantly benefit the general public.

**Policy 2.1.5.2:** The City shall require that if the transfer of property is to be compensated by the entity building the roadway, the land value shall be assessed on the condition of the land prior to road improvements, not on an inflated value due to a new roadway being present.

**Policy 2.1.5.3:** The City shall reserve or pursue the purchase of right-of-way as far in the future as possible for planned roadway projects, so as to minimize excessive costs for land purchases and so that the locations and widths of these roads can be considered in ongoing transportation system planning and design activities.

**Policy 2.1.5.4:** The City shall initiate and coordinate the dedication of right-of-way necessary for roadway improvements identified in the TPO Plan or other officially recognized long-range plan with FDOT and Brevard County.

**Policy 2.1.5.5:** The City shall seek alternative funding sources for roadway improvements, including but not limited to, tax increment financing.

**Objective 2.1.6: Pedestrian and Bicycle Facilities.** The City shall ensure safe and adequate movement of pedestrians and bicyclists.

**Policy 2.1.6.1:** The City shall conduct pedestrian movement and safety studies to determine high travel patterns and accident areas, and remedial actions shall be taken by the City where feasible and practical to mitigate safety problems where conditions have been determined to be unacceptable.

**Policy 2.1.6.2:** For new development and redevelopment projects, the City shall require sidewalks to be provided where feasible and appropriate along all roadways in or near residential areas that lead to:

- recreation facilities;
- schools;

- commercial centers; and
- employment centers when the need for such facilities has been identified.

**Policy 2.1.6.3:** The City shall consider bicycle facilities as components of standard design criteria for new and reconstructed roadway facilities of regional significance, except for expressways and freeways, in urban areas pursuant to the requirements of Section 335.065, F.S.

**Policy 2.1.6.4:** The City shall continue to promote bicycle safety education and encourage local safety personnel to conduct periodic presentations as part of other safety programs.

**Policy 2.1.6.5:** The City shall assess high vehicle and bicycle/pedestrian conflict areas periodically and a program for lessening the propensity for conflicts shall be initiated.

**Objective 2.1.7: Reduction of Greenhouse Gas Emissions.** The City shall develop strategies through transportation decisions and planning to address the reduction of greenhouse gas emissions, energy conservation and energy-efficient design.

**Policy 2.1.7.1:** The City shall coordinate with SCAT to promote car-pooling opportunities for commuters with the same destination.

**Policy 2.1.7.2:** The City's land development regulations shall require new and infill development and redevelopment, when feasible, to provide interconnections and access to existing and planned multi-modal transportation facilities, including sidewalks and bicycling and transit facilities.

**Policy 2.1.7.3:** The City shall coordinate with Brevard County, the Space Coast TPO and adjacent municipalities to:

- A. Initiate a marketing campaign to promote bicycle, pedestrian and other non-motorized transportation options.
- B. Provide additional multi-modal transportation facilities, including sidewalks and bicycle paths/lanes and the expansion of transit service to include a circulator route in the City and vicinity if warranted by ridership and vehicular usage trends.
- C. Upgrade existing and provide new transit facilities as warranted such as park and ride lots, bus stops, bus shelters and signage.

**Policy 2.1.7.4:** In order to discourage urban sprawl, encourage infill development, reduce greenhouse gases and congestion, the City shall evaluate several strategies for alternatives to transportation concurrency including, but not limited to a Transportation Concurrency

Management Area (TCMA), Multi-modal Transportation District (MTD) and Long Term Transportation Concurrency Management System (LTCMS).

**Policy 2.1.7.5:** The City shall include landscaping and streetscaping as roadway design components in order to enhance the aesthetic and safety of roadways for all users.

**Policy 2.1.7.6:** The City shall pursue grant opportunities for median landscaping and road beautification.

**Objective 2.1.8: Transportation Facilities Improvement Coordination.** The City shall continuously coordinate transportation improvement requirements with all other affected governmental entities to ensure that the efficient and cost-effective course of action is followed. Annual plan updates shall consider the FDOT 5-Year Transportation Plan, the Space Coast Transportation Planning Organization and the plans of neighboring jurisdictions.

**Policy 2.1.8.1:** The City shall continuously coordinate with local, TPO, regional and state plans to accomplish interlocal solutions to the transportation needs and problems of the City.

**Policy 2.1.8.2:** The City shall seek coordinating actions or interlocal agreements between local government entities for the purposes of addressing transportation impacts of a development project in one jurisdiction on an adjacent jurisdiction based upon actual traffic loadings contributed by the project, the development of the transportation elements of comprehensive plans (Section 163.3177, F.S.) and in ensuring that transportation planning and programming are part of the comprehensive planning process in the region.

**Policy 2.1.8.3:** The City shall conduct interagency coordination to determine and designate transportation corridors of major statewide or regional significance to develop strategies to provide for the orderly and systematic acquisition of rights-of-way located within the designated corridors and to develop transportation facilities and services within the corridors.

**Policy 2.1.8.4:** The City shall coordinate with FDOT and Brevard County to develop a road improvement program which will result in the modernization of state and county roads within the City by changing the design of these roads from the existing “rural section” with swales to an “urban section” with curbs, sidewalks and subsurface drainage.

**Policy 2.1.8.5:** The City shall continue to partner with property owners, the Space Coast TPO, Brevard County, the FDOT and other government

agencies to construct new transportation corridors to relieve arterial and collector road congestion.

**Objective 2.1.9: Scenic Roadways Program.** The City shall ~~retain the ability to designate certain roadways in the City as scenic when specific criteria are met. Said criteria shall be formulated and adopted by City Council for local and primary roadways by 2012.~~ continue to support the Florida Scenic Highways and National Scenic Byways programs.

**Policy 2.1.9.1:** The City shall ~~establish a scenic roadway designation~~ continue to utilize the scenic highways and byways programs for the purpose of protecting and maintaining the appearance and aesthetics of each scenic roadway.

**Policy 2.1.9.2:** The City shall ~~establish different minimum~~ evaluate levels of service standards and standard roadway widths, rights-of-way and other roadway-related requirements on designated scenic roadways where the value, significance, or maintenance of the character and appearance of a scenic roadway outweighs the benefits of increasing vehicular capacity or other considerations.

**Objective 2.1.10: Coordination with Future Land Use.** The City shall coordinate transportation planning with the land uses shown on the Future Land Use Map, the FDOT 5-Year Transportation Plan, the Space Coast TPO Long Range Transportation Plan and plans of neighboring jurisdictions.

**Policy 2.1.10.1:** The City's Community Services Department shall review subsequent versions of the FDOT 5-Year Transportation Plan, in order to update or modify this element, if necessary.

**Policy 2.1.10.2:** The City shall review, for compatibility with this element, the transportation plans and programs of the unincorporated county and neighboring municipalities as they are amended in the future.

**Policy 2.1.10.3:** All proposed amendments to this Transportation Element shall include a statement of findings supporting such proposals.

**Policy 2.1.10.4:** As warranted, the City shall undertake a traffic study that will determine the origin and destination of traffic from outside the City in order to better account for who should bear the cost for future road improvements.

**Objective 2.1.11: Access.** Access to minor arterials, major arterials, expressway, and to a lesser extent, collectors, shall be limited in the following manner by the City, County and the Florida Department of Transportation in order to maximize their traffic-carrying capacity and safety.

**Policy 2.1.11.1:** The functional classification of each roadway segment being used as a basis for determining the number of access points allowed and types

and extent of traffic flow enhancement measures needed to maintain the capacity.

**Policy 2.1.11.2:** The issuance of access and connection permits to the roadway network shall be limited to the minimum number necessary to provide safe and reasonable access.

**Policy 2.1.11.3:** Deceleration lanes being required at all access points on collectors, minor arterials, major arterials, and expressways.

**Policy 2.1.11.4:** Shared access points being used wherever possible in order to minimize the necessity of one or more access points to adjacent small businesses.

**Policy 2.1.11.5:** The need for and feasibility of frontage roads being constructed along new or reconstructed major arterials and expressways to increase roadway capacity and to reduce conflicts between local and through traffic.

**Policy 2.1.11.6:** Access points to parcels with frontage along two or more roadways being located on the roadway of lower functional classification.

**Objective 2.1.12:** **Public Transit.** Public transit services shall be based on existing and proposed major trip generators and attractors, new subdivisions, and population growth.

**Policy 2.1.12.1:** The City shall conduct annual coordination meetings with the Space Coast Area Transit (SCAT) to identify new major trip generators and attractors, new subdivisions and population growth areas in order to establish new public transportation management solutions and routes.

**Policy 2.1.12.2:** The City shall encourage land uses which promote public transportation in public transportation corridors.

**Policy 2.1.12.3:** The City shall coordinate with Brevard County, Space Coast TPO, neighboring municipalities, and SCAT to determine needed public transit stops, terminals, maintenance, and improvements to serve the general population and identified special needs populations.

**Policy 2.1.12.4:** Service provision, including planned transit stop improvements and transit services, for the transportation disadvantaged shall be monitored, through the coordination with Brevard County, to ensure that this segment of the population has adequate mobility.

**Policy 2.1.12.5:** Transit should routinely be considered as an alternative to roadway widening and as a supplement to roadway improvement projects.

**Policy 2.1.12.6:** Land development regulations should be periodically reviewed to ensure that development allows and encourages accessibility to public transit.

**Policy 2.1.12.7:** The City shall consider establishing incentives to be offered to developers that provide access to public transit.

**Policy 2.1.12.8:** Transportation and mobility shall be monitored using measurable indicators including modal split, annual transit trips per capita, and automobile occupancy rates.

**Objective 2.1.13: Alternate Routes to Intrastate System.** The City shall establish strategies to facilitate local traffic to use alternatives to the Florida Intrastate System to protect its inter-regional intrastate functions.

**Policy 2.1.13.1:** New major collectors and arterials shall be constructed in such a manner to help alleviate traffic volumes on the intrastate system.

**Policy 2.1.13.2:** Synchronization of traffic signals shall occur on all existing major collectors and arterials to reduce the negative impacts of stop and go movements.

**Policy 2.1.13.3:** Intersectional improvements shall occur on all existing major collector and arterials where necessary to reduce the negative impacts of delayed turning movements.

**Policy 2.1.13.4:** The ongoing accident surveillance program shall continue to be maintained by the City's Police Department.

**Objective 2.1.14: Intermodal Facilities.** The City shall coordinate with the Canaveral Port Authority, the Florida East Coast Railroad, and the Space Coast Executive Airport to maximize use of intermodal transportation nodes.

**Policy 2.1.14.1:** The City shall continue to conduct coordination meetings with the Florida East Coast (FEC) Railroad and Amtrak to establish a future passenger transportation terminal within the City limits.

**Policy 2.1.14.2:** The City shall conduct annual coordination meetings with the Space Coast Executive Airport and the Canaveral Port Authority to share information on their facility improvements, and the City's future growth and all Developments of Regional Impact (DRI).

**Policy 2.1.14.3:** The City shall continue to be receptive to alternate means of public transportation which will reduce the demand on the existing infrastructure system.

**Policy 2.1.14.4:** The City shall develop Transit Oriented Development (TOD) design criteria in the Land Development Regulations.

**Objective 2.1.15:**     **Parking.** The City shall develop parking strategies to support the transportation goals.

**Policy 2.1.15.1:**     The City shall seek a public-private partnership to help establish a multi-use, multi-level parking facility to reduce traffic congestion and increase pedestrian safety, reduce the amount of surface parking lots and increase green space within the Central Business District.

**Policy 2.1.15.2:**     New development shall consider parking for motorized and non-motorized vehicles in site design.

**Policy 2.1.15.3:**     The City shall update parking standards to minimize the amount of surface parking through the establishment of maximum parking standards and shared and co-located parking.





**CITY OF COCOA  
COMPREHENSIVE PLAN  
TRANSPORTATION ELEMENT**

**Maps**

**October 2010**

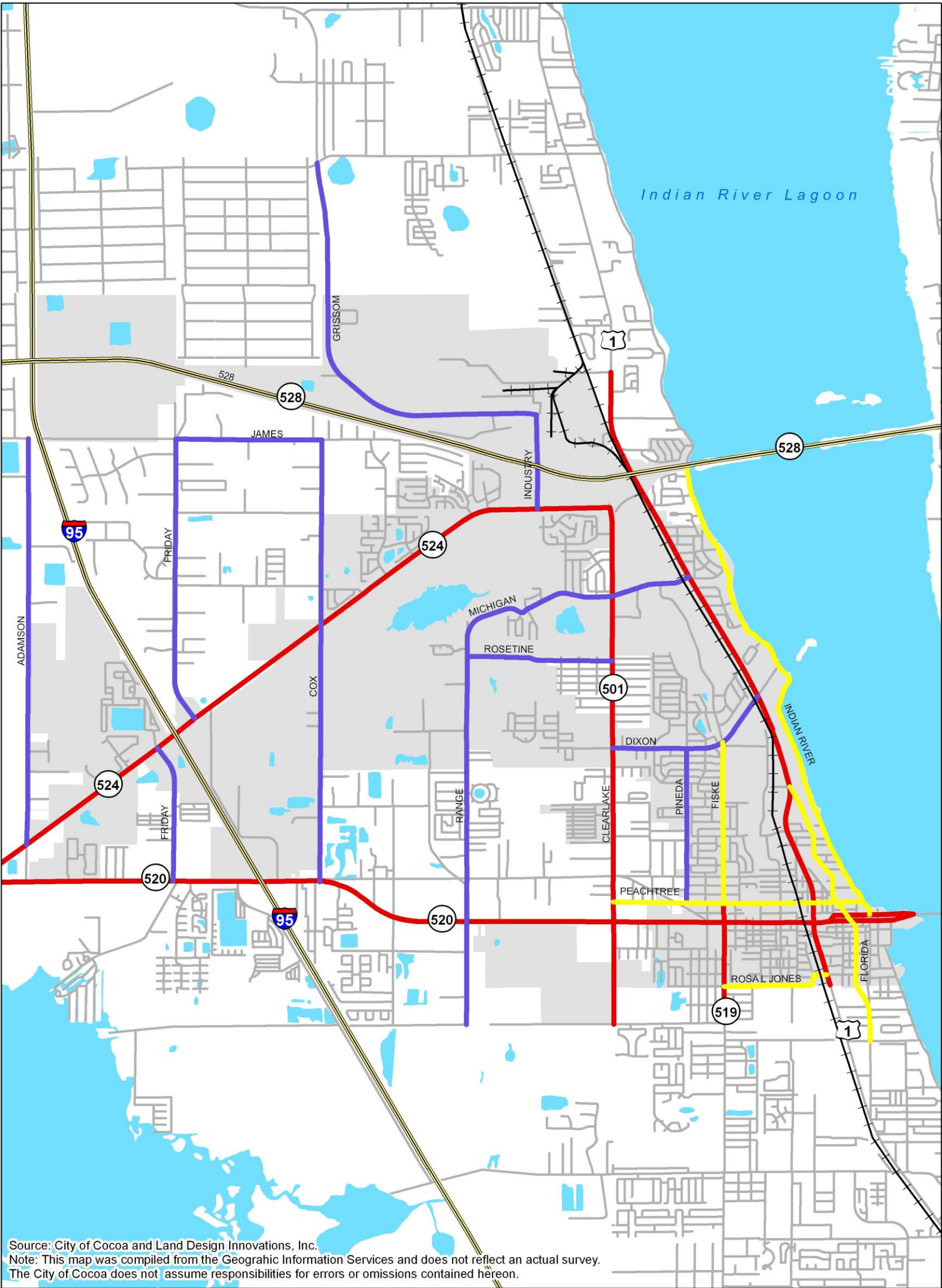


## LIST OF MAPS

- Map M-II-1: Roadway Jurisdiction Map
- Map M-II-2: Functional Roadway Classification Map
- Map M-II-3: Existing Roadway Performance Map
- Map M-II-4: 2015 Projected Roadway Performance Map
- Map M-II-5: 2020 Future Transportation Map
- Map M-II-6: (Included in 2010 Data & Analysis only)
- Map M-II-7: Space Coast Area Transit Routes Map
- Map M-II-8: Bicycle / Pedestrian Greenways and Blueways Map



Map M-II-1: Roadway Jurisdiction Map



| ROADWAY JURISDICTION |        | SIS Facilities |                     |
|----------------------|--------|----------------|---------------------|
| City Boundary        | City   | State Roads    | FEC Railroad        |
|                      | County |                | Indian River Lagoon |
|                      | State  |                |                     |

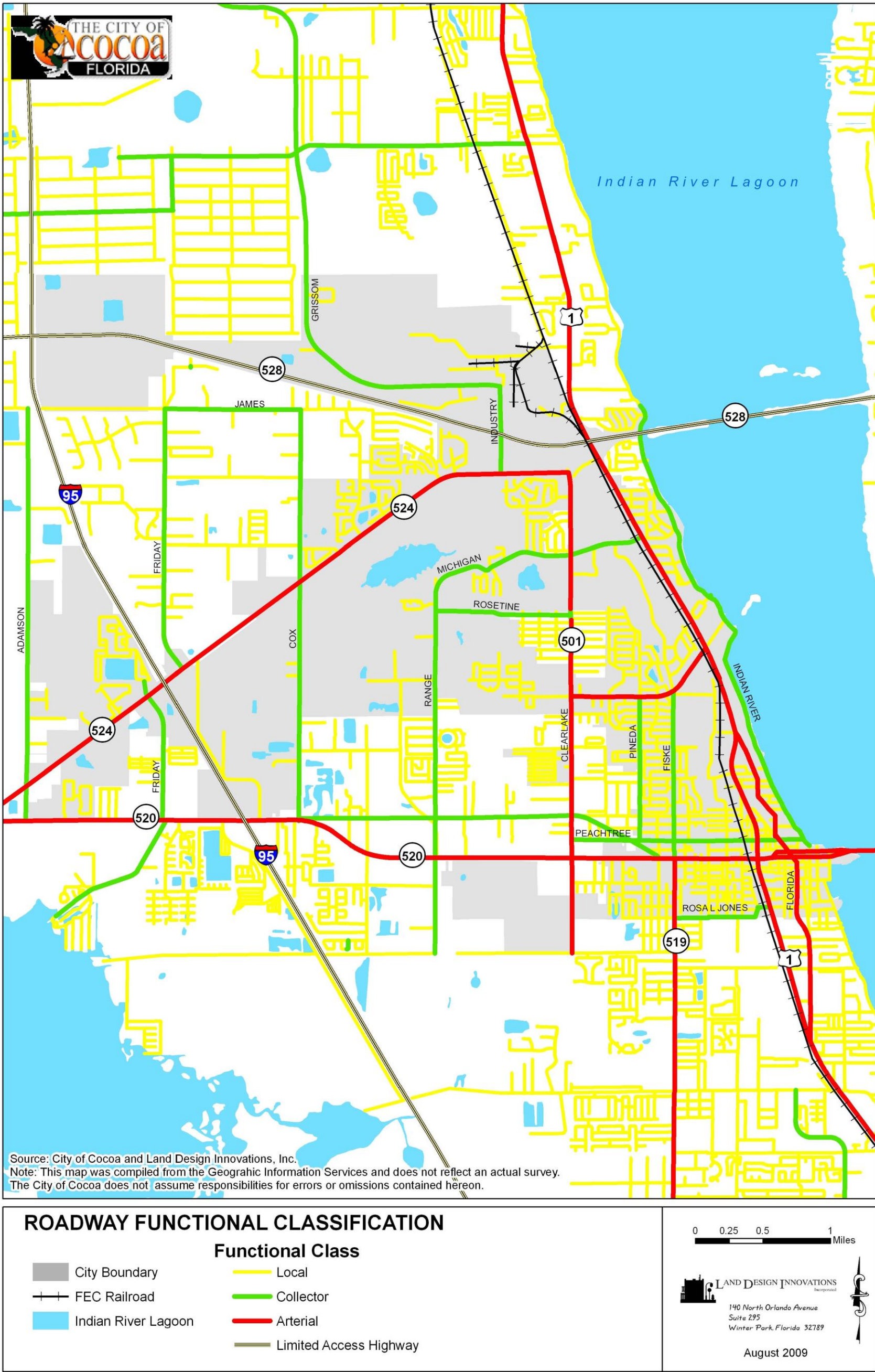
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LAND DESIGN INNOVATIONS Incorporated  
140 North Orlando Avenue  
Suite 295  
Winter Park, Florida 32789

May 2010

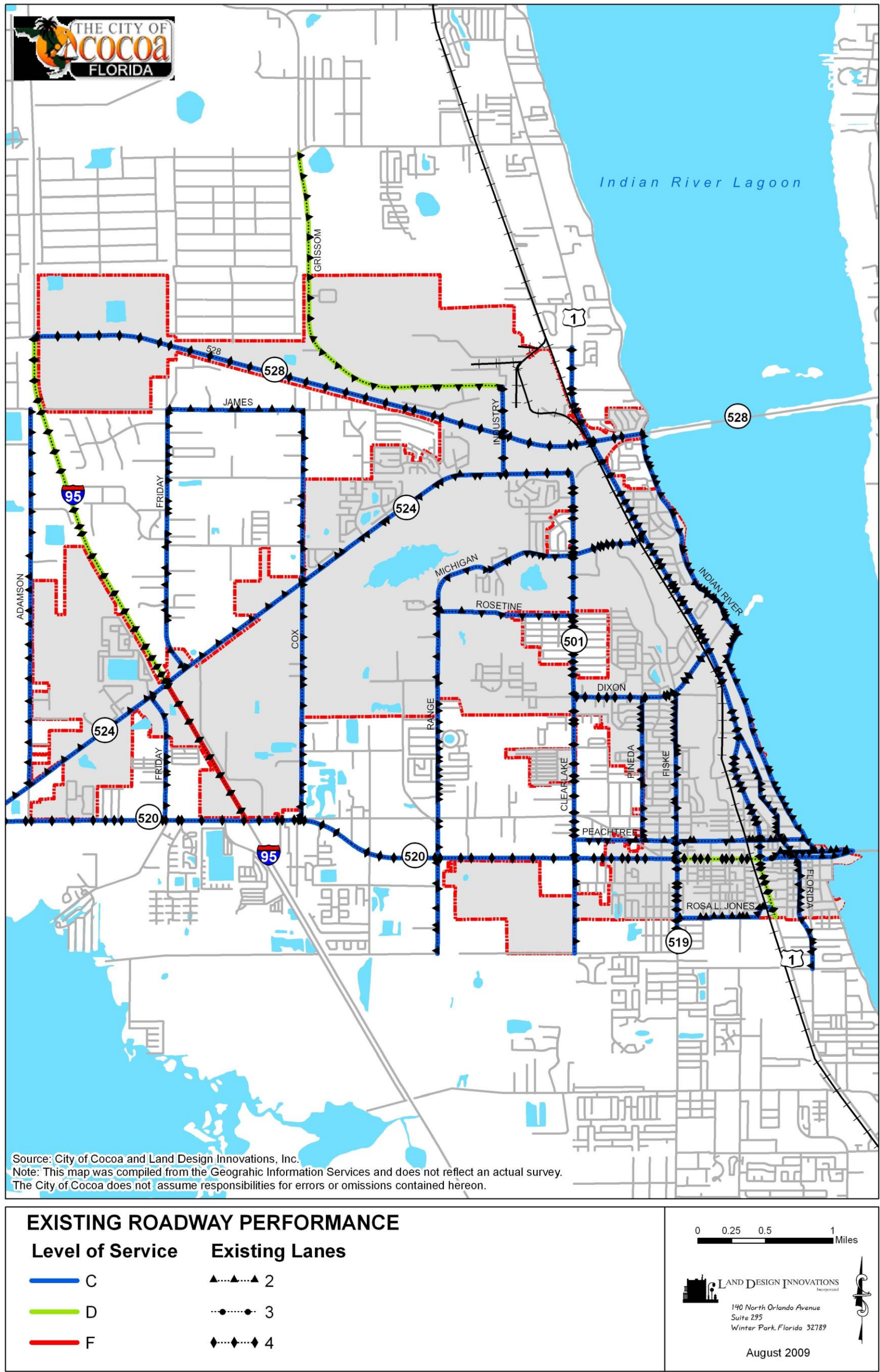


Map M-II-2: Functional Roadway Classification Map



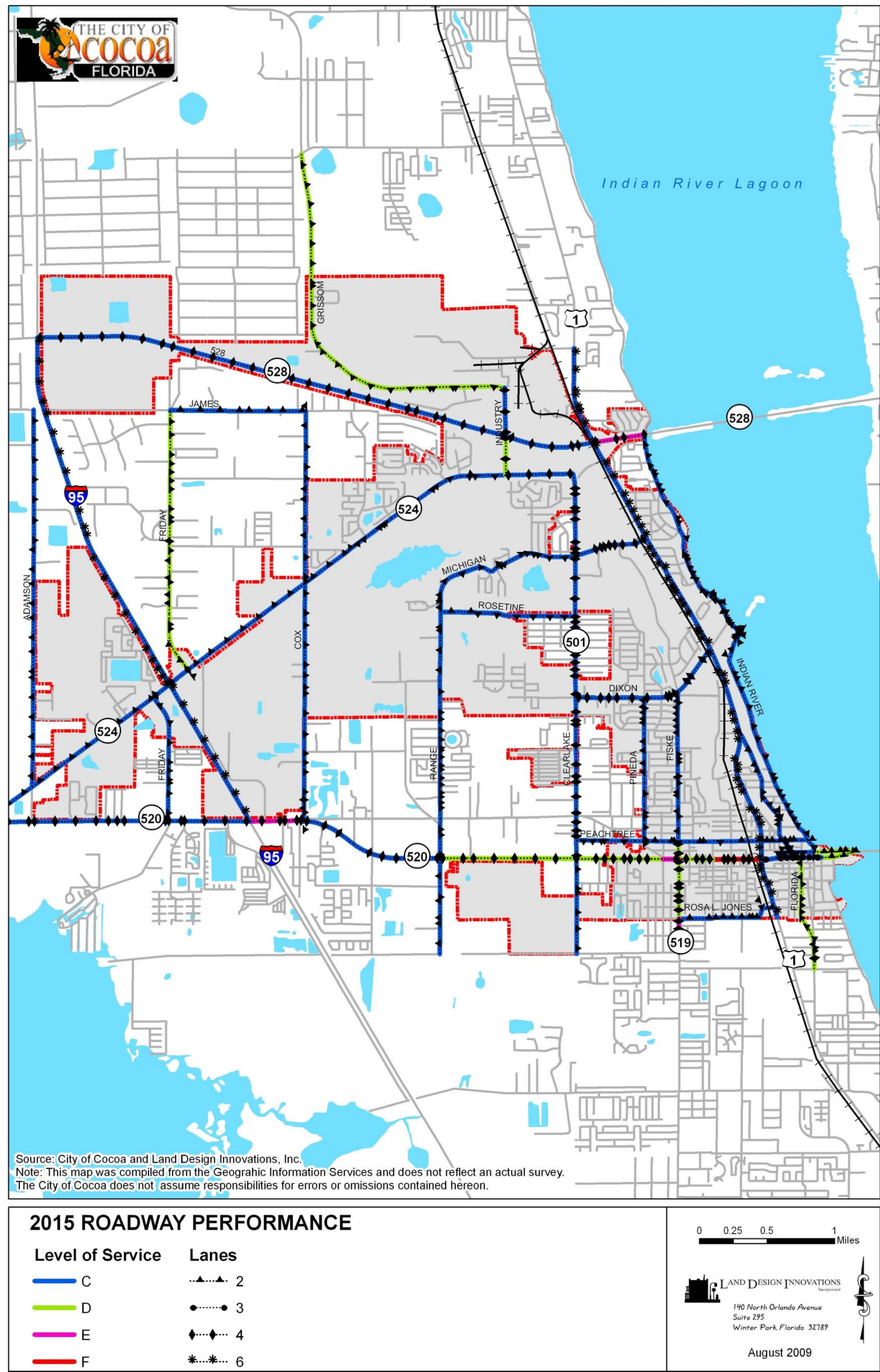


Map M-II-3: Existing Roadway Performance Map



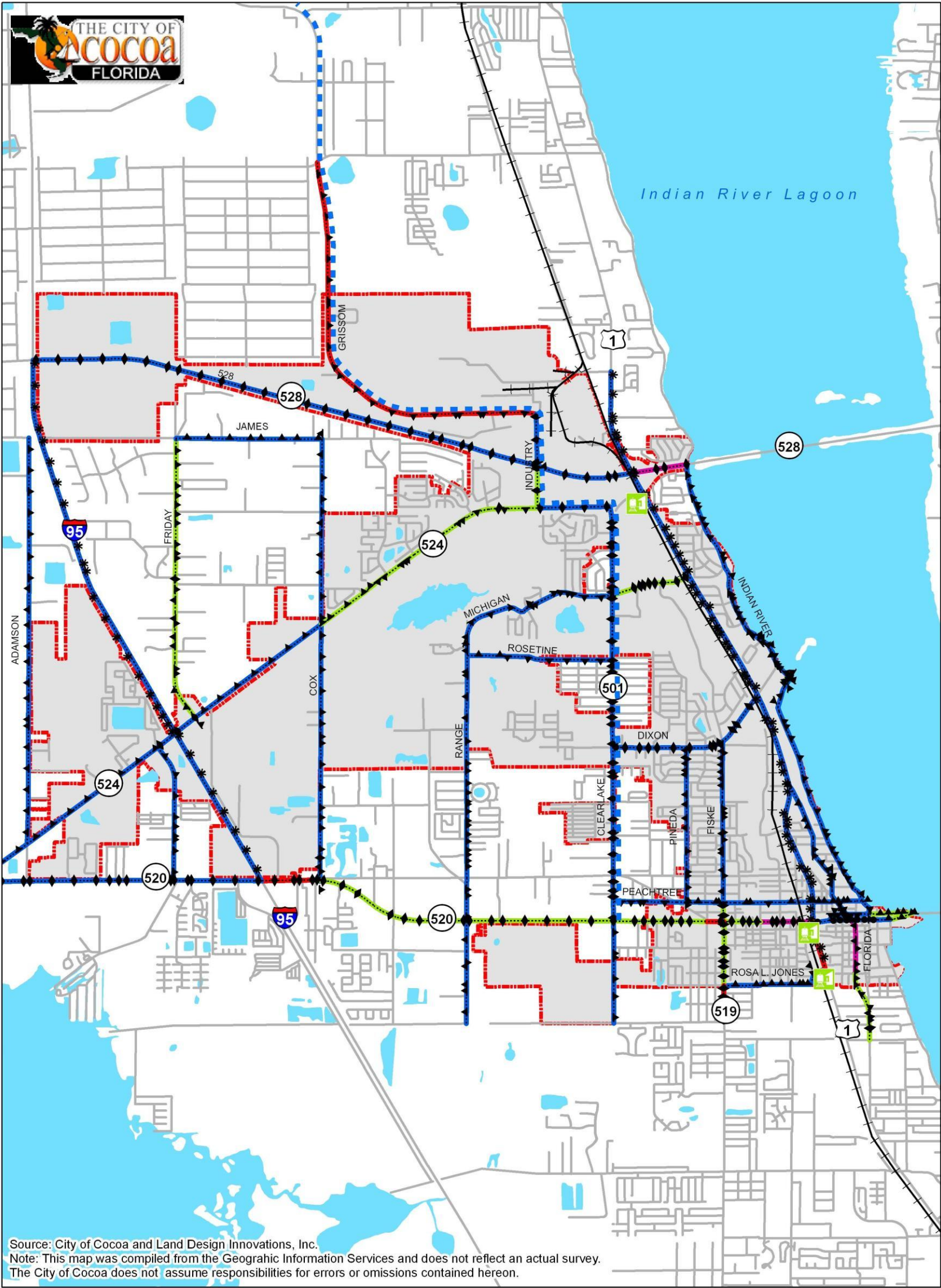


Map M-II-4: 2015 Projected Roadway Performance Map





Map M-II-5: 2020 Future Transportation Map



### 2020 FUTURE TRANSPORTATION MAP

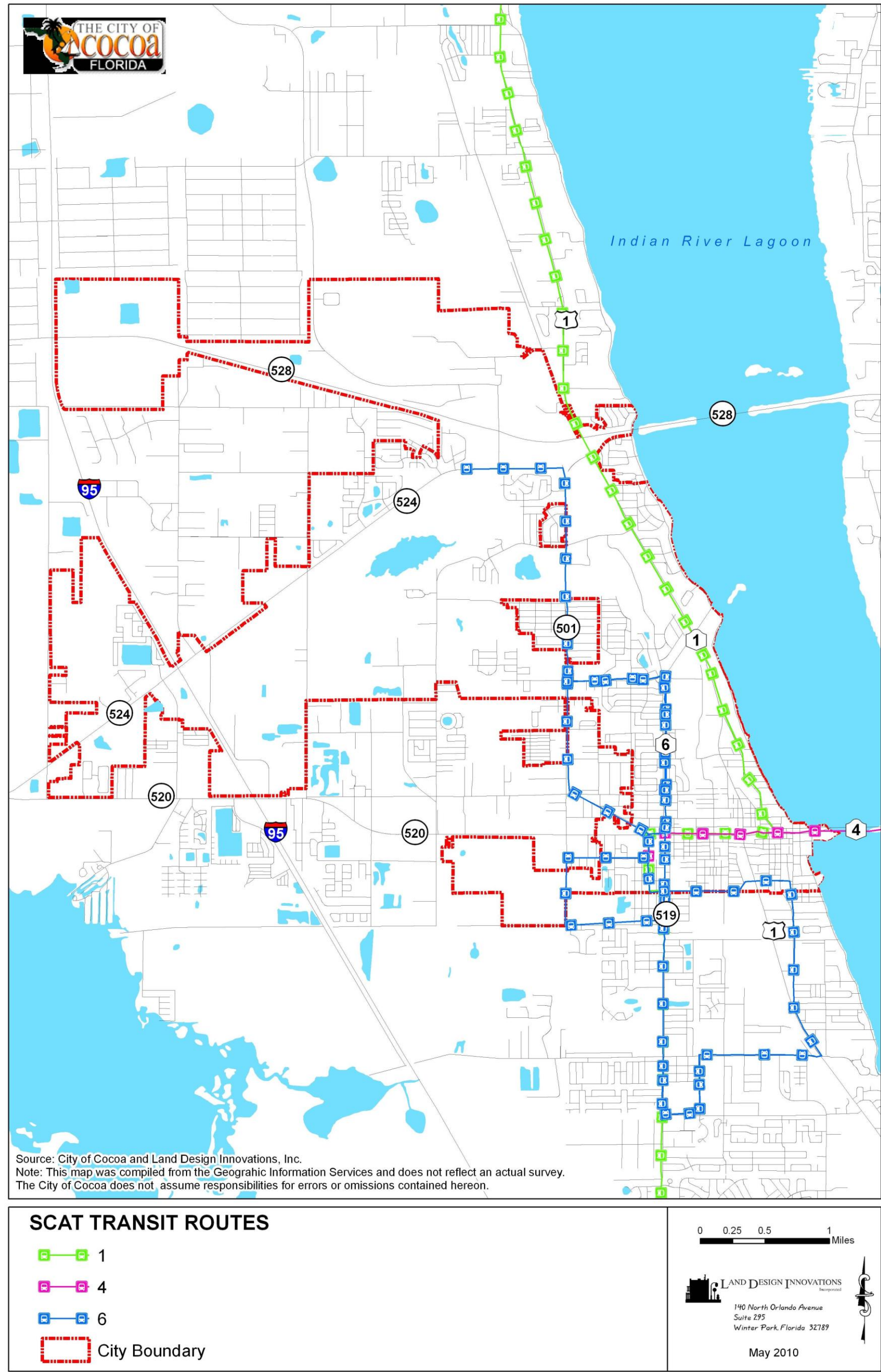
| Level of Service | Lanes |                                    |
|------------------|-------|------------------------------------|
| C                | 2     | Potential Rail Station Locations   |
| D                | 3     | Proposed SCAT Express Bus Route 44 |
| E                | 4     |                                    |
| F                | 6     |                                    |

0 0.25 0.5 1 Miles

LAND DESIGN INNOVATIONS  
1140 North Orlando Avenue  
Suite 295  
Winter Park, Florida 32789  
August 2009

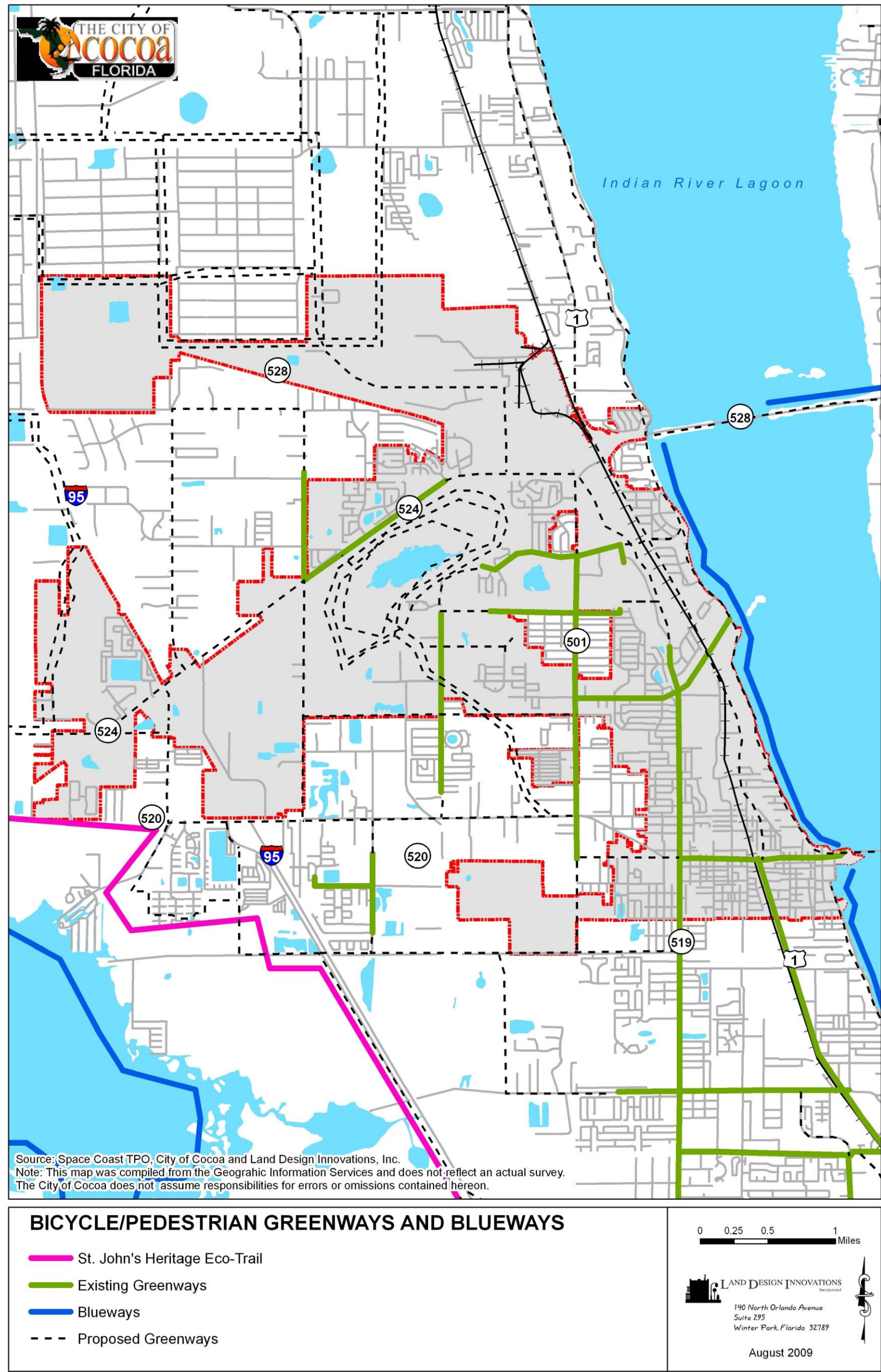


Map M-II-7: Space Coast Area Transit Routes Map





Map M-II-8: Bicycle/Pedestrian Greenways and Blueways Map





## III - HOUSING ELEMENT



Serving the Community



**GOAL 3.1:** The City shall encourage and promote the provision of decent, safe, and sanitary housing to meet the needs of the present and future population of the City.

**Objective 3.1.1:** **Housing Supply.** Assist the private sector to create additional units and preserve existing units to satisfy the projected demand of dwelling units of various types, sizes, and costs ~~by 2020~~ which will be needed to house the City's anticipated population through the planning horizon.

**Policy 3.1.1.1:** The City's Future Land Use Map shall provide adequate lands to accommodate the projected housing growth.

**Policy 3.1.1.2:** The City shall continue to provide land use designations and zoning districts on the Future Land Use and the Official Zoning Maps to ensure a variety of housing types including single family, duplex, and multifamily are allowed within the City.

**Policy 3.1.1.3:** The City shall continue to utilize local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.

**Policy 3.1.1.4:** The City shall continue to provide information, technical assistance and housing data to the private sector in order to maintain sufficient housing production capacity. Technical assistance includes, but is not limited to, assistance meeting the development review requirements of the City and other regulatory agencies; referral to appropriate agencies for information; assistance in meeting infrastructure standards and requirements imposed by the City; and provision of data regarding housing needs and conditions.

**Policy 3.1.1.5:** The City's land development regulations shall allow manufactured buildings (as defined in Chapter 553, F.S.) in all residential zoning districts provided the units comply with [all relevant building code standards of Chapters 320 and 553, F.S.](#), and the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards.

**Policy 3.1.1.6:** The City shall promote mixed-use developments that include provisions for a wide variety of housing types and prices.

**Policy 3.1.1.7:** In order to maintain housing policies responsive to changing conditions, problems, and issues, the City shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

**Objective 3.1.2:** **Elimination of Substandard Housing.** The City shall seek ways to eliminate substandard housing conditions and seek ways to improve the structural and aesthetic value of existing homes.

- Policy 3.1.2.1:** The City shall periodically review and update established housing policies to guide in the conservation, rehabilitation, and demolition program techniques and strategies.
- Policy 3.1.2.2:** The City of Cocoa will endeavor to eliminate slum and blight throughout the City.
- Policy 3.1.2.3:** The City shall identify existing housing units that need structural and aesthetic improvements and those that are beyond repair and rehabilitation should be demolished.
- Policy 3.1.2.4:** The City shall continue to enforce the Florida Building Code and the City of Cocoa's Property Maintenance Standards and Rental Regulations to ensure the construction and maintenance of sound and safe housing and, to encourage the correction of housing code violations, and to set the standards for quality housing within the City. Low income owner-occupants will continue to be referred to available housing assistance programs.
- Policy 3.1.2.5:** The City shall continue its proactive code enforcement program to monitor the conditions of the City's housing stock, reduce the amount of substandard housing, discourage boarded-up buildings, increase the number of affordable units, and preserve available housing stock using city, county, state or federal funds as available and within the scope of funding capabilities.

**Objective 3.1.3: Relocation Housing.** The City shall provide uniform and equitable treatment to persons displaced by State and local government programs, consistent with Section 421.55, F.S., and to persons displaced by public projects or programs for which federal or federal-aid funds are available or are used, in accordance with the Surface Transportation and Uniform Relocation Assistance Act of 1987, (Public Law 100-17, Apr. 2, 1987, 101 Stat. 132).

- Policy 3.1.3.1:** When residents are displaced as a result of redevelopment, demolition or other public projects, the City shall attempt to ensure the residents are able to relocate to appropriate housing.
- Policy 3.1.3.2:** The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:
- Timing of the relocation;
  - Assessment of the need for the program that will displace households;
  - Costs associated with the displacement of such households;
  - and



- An assessment of the household's needs and the impact of the relocation on the household, including:
  - Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities; and
  - The adequacy of public transit, if applicable at the time, to serve the displaced household.

**Policy 3.1.3.3:** The City shall assure that reasonably located standard housing, at affordable costs, continues to be available to persons displaced through public or quasi-public action prior to their displacement. When federal funds are used for acquisition, demolition, rehabilitation, or conversion, the City shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act and with Section 104(d) of the Housing & Community Development Act of 1974 (excluding acquisition), as amended from time to time and as implemented in the City's local housing assistance plans.

**Policy 3.1.3.4:** Relocation housing should be comparable to the existing dwelling as much as possible, with an emphasis on the number of rooms, size of living space, location to commercial and public facilities and place of employment, and shall be within the financial means of the displaced household. Relocation housing shall be a sound, safe, and sanitary dwelling meeting adopted housing and property maintenance codes.

**Policy 3.1.3.5:** In the event the City of Cocoa is declared a Federal Disaster Area and in an effort to prevent the relocation of residents whose homes have been declared unsafe for occupancy as a result of a tornado, hurricane or other disaster related event, the City of Cocoa shall permit the location and occupancy of a Federal Emergency Management Agency (FEMA) sponsored trailer on the affected single-family residential lot during the reconstruction of the principal structure. The FEMA sponsored trailer shall be removed once the Certificate of Occupancy for the principal structure is issued by the City's Building Official (if not sooner by mandate of FEMA).

**Objective 3.1.4: Coordination.** The City shall continue to coordinate with public and private sector entities that provide housing services.

**Policy 3.1.4.1:** The City shall monitor housing, community, and redevelopment proposals for consistency with this Comprehensive Plan.

**Policy 3.1.4.2:** The City shall continue to coordinate affordable housing, housing development and redevelopment activities with:

- Adjacent municipalities and Brevard County;

- State agencies (such as the Florida Department of Transportation);
- Brevard County School Board;
- East Central Florida Regional Planning Council;
- The Housing Authority of the City of Cocoa; and
- Brevard County HOME Consortium.

**Objective 3.1.5: Energy Efficiency.** The City shall encourage energy efficiency in the design, construction and rehabilitation of new and existing residential buildings in the City and incorporate alternative energy technologies in the land development regulations.

**Policy 3.1.5.1:** The City shall consider adopting an ordinance that promotes energy efficiency, use of alternative energy, and conservation alternatives in the construction and rehabilitation of existing buildings.

**Policy 3.1.5.2:** The City shall create incentive programs for housing projects that seek certification by Florida Green Building Coalition, United States Green Building Coalition (LEED Certifications), Energy Star, Water Star, or other types of certifications acceptable by the City. The incentives may be in the form of expedited plan review and permitting, flexibility of development standards, or monetary incentives.

**Policy 3.1.5.3:** The City shall consider creating a cross-departmental sustainability team to revise green building policies and engage the development community.

**Policy 3.1.5.4:** The City shall encourage City staff to obtain LEED accreditation.

**Policy 3.1.5.5:** The City shall continue the ongoing review and improvement of City codes to remove obstacles to green building.

**Policy 3.1.5.6:** The City shall promote energy conservation through its land development regulations.

**Policy 3.1.5.7:** The City shall continue to support Florida Power & Light (FPL) energy efficiency programs by informing residents of the programs that are offered by FPL.

**Objective 3.1.6: Location of Housing.** The City shall provide appropriate and adequate locations for very low income, low income, and moderate income housing, and provide for adequate sites for mobile and manufactured homes.

**Policy 3.1.6.1:** The City shall establish and maintain zoning classifications which allow for flexibility in land use design, density, housing types, and price levels to preserve affordable housing and residential neighborhoods, and allow for appropriate land use mixes for very low income, low income, and moderate income households, mobile

homes, manufactured homes, group homes and foster care facilities, and households with special needs including rural and farm worker households

**Policy 3.1.6.2:** The City shall ensure supporting infrastructure and public facilities are available and maintained to support the location of very low income, low income, and moderate income households as well as for mobile and manufactures homes.

**Policy 3.1.6.3:** The City shall review and amend its land development regulations to reflect the conditions and criteria consistent with Chapter 419, F.S., guiding the location of group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services that foster non-discrimination, and encourage the development of community residential alternatives to institutionalization including the infrastructure and public facilities.

**Policy 3.1.6.4:** The City shall include in its land development regulations site selection criteria for the location of housing for low and moderate-income families, group homes, foster care facilities, and manufactured homes which take into account the accessibility, convenience, and availability of public and private services because low-income families and the elderly often have no private means of transportation.

**Policy 3.1.6.5:** Should a need be demonstrated for rural and farmworker housing, the City will consider provisions for such housing opportunities.

**Objective 3.1.7: Housing Programs.** The City shall develop housing programs to improve the structural and aesthetic value of existing homes and the creation of new homes to meet the current and anticipated future residents of the City.

**Policy 3.1.7.1:** The City shall strengthen public education measures through affirmative outreach efforts to low income households to ensure that the persons or neighborhoods eligible for assistance are aware of its availability as well as the procedures for obtaining such assistance. Public workshops shall be held in areas where the needs are demonstrated.

**Policy 3.1.7.2:** The City will continue to seek and apply for funding programs to assist in housing rehabilitation, demolition, and preservation for qualified applicants. Housing ownership opportunities for low-income households will continue to be provided through federal and state housing programs.

**Policy 3.1.7.3:** The City shall survey all homeowners receiving housing rehabilitation assistance after receiving assistance to evaluate the quality of the work and to determine homeowner satisfaction with the program.

**Policy 3.1.7.4:** The City of Cocoa shall promote personal investment in the community and homeownership by encouraging residents, especially those participating in housing assistance programs, to become involved in community service organizations, projects, and City Boards.

**GOAL 3.2:** In order to encourage the preservation of the existing housing stock and minimize the relocation of residents and the demolition of housing, the city shall ensure the availability and maintenance of supporting infrastructure and avoid the concentration of affordable housing units only in specific areas of the city.

**Objective 3.2.1: Housing Stock and Neighborhoods.** The City shall encourage the stabilization of neighborhoods by extending the useful life of the existing housing stock through the enforcement of City codes that preserve neighborhood quality and maintain community facilities.

**Policy 3.2.1.1:** The placement of public facilities shall be planned so as to minimize the demolition of housing and related relocation of residents. When housing must be removed as a result of City actions, the City shall assess the feasibility of moving the housing to another location and rehabilitating it to standard, affordable conditions to preserve it as part of the City housing stock.

**Policy 3.2.1.2:** The City shall encourage the stabilization of neighborhoods by maintaining the quality of existing neighborhoods, by upgrading the supporting infrastructure and facilities, including paved public road access; stormwater management facilities and flood protection; wastewater disposal facilities; potable water facilities; solid waste collection service; electric utility service; and by protecting natural and historic resources.

**Objective 3.2.2: Historically Significant Housing.** Housing designated as historically significant by virtue of architecture, social significance, or ethnic heritage will continue to be identified and continue to be preserved and protected, and if possible, maintained for residential uses.

**Policy 3.2.2.1:** Applications will be submitted by the City to the Florida Division of Historical Resources for the housing units which have been and may be designated as individual structures or as part of a locally significant historic district to be included on the Florida Master Site File.

**Policy 3.2.2.2:** The City shall pursue available grants and alternative funding, where appropriate, to expand the local knowledge and awareness of existing historic and archaeological sites and structures.

**Policy 3.2.2.3:** The City shall assist owners of designated historically significant housing to apply for and utilize state and federal assistance programs.

- Policy 3.2.2.4:** The City shall encourage the continued identification, analysis, and preservation of the City's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies. Environmental reviews of units assisted with governmental resources shall be conducted as required.
- Policy 3.2.2.5:** The City will encourage the retention and preservation of historically significant structures, while discouraging their destruction by requiring that a need for demolition or significant alteration must be demonstrated prior to the issuance of a demolition permit or development order, with need being based on structural integrity, lack of economic feasibility of rehabilitation, restoration, or preservation, and absence of any feasible alternative, for the rehabilitation, restoration, adaptive reuse, or other alteration which would preserve the historic character of the structure. Where such need is demonstrated, relocation of the structure to an appropriate site may be waived if the applicant establishes the lack of feasibility of relocation. Where neither rehabilitation nor relocation is possible, mitigation of the loss of such properties through documentation techniques, including but not limited to measured drawings, photographs and descriptive narrative, will be the recommended treatment.
- Policy 3.2.2.6:** The City will adopt incentives to retain historically significant residential structures in the City through a variety of strategies and procedures including zoning, land development regulations, public and private land acquisition programs, and other techniques.
- Policy 3.2.2.7:** The City may require independent feasibility assessments of the feasibility of restoring or rehabilitating architecturally or historically significant residential resources as an alternative to demolition or significant alteration at the applicant's expense.
- Policy 3.2.2.8:** The City will establish a program for the preservation and improvement of historically significant housing, sites, and structures through participating with owners, citizens' groups, business organizations, and state and federal agencies in restoration, rehabilitation, and public or private purchase with the owner's consent of historically significant housing, sites or structures for the purpose of preservation.
- Policy 3.2.2.9:** The City shall not seek the local designation of a property or structure as historically significant without the owner's permission.
- Policy 3.2.2.10:** In identifying and improving historically significant housing, the City shall be guided by the Standards for Rehabilitation of the U.S.

Department of the Interior, as amended. Criteria such as the following shall be employed:

- A. The distinguished original qualities or character of a building structure or site and its environment shall not be destroyed. The removal or alterations of any historic material or distinctive architectural features should be avoided when possible.
- B. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- C. Changes that have taken place in the course of time are evidence of the history and development of a building, structure, neighborhood or site and its environment. These changes may have acquired significance in their own right, such as the relocation of a structure many years ago, and this significance shall be recognized and respected.
- D. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building structure, neighborhood or site shall be treated with sensitivity.
- E. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- F. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- G. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- H. Whenever possible, new additions or alterations to structure shall be done in a manner so that removal of such additions

or alterations in the future would not impair the essential form and integrity of the structure.

- I. Applications for rehabilitation of housing which also are eligible for consideration, as historic resources or which are potentially significant historic structures shall be processed in conformance with state and federal guidelines.
- J. The City shall employ available measures with particular sensitivity for rehabilitation and preservation of housing which has historic significance by virtue of social factors or ethnic heritage.

**Objective 3.2.3: Housing Safety.** The City of Cocoa shall utilize Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of housing developments through the planning process and incorporate them in the land development regulations. CPTED principles and strategies shall include natural access control, natural surveillance, territorial reinforcement, and target hardening.

**Policy 3.2.3.1:** The City shall develop guidelines for the development community against which projects will be evaluated to ensure the incorporation of CPTED principles.

**Policy 3.2.3.2:** The City shall provide technical assistance to housing developers and non-profit housing providers to ensure compliance with CPTED principles.

**Objective 3.2.4: Neighborhood Preservation.** The City of Cocoa shall promote neighborhood preservation through the continued application and enforcement of zoning district regulations, land development regulations, and nuisance abatement regulations.

**Policy 3.2.4.1:** The City shall provide for the protection of residential neighborhoods from secondary effects of nearby commercial development.

**Policy 3.2.4.2:** The City shall require buffering and screening of residential neighborhoods from nearby incompatible land uses through significant landscaped buffer yards and/or compatible transitional uses.

**Policy 3.2.4.3:** The City shall protect residential neighborhoods from through-traffic with traffic calming measures as well as through the use of selected roadway materials, restrictions on use of roadways by nonresidential vehicles and redirecting traffic flow patterns.

**Policy 3.2.4.4:** The City shall protect residential neighborhoods from noise, water, and air pollution by regulating land development practices to ensure all applicable local, state, and federal air & water quality standards are met and maintained. Activities creating noise related disturbances



shall be restricted from inappropriate locations or required to provide more stringent attenuation measures.

**Policy 3.2.4.5:** The City shall encourage mass transit in residential neighborhoods, where appropriate, through the coordination of public transit routes and land use activity.

**Policy 3.2.4.6:** The City shall support neighborhood serving retail uses ~~appropriately~~ located in close proximity to residential property.

**Policy 3.2.4.7:** The City shall continue inspection of residential rental properties periodically to protect the health, safety, and welfare of the tenants. The City will continue to initiate inspections of properties in conjunction with appropriate state agencies in situations where: 1) a complaint has been filed with codes enforcement, 2) there exists an obvious code violation, or 3) when the owner applies for a building permit to expand his or her property. All inspectors shall be qualified and licensed to interpret the Florida Building Code and/or the ICC International Property Maintenance Code.

**Policy 3.2.4.8:** The City shall consider the potential impact of proposed projects on achieving reductions in the concentration of affordable multifamily housing when evaluating applications, awarding discretionary funds, and making recommendations concerning certified affordable housing projects, tax credits, and bond projects.

**Policy 3.2.4.9:** The City will preserve residential neighborhoods containing affordable housing through appropriate zoning classifications and housing rehabilitation programs which protect their residential integrity and character. The City will give great weight to preserving the residential integrity and character of such neighborhoods in considering petitions by property owners for zoning changes.

**Policy 3.2.4.10:** The City will support programs and partnerships with the private and non-profit sectors to improve coordination among participants in housing production to preserve, improve, and produce affordable housing through means such as providing grants for land acquisition for production of affordable housing; waiving or subsidizing impact, hook-up, or permitting fees; providing technical assistance; streamlining the permitting and inspection process; providing landscaping or infrastructure improvements to support residential development and rehabilitation; providing density bonuses; or providing funding for capacity building.

**GOAL 3.3:** The City shall ensure the provision and distribution of adequate sites for affordable housing for present and future populations of the City.



**Objective 3.3.1: Incentives for Affordable Housing.** The City shall maintain land development regulations and procedures which assist the private and non-profit sector in providing identified housing needs of various types, sizes and costs.

**Policy 3.3.1.1:** The City shall continue and promote its density bonus program to encourage the private sector to provide affordable housing. The following guidelines shall be utilized in the implementation of the density bonus program.

A. AMOUNT OF BONUS.

For each newly constructed unit of qualifying affordable housing as defined below, 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 a substantial rehabilitation of qualifying affordable housing defined below, 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.

B. QUALIFYING AFFORDABLE HOUSING.

1. Qualifying affordable housing shall be newly constructed single-family housing or substantial rehabilitation of housing, made available for purchase by a qualifying low income household, and subject to the following restrictions:

(a) Housing units must be available for purchase and must actually be purchased by a low income household (as defined in Section 420.0004(11), F.S.) at a monthly cost including property taxes, ~~and~~ utilities, and insurance not exceeding thirty percent (30%) of the purchasing household's median gross annual income. ~~only income.~~

(b) The purchaser of such affordable housing unit must, at the time of purchase, grant to the administering corporation a note and second mortgage interest in the housing unit, payable upon resale, in the amount of fifteen thousand dollars (\$15,000.00) (i) which note shall not bear interest and may be forgiven at the rate of one thousand five hundred dollars (\$1,500.00) per year and retired after ten (10) years and (ii) which second mortgage shall (a) provide for a twenty-year term; (b) contain a right of first refusal at a price equal to a bona fide written offer of a third-party to purchase

the unit; and (c) contain an agreement to pay to the administering corporation one-half of any profit upon resale of the unit, including a sale upon exercise of said right of first refusal. In the event the purchaser secures a purchase mortgage loan under the Florida Homeownership Assistance Program pursuant to section 420.5088, Florida Statutes (1989), as may be amended, or should the administering corporation be selected as a sponsor under the aforesaid program, the second mortgage interest set forth in this subsection may be denoted as a third mortgage interest in the housing unit.

- (c) It shall be the obligation of the administering corporation to exercise the right of first refusal and second mortgage interest to ensure that upon resale of the housing unit, the resale purchaser is also a low income household, or, if unable to exercise the right of first refusal, to apply funds received upon satisfaction of such second mortgage interest to the development or preservation of other affordable housing units within a designated redevelopment area. Any such funds not so applied within five (5) years of receipt by the administering corporation shall be remitted to the City of Cocoa.

**Policy 3.3.1.2:** The City shall provide information and incentives, such as minimum lot sizes, minimum floor areas, setbacks, and residential land uses to the private sector to ensure that sufficient housing of various types, designs sizes, and costs are constructed.

**Policy 3.3.1.3:** The City may allow single family dwellings on non-conforming infill lots for affordable and workforce housing development projects.

**Policy 3.3.1.4:** The City shall continue to provide incentives to developments with affordable housing and workforce housing units. These incentives could include, but are not limited to, increased densities; [streamlined permitting processes to prevent delays](#); flexible development regulations; and deferment, subsidy and/or waiver of building permit fees, impact fees and inspection fees.

**Objective 3.3.2: Adequate Sites for Housing.** The City shall provide adequate sites ensuring housing availability for the very low-income, low-income, and moderate-income

households, as well as sites for mobile and manufactured homes for the present and future population of the City.

**Policy 3.3.2.1:** The City shall affirmatively support proposals for affordable housing that are consistent with the use and density provisions of the Comprehensive Plan.

**Policy 3.3.2.2:** The City shall support amendments to the Comprehensive Plan and associated land development regulations that permit affordable housing proposals provided such locations; avoid concentrations of low and very low income households; provide full urban services and facilities; are environmentally sensitive; and would create a livable and supportive environment.

**Policy 3.3.2.3:** The City shall discourage concentrations of affordable multi-family housing in economically and socially distressed areas.

**Policy 3.3.2.4:** The City shall continue to require that sites for affordable housing have access to the following facilities, services and/or activity centers:

- Potable water and central wastewater systems;
- Employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
- A collector roadway or higher; and
- Public parks, recreation areas, and/or open space systems.

**Policy 3.3.2.5:** The City shall encourage the provision of affordable housing in infill/redevelopment areas by providing incentives. The City shall also encourage the development of affordable housing in the Community Redevelopment Areas.

**Policy 3.3.2.6:** The City shall ensure, to the greatest extent possible, that regulatory techniques and review procedures do not create barriers to infill and affordable housing, when updating its land development regulations.

**Policy 3.3.2.7:** The City may, through the land development regulations, encourage the development/redevelopment of housing that will integrate a variety of housing types and styles in all neighborhoods.

**Objective 3.3.3: Housing Programs.** The City shall seek to utilize, leverage and maximize federal, state, and local programs for the present and future population of the City.

**Policy 3.3.3.1:** The City will continue to support and seek new funding from appropriate federal, state and local sources for rehabilitation of rental units and rental assistance for low income families.

- Policy 3.3.3.2:** The City will continue to provide housing assistance to income eligible residents by allocating resources received through federal and state housing grants.
- Policy 3.3.3.3:** The City will continue to explore and consider alternative sources of money and initiatives to improve housing stock and availability. In addition, the City will coordinate with the County to advertise the availability of any funds to the public. These funds will ensure the availability of decent, safe, sanitary, and affordable units to low income residents.
- Policy 3.3.3.4:** The City shall leverage available funds with federal, state and local subsidy programs to assist the largest number of units possible.
- Policy 3.3.3.5:** The City shall annually monitor affordable housing projects receiving financial grant assistance or incentives to ensure units are in compliance with affordability requirements.
- Policy 3.3.3.6:** The City shall partner with the Brevard County Finance Authority in the use of tax exempt financing to provide mortgages at below market interest rates to first time homebuyers.
- Policy 3.3.3.7:** The City shall promote awareness among the elderly and low-income rental families regarding housing programs which are available to assist them in Cocoa.
- Policy 3.3.3.8:** The City may participate in and support the activities of private not-for-profit Community Development Corporations (CDC's) and Community Housing Development Organizations (CHDO's) to provide technical assistance and housing information to City and County constituents. Such support may include, but not limited to, financial and/or technical assistance and alternative development standards and code requirements.
- Policy 3.3.3.9:** The City shall continue to support affordable housing programs and maintain communication with non-profit organizations to promote neighborhood pride, identity, organization, and communication between citizens and City government.
- Policy 3.3.3.10:** The City shall continue to provide assistance to outside agencies offering counseling referral services for families and individuals seeking affordable housing opportunities.
- Policy 3.3.3.11:** The City shall participate in and support activities that discourage the use of predatory lending practices. Such support may include, but not be limited to, the provision of financial and or technical assistance to community groups that specialize in education and outreach against predatory lending.

**Policy 3.3.3.12:** The City shall prioritize projects that utilize public/private partnerships to produce housing and provide support of services to low income families. These programs could include, but not limited to, financial counseling, day care, health care, and transportation.

**Policy 3.3.3.13:** The City shall participate in Regional Planning Council initiatives directed toward educating local governments about new techniques, especially those programs which promote affordable housing.

**GOAL 3.4:** The City shall continue encouraging and assisting in the conversion of undue concentrations of public rental housing in the City of Cocoa to affordable home ownership. Where public housing remains, the City shall seek to ensure it's decent, safe, and sanitary for the present and future residents of the City.

**Objective 3.4.1: Cooperative Relationship.** The City shall establish an ongoing cooperative working relationship with the Housing Authority of the City of Cocoa to provide for and preserve public housing and assist in the conversion of undue concentrations of public housing to affordable home ownership.

**Policy 3.4.1.1:** The City shall promote educational opportunities and provide training and technical assistance to lower income public housing tenants in preparation for home ownership.

**Policy 3.4.1.2:** The City shall assist the Housing Authority of the City of Cocoa and/or public housing tenants in seeking financial incentives to facilitate the purchase of owner-occupied housing and/or, to support the cost associated with converting public housing units to owner-occupied or mixed-income units.

**Policy 3.4.1.3:** The City shall pursue housing resources for low income residents other than public housing or Section 8 tenant-based assistance.

**Policy 3.4.1.4:** The City shall leverage affordable housing resources in the community through the creation of mixed-finance housing, and encourage and facilitate the conversion of public housing units to owner occupancy.

**Policy 3.4.1.5:** The City shall pursue financial resources to assist in the rehabilitation of public housing units, or when beyond repair, the demolition and replacement of dilapidated units to new owner-occupied units.

**GOAL 3.5:** The City shall promote non-discrimination and ensure fair and equal housing opportunities for residents of the City of Cocoa.

**Objective 3.5.1: Fair Housing.** The City shall remain committed to affirmatively further fair housing.

**Policy 3.5.1.1:** The City will fully comply with and require the private sector to comply with the Fair Housing Act of 1968 and the local Fair Housing Ordinance. All housing development and redevelopment activities

shall be compatible with and further the purpose of the Fair Housing Act of 1968.

- Policy 3.5.1.2:** The City shall conduct periodic reviews and amend as necessary all land and housing development regulations to ensure compliance with Federal and State laws on accessibility.
- Policy 3.5.1.3:** The City shall continue to periodically review the local Fair Housing Ordinance and update as necessary.
- Policy 3.5.1.4:** The City shall continue to support local fair housing enforcement organizations such as the Fair Housing Continuum.
- Policy 3.5.1.5:** The City shall encourage public housing agencies to start a counseling program to help housing choice voucher recipients to locate housing outside of poverty concentrated areas.
- Policy 3.5.1.6:** The City's housing programs shall encourage banks and other lending organizations to operate in areas that are underserved and to provide services to underserved populations.

**GOAL 3.6:** The City shall encourage the provision of housing opportunities for people with special needs such as the homeless, the elderly, and the physically and/or mentally disabled.

**Objective 3.6.1: Group Homes and Foster Care Facilities.** The City shall assist the private sector to ensure adequate sites are available in residential areas, or areas of residential character, for group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services to satisfy the current and future residents of the City.

- Policy 3.6.1.1:** The City shall continue to review, and revise where necessary, land development regulations to ensure adequate sites in residential areas are provided for special needs populations by means of group homes and foster care facilities licensed or funded by the State of Florida or other such means as shall be deemed appropriate by the Community Development Director.
- Policy 3.6.1.2:** The City shall continue to provide, in the Land Development Code, adequate location standards for sites in residential areas or areas of residential character for community residential homes, including group homes, retirement homes, and foster care facilities, in accordance with applicable Florida Statutes. These facilities should be located in a variety of urban and rural locations, as appropriate.

**Objective 3.6.2: Special Needs Housing.** The City shall assist the private sector to create additional units and preserve existing units for households with special needs ~~including rural and farm worker housing~~ to satisfy the projected demand of dwelling units of various types, sizes, and costs ~~by 2020~~.



**Policy 3.6.2.1:** The City shall continue to support a variety of public and private housing initiatives for affordable housing for special needs populations in areas in close proximity to shopping, public transportation, health services, schools, infrastructure availability, and employment opportunities.

**Policy 3.6.2.2:** The City shall continue to support organizations which provide shelter and related services to the special needs and homeless population. Such support may include but not be limited to financial and/or technical assistance and alternative design standards and code requirements.

**Policy 3.6.2.3:** The City shall continue to support organizations, which assist special needs, elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include but not be limited to financial and/or technical assistance and alternative design standards and code requirements.

**Policy 3.6.2.4:** In an effort to address problems of housing for lower income elderly residents and other households with special housing needs, the City shall allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

**Objective 3.6.3: Homeless.** The City shall continue to seek supportive housing opportunities for the homeless and those at risk for homelessness, and ensure that Cocoa and other governments and agencies are working jointly to address these needs.

**Policy 3.6.3.1:** The City shall remain an active participant in the Brevard County Continuum of Care Coalition to address homelessness in the City.

**Policy 3.6.3.2:** The City shall designate appropriate areas for providing services for the homeless.

**GOAL 3.7: The City shall promote opportunities for the creation of housing and infill development within the City.**

**Objective 3.7.1: Infill Development.** The City shall continue to promote infill housing development by supporting alternative development standards where appropriate and feasible.

**Policy 3.7.1.1:** The City shall provide and retain residential land uses at varying densities and locations through comprehensive land use planning and land development regulations for affordable housing to satisfy the projected demand of dwelling units of various types, sizes, and costs by 2020, which will be needed to house the City's anticipated population through the planning horizon.

**Policy 3.7.1.2:** The City shall ensure adequate sites are correctly planned and zoned to accommodate the projected housing growth, including low and very low income housing, and mobile homes.

**Objective 3.7.2: Vacant Land Inventory.** The City shall continue to monitor and inventory vacant and underused residential land and provide this information to housing developers to stimulate the development of infill housing.

**Policy 3.7.2.1:** The City shall survey vacant and underutilized land within the Heart of Cocoa and Diamond Square Redevelopment Area to determine which land can be declared surplus and/or publicly acquired to be made available with conditions sufficient to stimulate the development of affordable and infill housing.

**Objective 3.7.3: Land Development Regulations.** To the greatest extent possible, the City's land development regulations shall not contribute to increased housing costs.

**Policy 3.7.3.1:** The City shall conduct periodic reviews of existing land development regulations and consider before adoption, policies, procedures, ordinances, regulations, or plan provisions that may have an impact on the cost of housing.

**Policy 3.7.3.2:** The City shall continue to review and assess the structuring of impact fees in relation to City housing goals and shall make recommendations for amendments to the appropriate codes if necessary.

**Objective 3.7.4: Permitting Reviews.** The City, where appropriate, may provide priority consideration and permitting review for affordable and infill housing projects in an effort to reduce costs and delays in the permitting review process.

**Policy 3.7.4.1:** The development review and permitting process for affordable and infill housing shall be streamlined through an ongoing review of the process and the adoption of a more efficient regulatory and permitting process.

**Policy 3.7.4.2:** The City shall continue to reduce building permit and inspection fees for City-sponsored projects that preserve or produce affordable housing.

**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 3.7.5.1:** The City shall support reasonable efforts to make these areas economically diversified neighborhoods with housing, shopping, public transportation, health services, schools, and employment opportunities for all.

**Policy 3.7.5.2:** The City shall encourage new construction of single family homes for moderate and upper income households.

**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.

**Policy 3.7.5.4:** The City shall continue to pursue environmentally-related grants, such as Brownfields Assessment and Cleanup Grants, to advance the cleanup, restoration and redevelopment of City designated Brownfields areas and sites.

**Policy 3.7.5.5:** The City shall encourage an overall mixture of housing tenure by actively encouraging owner-occupancy within these areas.

**Policy 3.7.5.6:** The City shall promote design standards that encourage image improvement opportunities in the neighborhood.

**Objective 3.7.6: Economic Development.** The City shall seek economic solutions to address affordable housing.

**Policy 3.7.6.1:** To address the needs of the residents of affordable housing, the City shall explore and seek partnerships with the private and public sectors for the creation of employment and training opportunities.



## IV - SANITARY SEWER ELEMENT



Serving the Community





**GOAL 4.1:** The City of Cocoa will provide cost effective and environmentally sound wastewater treatment service to meet existing and projected demands identified in this Plan.

**Objective 4.1.1: Maintain Level of Service.** Based upon adopted level of service standards, the City shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve existing and new development as well as areas where septic systems are failing.

**Policy 4.1.1.1:** Projected flow rates will be updated periodically based on best available data.

**Policy 4.1.1.2:** The City adopts the following levels of service for wastewater generation:

| Development Type | Wastewater Generation             |
|------------------|-----------------------------------|
| Industrial       | 0.02 gallons per sq. ft. per day  |
| Office Space     | 15 gpd per capita                 |
| Residential      | 319 gallons per day per household |
| Schools          | 15 gpd per capita                 |
| Hotel/Motel      | 100 gpd per room                  |
| Restaurant       | 50 gpd per seat                   |
| Bar Lounge       | 20 gpd per seat                   |

**Policy 4.1.1.3:** All land use plan amendments shall require an analysis of the impact of such amendment on the adopted level of service standard and existing sanitary sewer facilities.

**Policy 4.1.1.4:** All expansions and other improvements of residential, institutional, office, commercial and industrial uses that increase the demand on public infrastructure and require permitting shall comply with the adopted levels of service.

**Policy 4.1.1.5:** When evaluating collection force main and lift station capacity, the City shall use a peak factor of 3.0 times the average daily flows (ADF).

**Policy 4.1.1.6:** The City shall encourage continuing education of operating staff to ensure proficiency with respect to optimization of sanitary sewer maintenance and operation processes.

**Policy 4.1.1.7:** The City shall comply with bond covenants, if any, to ensure the maintenance and operations of facilities, and to provide recommendations for system maintenance and improvements.

**Policy 4.1.1.8:** Sanitary sewer facilities shall be replaced and existing deficiencies shall be corrected based upon the following priorities:

- A. Any project correcting an immediate threat to the health, safety, or welfare of the City's residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- B. Any project that will correct an existing deficiency will receive priority over a project to expand the system.
- C. Projects that will result in the system exceeding the adopted level of service will be denied.

**Objective 4.1.2: Future Sanitary Sewer System.** The City shall ensure that the sanitary sewer system is adequate to service the incorporated limits of the City, where the City has an existing legal commitment to provide services, and additional areas outside the incorporated limits as deemed feasible and practical by the City.

**Policy 4.1.2.1:** When feasible the City will enter into agreements with other government agencies related to the provision of treated wastewater effluent outside of the City's corporate limits. Such agreements will include all necessary legal requirements, rates, financing, specifications, and relevant information pertinent to the provision of treated wastewater effluent to and from the City.

**Policy 4.1.2.2:** ~~By 2012, the~~ City will continue to coordinate with Brevard County to encourage support of all wastewater objectives and policies that are relevant to the enclaves or areas identified through an urban reserve agreement. The City will inform the County of all changes in its service area for utilities and will request that the County inform the City of all proposed development within this service area.

**Policy 4.1.2.3:** The wastewater system will operate as an enterprise fund, on a revenue-supported basis with user fees covering all operational costs. Revenue bonds and grant funds will provide additional financing for system improvements and expansion.

**Policy 4.1.2.4:** The City will maintain a plan for extending the wastewater collection system and necessary pumping facilities to developing parts of the City and to areas for potential annexation outside the City.

**Policy 4.1.2.5:** Following a determination of concurrency for sanitary sewer, and adequate sanitary sewer facilities are in place prior to the impact of development, the City shall require payment of applicable sewer impact fees upon development approval prior to issuance of a certificate of occupancy.

**Policy 4.1.2.6:** By ordinance, the City shall mandate connection to the City's central sewerage system when available.

**Objective 4.1.3: Treatment and Disposal.** The existing treatment system will operate at the tertiary treatment level including all appropriate tests and procedures as

required by FDEP and any other relevant governmental agency. System modification and expansion shall include consideration of appropriate changes in treatment level.

- Policy 4.1.3.1:** The City's sanitary sewer system will be operated in compliance with all local, state and federal regulations and standards.
- Policy 4.1.3.2:** The City will participate in intergovernmental strategies and programs related to the provision of wastewater service and disposal of treated wastewater effluent within Brevard County, including the coordination of consolidation of wastewater treatment service when it is in the best interest of the citizens of Cocoa.
- Policy 4.1.3.3:** The City shall coordinate its utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing utility lines, roads and sewers.
- Policy 4.1.3.4:** The City shall continue the implementation of the reclaimed water system as deemed feasible.
- Policy 4.1.3.5:** Sludge disposal agreements will be maintained with the Brevard County Landfill (dry) and at least one private contractor (wet).
- Policy 4.1.3.6:** Wastewater reuse for irrigation and other non-potable uses will be expanded into areas throughout the City where customer use is anticipated to be 25% or greater within five years of installation.

**Objective 4.1.4: On-site Wastewater Disposal.** The permitting and installation of additional septic tanks or package plants within the incorporated city limits will be discouraged or prohibited, except where on-site disposal represents the most efficient cost effective and environmentally compatible alternative. That decision will be based on availability of central sanitary sewer facilities and on available technical information regarding soils, groundwater table elevations, subsurface hydrology, percolation rates and other factors.

- Policy 4.1.4.1:** The City will coordinate with health officials to assure sewer availability to developed properties with failing septic systems.
- Policy 4.1.4.2:** The City will coordinate with Brevard County Consumer Health Services to evaluate each permit for a septic tank system located within the incorporated City limits.
- Policy 4.1.4.3:** The City will coordinate with Brevard County Consumer Health Services to establish procedures for the monitoring of all septic tanks within the incorporated City limits.
- Policy 4.1.4.4:** The City will develop a plan to phase-out septic tank use wherever feasible and cost effective.

**Policy 4.1.4.5:** The City will coordinate with Brevard County to support this objective with regard to the enclaves and any areas identified through an urban reserve agreement.

**Policy 4.1.4.6:** Wastewater package plants will only be allowed in the event that sewer capacity is not scheduled to be available or to satisfy on-site pretreatment required by the City.

**Policy 4.1.4.7:** ~~By 2012 the~~The City will adopt an ordinance prohibiting package plants within the incorporated City limits and will coordinate with Brevard County to encourage support of all objectives and policies that are relevant to the enclaves or areas identified through an urban reserve agreement.

**Objective 4.1.5: Land Development Regulations.** The land development regulations shall be evaluated periodically to ensure that future development within the incorporated limits of the City is coordinated with City wastewater plans.

**Policy 4.1.5.1:** Approval of new development will be based in part, upon an evaluation of the impact of the development on the City's wastewater treatment system.

**Policy 4.1.5.2:** The City will require all new collection lines and lift stations constructed by public and private developers to be constructed according to City standards, and, at the City's option, to be dedicated to the City.

**Policy 4.1.5.3:** The City will require the total costs (extension of lines, alterations to lift stations and the cost of plant capacity) for providing new wastewater service to be borne by the specific users of the new service. Reduction in costs to the new users may be made if deemed necessary or beneficial by the City to accomplish specific goals (e.g. environmental concerns, economic growth, and customer base growth).



# V - SOLID WASTE ELEMENT



Serving the Community



**GOAL 5.1:** The City will provide efficient solid waste collection service to the residents of Cocoa while protecting the environment and public health.

**Objective 5.1.1: Solid Waste Collection.** The City shall continue to provide for solid waste collection services to City residents and commercial establishments throughout the planning horizon.

**Policy 5.1.1.1:** The collection service will be operated with revenues from monthly service fees.

**Policy 5.1.1.2:** The City will maintain land development regulations that require development review procedures to evaluate the impact of proposed land development projects on the collection system through concurrency review procedures.

**Policy 5.1.1.3:** The City shall ensure adequate equipment to maintain the following level of service standard for solid waste collection:

|             |   |
|-------------|---|
| Solid Waste | Disposal (Brevard County Landfill)<br>Cocoa Distribution Rate: 1.2 tons per capita per year   |
|             | Collection<br>Residential: <u>1 to 2</u> times per week <u>as needed</u> , each household<br>Non-residential: 2 to 6 times per week as needed, each location<br>Green Waste and Recyclable: Once per week |

**Policy 5.1.1.4:** The City will maintain and enforce the litter ordinance, including the removal of litter from drainage ditches.

**Objective 5.1.2: Solid Waste Disposal.** The City shall continue to coordinate with Brevard County for the processing and disposal of solid waste at the county facility in a safe and efficient manner.

**Policy 5.1.2.1:** The City will deliver its solid waste to the Central Brevard Solid Waste Processing facility in accordance with Brevard County requirements.

**Policy 5.1.2.2:** City participation in any activities related to the expansion of the solid waste processing facility to meet future needs will be based on annual summaries of proportional use data from Brevard County for solid waste service.

**Policy 5.1.2.3:** The City shall coordinate with Brevard County and the East Central Florida Regional Planning Council to monitor and control the disposal of hazardous wastes in accordance with state law.

**Policy 5.1.2.4:** The City shall require that all hazardous waste generators within the City properly manage their hazardous wastes in conformance with mandates of the Federal Resource Conservation and Recovery Act and other applicable laws.

**Policy 5.1.2.5:** The City shall continue to cooperate with and promote Brevard County's public information program to increase public awareness of the nature, harmful effects and proper disposal methods of hazardous waste.

**Policy 5.1.2.6:** The City shall continue to develop educational programs for the general public and solid waste professionals to encourage hazardous waste source reduction and recycling.

**Policy 5.1.2.7:** The City shall continue to provide applicable employee training for inspection, identification and disposal of hazardous waste materials.

**Objective 5.1.3:** **Recycling.** The City shall ~~encourage~~**require** the reduction in the volume of solid waste collected through resource recovery, recycling, and conservation programs.

**Policy 5.1.3.1:** The City shall continue to develop educational programs for the general public and solid waste professionals to encourage waste reduction.

**Policy 5.1.3.2:** To the fullest extent feasible, the City will encourage public and private sector participation in solid waste recovery, recycling, and conservation programs.

**Policy 5.1.3.3:** The City shall coordinate with Brevard County with respect to solid waste management and waste recycling programs.

**Policy 5.1.3.4:** The City will assist the efforts of Brevard County in promoting the reduction of the solid waste stream.

# VI - STORMWATER MANAGEMENT ELEMENT



Serving the Community





**GOAL 6.1:** The City shall ensure the provision of a stormwater management system of appropriate capacity and functionality to protect public health and safety, fulfill requirements of the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Loads (TMDL's).

**Objective 6.1.1: Protect Groundwater Recharge, Natural Drainage Features and Water Quality.** The City shall continue to require, through the enforcement of development standards, the protection of groundwater recharge, natural drainage features and surface water quality from the impacts of development.

**Policy 6.1.1.1:** The City's land development regulations shall contain standards that require post-development groundwater recharge rates equal to or greater than pre-development rates.

**Policy 6.1.1.2:** The City shall include stormwater treatment measures and associated "best management practices" such as earthen berms, swales, settling basins, retention/detention facilities, filtration facilities, natural vegetation and vegetative buffers, oil/grease baffles and skimmers, porous pavement materials, street sweeping and similar devices and practices intended to improve overall water quality in any adopted design standards and land development regulations.

**Policy 6.1.1.3:** The City will continue to reduce the quantity and improve the quality of stormwater discharge into receiving water bodies and wetlands by continuing to maintain and operate the following stormwater storage/treatment systems:

- A. The Rockpond Project treats stormwater runoff from 170+ acres of developed land in Cocoa that discharges into the St. Johns River. This project is a cooperative effort with the City of Rockledge and Brevard County.
- B. Bracco Pond treats 1800 acres of untreated stormwater in the City that currently drain directly into the Indian River Lagoon, and continues to be utilized, as permitted, as a supplemental water supply to the City's Reclaimed Water System. Water quality will be monitored in accordance with its Florida Department of Environmental Protection (FDEP) requirements.
- C. The Riverfront Park Project stormwater treatment system treats urban stormwater runoff from 20+ acres and will continue to be monitored for its performance in accordance with its St. Johns River Water Management District. permit
- D. North Fiske Stormwater Pond treats stormwater runoff from Florida Department of Transportation's widening of US 1.
- E. Continue to seek additional projects for retrofitting stormwater systems utilizing best management practices and seeking grants as available.

**Policy 6.1.1.4:** The City shall require that proposed new development does not alter natural drainage patterns and water storage capabilities so that increased volumes of water are discharged onto surrounding properties or that surface drainage flow are not impeded or retarded so as to create or contribute to flooding or diminished land usage, unless such lands have been purchased or designated by the City for stormwater storage purposes.

**Policy 6.1.1.5:** The City shall inspect businesses as needed to protect against illegal dumping or drainage of hazardous, toxic or deleterious substances into the City's stormwater management system for conveyance into receiving water bodies.

**Policy 6.1.1.6:** The City, as required by NPDES permit and the Basin Management Action Plan (BMAP) process, shall collect, compile and evaluate water quantity and quality data for conveyance systems and water bodies that transport and receive flow from stormwater runoff originating from within City Limits. The City will use the surface water quality monitoring program for the purposes of assisting in:

- A. Establishing baseline or ambient water quality conditions where none presently exist, and updating existing data on present conditions;
- B. Determining the quality of discharges from particular stormwater outfalls suspected of being significant sources of pollutant discharge;
- C. Identifying further capital improvements or performance standards for development which are needed to protect aquatic grass beds, wetlands, and water bodies.

**Policy 6.1.1.7:** The City shall maintain a comprehensive inventory of all components of the City's surface water management system as part of the City's Surface Water Management Plan, which will be updated in 2012 and every five years thereafter, to include the determination and identification of:

- A. Water flow patterns, hydro periods and the boundaries of all drainage basins within the City that receive stormwater from within the City, and those basins that receive stormwater from within and outside of the City;
- B. Current land uses within each of the identified drainage basins;
- C. All point source discharges;
- D. Surface water that does not meet Florida Department of Environmental Protection (FDEP) standards;

- E. 100-year flood-prone areas, including all floodplains;
- F. Extent of existing excess (uncommitted) water flow and storage capacity;
- G. Extent of existing deficiencies, including flow and storage capacities;
- H. Improvements necessary for the proper operation and management of the Surface Water Management System; and
- I. Engineering, biological, and other studies needed to develop the prioritized needs, types and locations of public capital improvement projects and additional performance standards for development.

**Objective 6.1.2: Maintenance and Operation of Public Stormwater Facilities.**

The City shall ensure that all stormwater management systems under the City's authority receive the proper levels of operation and maintenance necessary for the effective accomplishment of their intended water management functions.

**Policy 6.1.2.1:** Surface water management projects will be implemented in accordance with the adopted Surface Water Management Plan, as updated, and the Capital Improvements Element.

**Policy 6.1.2.2:** The City shall inspect public stormwater management system components and undertake required maintenance on at least an annual basis.

**Policy 6.1.2.3:** The City shall coordinate with various public entities such as the SJRWMD, FDEP, Brevard County, and with various civic organizations, in the preparation and dissemination of information to the public regarding litter control, fertilizers, pesticides and herbicides usage and proper application procedures, and the proper disposal of pollution-causing substances and materials.

**Policy 6.1.2.4:** The City shall continue to implement and update the Surface Water Management Plan. Specifically, the plan will contain such elements as the following as they are developed by the City or other agencies acting to protect and enhance the waters outlined in the plan:

- A. Determine the boundaries of all drainage basins within the City limits to which stormwater within the City drains and the boundaries of all drainage basins, within and outside of the City limits, from which the City receives drainage;
- B. Identify, quantify, and prioritize flooding situations by magnitude, frequency and severity of impact, including the ability of existing wetlands and water bodies to assimilate stormwater, based on an analysis of plant communities,

without degrading the vitality of the natural wetland communities;

- C. Develop a plan for solving or avoiding flooding situations including a preferred alternative and at least one alternative solution for each flooding situation that will accomplish significant reduction or elimination of pollutants in both stormwater and point source discharge from reaching receiving water bodies and wetlands for each drainage basin. Solutions shall make use of non-structural methods, including performance standards for development, wherever possible;
- D. Assess the general vitality and distribution of grass beds in water bodies as well as natural wetland plant communities in wetlands for those water bodies which currently receive, or can reasonably be expected to receive in the future, stormwater or point source discharges from within the City limits. Where grass beds for wetland plant communities have been or may be adversely affected by stormwater or point source discharges, develop specific strategies and an implementation schedule for eliminating these adverse impacts;
- E. Design and implement a surface water monitoring protocol, including:
  - 1. Identification of the entity charged with the responsibility of carrying out this work;
  - 2. The type, location, and frequency of monitoring; and
  - 3. Where the monitoring program indicates permit violations or degradation of the receiving waters or wetlands or their grass beds or plant communities, requires that retrofitting, replacement, or redesign of stormwater systems or point source discharges must be done.
- F. Identify prioritized actions regarding flood control and abatement, stormwater management, environmental and resource protection and water pollution control problems, needs, issues and opportunities;
- G. Identify performance standards needed to assure protection of water quality and water flow regimes and native plant communities in wetlands and water bodies; and
- H. Identify the entity assigned the responsibility of undertaking or overseeing each recommended action.

**Objective 6.1.3: Intergovernmental Coordination.** The City shall maintain effective levels of intergovernmental coordination and cooperation with affected units of federal, state, and local government having responsibility for, or being involved in the planning,



design, construction and operation of stormwater management systems under the jurisdiction of multiple governmental agencies.

- Policy 6.1.3.1:** Interagency staff coordination through formal and informal means (e.g. interlocal agreements, jointly sponsored projects, watershed working groups and staff-to-staff liaison) will be maintained with Brevard County and other governmental agencies regarding downstream drainage canal capacities to ensure that flooding problems are not created by insufficient downstream flow capacity.
- Policy 6.1.3.2:** Information about the City's surface water management system will be provided to other agencies as requested for use in the planning, design and implementation of surface water management systems operated by other agencies.
- Policy 6.1.3.3:** The City shall actively participate in the preparation and implementation of applicable Surface Water Improvement and Management (SWIM) plans being undertaken by the SJRWMD that will involve or include land areas in the City or water bodies affected by drainage from the City. The City shall review and provide input to the SJRWMD in its update of the applicable SWIM plans for the Indian River Lagoon and St. Johns River. As part of the implementation of the SWIM Plan, the City shall develop and adopt specific strategies to protect and restore grass beds or wetland plant communities that have been or may be adversely affected by stormwater or point source discharge from the City, to include performance standards for development and prioritized actions to be taken by the City.
- Policy 6.1.3.4:** The City shall seek the advice and assistance of appropriate agencies in the design, establishment and implementation of the surface water monitoring program as required in the Joint Stipulation Agreement and Amended Final Order of the Florida Administration Commission, to include but not limited to Brevard County, the City of Rockledge, the SJRWMD, the FDEP and the U. S. Environmental Protection Agency.
- Policy 6.1.3.5:** Except as provided in Future Land Use Element Policy 1.1.2.7 (H), the City will require non-structural methods for flood control, wherever possible, that are designed to maintain natural flow rates and quantities of water.
- Policy 6.1.3.6:** Except as provided in Future Land Use Element Policy 1.1.2.7 (H), flood control for new development will be accomplished through the limitation of fill in the 100-year floodplain when economically feasible. In cases where there is no practical alternative to fill in the 100-year floodplain, compensatory storage shall be provided through excavation of a volume equivalent to the loss of storage within the

100-year floodplain resulting from the placement of fill in adjacent upland areas (above the 100-year floodplain) where such compensatory storage can be accomplished in an environmentally sound and economically feasible manner.

**Objective 6.1.4: Stormwater Facilities Capacity.** The City shall maximize the use of existing stormwater management facilities and require new development to construct facilities to achieve and maintain adopted stormwater management level of service standards that fulfill NPDES and TMDL mandates for stormwater quality and quantity.

**Policy 6.1.4.1:** The City, as part of the Surface Water Management Plan updates, shall identify and perform a comparative analysis of all capital, operational and maintenance costs associated with the identified preferred and secondary alternatives intended to address flooding, pollution control and environmental degradation problems and needs, including the following:

- A. The estimated costs of undertaking individual actions involving public construction projects or major manpower commitments and an economically feasible funding source for each;
- B. The proposed prioritized plan of implementation;
- C. The recommended time schedule for undertaking the prioritized actions, based on levels of degradation suffered by or anticipated for wetlands and water bodies, financial capabilities and time requirements to undertake the individual actions; and
- D. The list of necessary revisions to the Capital Improvements Element, including the Five-year Schedule of Capital Improvements, to reflect the prioritized actions which involve funding commitments.

**Policy 6.1.4.2:** Every five years, the City shall publish reports describing data obtained and progress made toward accomplishing the goals of the Surface Water Management Plan.

**Policy 6.1.4.3:** The City shall utilize funds from the stormwater assessment fee for correcting deficiencies in the public stormwater management system and funds from the stormwater utility service fee to provide funding for financing proposed improvements related to new development.

**Policy 6.1.4.4:** New development shall design stormwater management systems to meet the rules and criteria established by the City of Cocoa, the SJRWMD and the Florida Department of Environmental Protection, as applicable.

- Policy 6.1.4.5:** At a minimum, the existing stormwater management systems and current levels of service shall be maintained. The City shall achieve and maintain the following adopted stormwater management level of service (LOS) standards for new development and redevelopment:

|                       |   |
|-----------------------|---|
| STORMWATER MANAGEMENT | DESIGN STORM EVENT<br>25-year frequency/24-hour duration event  |
|                       | ON-SITE STORMWATER MANAGEMENT<br>Retention of the first one inch of rainfall runoff for areas of one acre or more; or retention of first one-half inch of rainfall runoff for drainage areas of less than one acre. |
|                       | STORMWATER QUANTITY<br>Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.                                    |
|                       | STORMWATER QUALITY<br>No significant degradation of water quality in receiving water bodies   |

- Policy 6.1.4.6:** The City shall inspect individual on-site stormwater treatment facilities following their construction and periodically to ensure proper operation and maintenance.

**Objective 6.1.5: Sustainable Stormwater Management Strategies.** The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites, to subdivisions, to large planned developments.

- Policy 6.1.5.1:** The City shall coordinate with local, regional, state and federal agencies to provide educational materials and forums to the public and the development community on the value and benefits of sustainable stormwater management facilities design.

- Policy 6.1.5.2:** For new construction or redevelopment of City buildings and facilities, the City shall utilize LID principles to the extent practicable to address stormwater management needs and to model innovative techniques:

- Manage stormwater as close to its origin as possible by using many small-scale LID techniques.
- Create a site design that slows surface flows, ~~and~~ increases the amount of time stormwater flows over the site and implements/retains pervious surfaces (areas maintained in their natural conditions or materials that permit the infiltration or percolation of water into the ground) where appropriate.
- Increase the reliability of the stormwater system by using multiple, redundant stormwater controls.
- Integrate stormwater controls into the design of the site and use the controls as site amenities.
- Reduce the reliance on traditional collection and conveyance stormwater practices.

**Policy 6.1.5.3:** The City shall consider updating land development regulations to permit innovative LID techniques in the design of stormwater management facilities for development and redevelopment sites including, but not limited to the following:

- Bioretention cells or swales (also known as rain gardens);
- Cisterns and rooftop rainwater harvesting;
- Permeable concrete pavers or pavement.

**Policy 6.1.5.4:** The stormwater master plan shall incorporate an increase in green engineering/infrastructure solutions to reduce run off into the lagoon either directly or indirectly and provide additional opportunities for water capture and filtration. These solutions shall include but not be limited to bioswales, water detention/retention ponds, seasonal stormwater parks, trees and other native vegetation, rain gardens and other water flow diversion and capture solutions.

**Policy 6.1.5.5:** The City shall consider the acquisition of properties in the 100-year flood plain that can be used for public open space and function as part of a hybrid stormwater master plan that utilizes green engineering techniques such as stormwater parks, bioswales, rain gardens and others that will result the capture of water and provide natural filtration prior to entering the lagoon and will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency (FEMA). These projects shall be designed in a manner that will allow for continued functionality when considering future effects from sea level rise.

## VII - POTABLE WATER ELEMENT



Serving the Community





**GOAL 7.1:** The City shall plan for and assure an adequate supply of potable water to the citizens of Cocoa, municipalities and unincorporated areas within the franchise area granted by the State, Federal installations within the franchise area, and other customers in accordance with City of Cocoa agreements.

**Objective 7.1.1:** **Maintain Level of Service.** Based upon the adopted level of service (LOS) standards, the City shall adopt programs and activities as needed to correct existing deficiencies and maintain the public water system.

**Policy 7.1.1.1:** LOS standards are as follows:

|   |
|---|
| AVERAGE FLOW:<br>122 gallons per capita per day (gpcpd) per Equivalent Residential Connection (ERC), or 340 gallons per day per ERC |
| PEAK DAILY FLOW: 510 gallons per day per ERC  |
| PEAK FLOW COEFFICIENT: 1.5  |
| PRESSURE:<br>Normal: 55-65 psi.<br>Peak Hour: 40-50 psi.<br>During Fire: 20 psi.  |

**Policy 7.1.1.2:** The City shall update its LOS based on changes to the Regional and State Plans and the St. Johns River Water Management District (SJRWMD) Water Supply Facility Management Plan.

**Policy 7.1.1.3:** The City shall issue no development orders or permits without first determining whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

**Objective 7.1.2:** **Plant Capacity.** The City's Water Treatment Plant will continue to maintain sufficient design capacity to meet existing and projected flow rates based on annual summaries of capacity and demand information prepared by the City's Utilities Department.

**Policy 7.1.2.1:** Projected flow rates will be updated annually based on best available data.

**Policy 7.1.2.2:** Expansion of the design capacity of the Water Treatment Plants will be consistent with the goals, objectives and policies of the Plan and multi-jurisdictional water planning efforts in central Brevard County.

**Objective 7.1.3: Service Area Development.** The City will continue to provide potable water to its franchise area.

**Policy 7.1.3.1:** Potable water contractual agreements will include all necessary legal requirements, rates, service area specifications and relevant information pertinent to the provision of potable water service.

**Policy 7.1.3.2:** Development within the franchise area will be coordinated with the City specifications and requirements for provision of potable water service.

**Policy 7.1.3.3:** Expansion of the distribution system will continue to be funded by user fees and connection charges and supplemented with grant funds when appropriate.

**Objective 7.1.4: Water Conservation.** Water conservation will be ensured through standards established in the City's Consumptive Use Permit issued by the St. John's River Water Management District. All goals, objectives, and policies of the Conservation Element pertaining to use of potable water shall apply.

**Policy 7.1.4.1:** The City's land development regulations will include water conservation strategies. Conservation strategies may include, but are not limited to:

- A. Installation of water conserving plumbing fixtures in new or renovated building construction that is, at a minimum, consistent with the requirements of the State Water Conservation Act, ~~(Section 553.14, F.S.)~~, and the Brevard County Water Conservation Plan.
- B. Water reuse and/or reclamation, for irrigation, industrial use and other appropriate non-potable water use applications.
- C. Requesting new development to use natural vegetation and/or drought resistant plants.
- D. Continued utilization of escalating block rate water pricing for potable water use.
- E. The City shall require all new development and substantial redevelopment to connect to the reclaimed water system, if available. If not available, but availability is planned within five years, require installation of dry lines for future connection to the reclaim system.
- F. Continue requiring the installation of meters for reclaim service.
- G. Where feasible, the City shall require reuse water or some other non-potable source of water, such as stormwater, for irrigation of all public areas owned by the City.

- H. ~~By 2011, the~~The City shall continue to implement best management practices for water conservation, including any new technology not yet developed.
- I. ~~By 2011, the~~The City shall adopt a water conservation ordinance for the incorporated City requiring use of such water conservation methods as use of “Florida Friendly Landscape Techniques”, conduct landscape irrigation audits, conduct irrigation conservation presentations for local schools and organizations, and research and adopt low impact development techniques such as Florida’s Water Star program.
- J. The City shall evaluate offering incentives for increased water efficiency by giving a corresponding reduction in the standard water, sewer, and reuse water fees for new developments with proven water efficiency.
- K. Encourage the use of third party, sustainable building rating and certification systems, such as the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) rating system on all new developments as well as renovation projects including both private and public buildings.

**Policy 7.1.4.2:** The City will support water conservation through participation in existing county, state and federal programs, and by establishing its own programs, including but not limited to, developing a program to encourage retrofitting existing high volume flush toilets with low flow toilets.

**Objective 7.1.5: Water Supply Facilities Work Plan (Work Plan).** The City shall maintain a Water Supply Facilities Work Plan that covers a minimum ten-year planning period addressing water supply facilities necessary to serve existing and future development within the City’s water service area.

**Policy 7.1.5.1:** The City hereby adopts into the Comprehensive Plan by reference, its Water Supply Facilities Work Plan. To ensure ongoing consistency and compliance with the SJRWMD Water Supply Management Plan as it may be amended from time-to-time, this plan will be updated through amendments to the Comprehensive Plan.

**Policy 7.1.5.2:** On an annual basis, the City shall update the Capital Improvements Statement attached to the Water Supply Facilities Work Plan as an appendix to update the listing of projects needed to support the Work Plan.

**Policy 7.1.5.3:** Within 18 months of the SJRWMD updating its Water Supply Management Plan, the City shall adopt changes to its Water Supply Facilities Work Plan as needed to keep said plan current and

consistent with the SJRWMD's plan, including population and capacity projections.

**Policy 7.1.5.4:** In conjunction with the SJRWMD, the City shall develop a plan to increase its use of alternative water sources. The City shall continue to participate in the Cocoa / Rockledge Interconnect and the St Johns River / Taylor Creek Reservoir alternative water supply projects.

**Policy 7.1.5.5:** As required by State Statute and law, the City shall maintain an annually updated ~~“cost feasible”~~ Capital Improvements Plan, ~~to be updated annually~~ in conjunction with updates to the Capital Improvements Element of the City of Cocoa Comprehensive Plan.

**Policy 7.1.5.6:** The Water Supply Facilities Work Plan will be consistent with the potable water level of service standards established in Policy 7.1.1.1.

**Policy 7.1.5.7:** The Water Supply Facilities Work Plan will be updated within 18 months of any the District Water Supply Plan SJRWMD ~~2005~~ updates that affects the City.

**Policy 7.1.5.8:** When updating the Water Supply Facilities Work Plan the City will seek alternative sources of water in order to meet projected demand increases.

**Policy 7.1.5.9:** The Water Supply Facilities Work Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store and distribute potable water to meet future needs.

**Policy 7.1.5.10:** The City will establish and maintain at a minimum a current five year ~~“cost feasible”~~ schedule of capital improvements for the improvement, extension, and / or increase in capacity of water facilities.

**Policy 7.1.5.11:** The City will compare the CIP with the CIE of the Comprehensive Plan annually to ensure compatibility and consistency between the two documents.

**Policy 7.1.5.12:** The City shall develop and maintain a water quality calibrated hydraulic model and accurate GIS maps for the potable water system.

**Policy 7.1.5.13:** The City shall develop and maintain a 20-year master plan for the potable water system with comprehensive updates conducted not less frequently than once every five years.

**Objective 7.1.6: Alternative Water Supply.** The City shall identify and use water supply sources that are consistent with the Water Supply Facilities Work Plan and the SJRWMD Water Supply Management Plan.



**Policy 7.1.6.1:** The City shall develop feasible alternative sources of water, while avoiding adverse impacts on the natural environment.

**Policy 7.1.6.2:** The City shall maximize the use of alternative water supplies and implement management techniques in order to sustain water resources, and enhance existing supplies.

**Objective 7.1.7: Water Supply Sources.** The City will identify and utilize sources of water that can be used to meet existing and future needs when maintaining and updating the Water Supply Facilities Work Plan.

**Policy 7.1.7.1:** In conjunction with the SJRWMD and other local governments the City will seek the development of efficient cost effective and technically feasible water sources that will supplement future demands without causing adverse impacts to water quality wetlands and aquatic systems. These sources may include but are not limited to brackish groundwater, surface water, and seawater.

**Policy 7.1.7.2:** The City will maximize the use of existing potable water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources, and related natural systems and/or optimize water supply. These techniques may include but are not limited to aquifer storage recovery; reclaimed water system interconnects, and water conservation.

**Policy 7.1.7.3:** The City's annual water consumption will be equal to or less than the amount allocated under the District issued consumptive use permit.

**Policy 7.1.7.4:** The City will participate in updates of the SJRWMD's water supply assessments and updates of the District Water Supply Plan to enable the City to effectively update design and implementation aspects of the City's water supply plan.

**Objective 7.1.8: Provision of Potable Water on a Wholesale Basis.** When feasible, the City will enter into agreements to provide potable water on a wholesale basis to other potable water suppliers in need of potable water outside of the City's franchise area.

**Policy 7.1.8.1:** Any wholesale water agreements will include all necessary legal requirements, rates, financing specifications, and relevant information pertinent to the provision of potable water on a wholesale basis.

**Policy 7.1.8.2:** All wholesale water agreements will be consistent with the standards and requirements established in the City's Consumptive Use Permit(s) issued by the St. Johns River Water Management District.



# **VIII - NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**



Serving the Community



**GOAL 8.1:** The City shall protect and preserve the function of the surficial fresh-water aquifer and recharge areas within the City of Cocoa to ensure an adequate source of quality and quantity of potable water.

**Objective 8.1.1: Intergovernmental Coordination.** The City shall coordinate with other agencies and continue to enforce measures in the City Code that will ensure preservation of natural recharge to the City's groundwater resource and conservation of its potable water sources.

**Policy 8.1.1.1:** The City shall coordinate with Brevard County, the SJRWMD and other state and federal agencies in the education of residents and business owners on water conservation and the protection of groundwater.

**Policy 8.1.1.2:** The City shall continue to coordinate with Brevard County, Orange County, the SJRWMD and state and federal agencies to achieve regional aquifer recharge protection objectives.

**Policy 8.1.1.3:** In order to reduce the potential for saltwater intrusion and to protect existing groundwater supplies, the City shall continue to require the expansion of the alternative water supply and distribution system.

**Objective 8.1.2: Best Management Practices.** The City shall recognize best management practices and include these in the land development regulations to protect and preserve the quality and quantity of groundwater occurring in the City of Cocoa.

**Policy 8.1.2.1:** The City shall continue to enforce land development regulations that establish standards for development to protect recharge areas through the requirement for landscaping and open space.

**Policy 8.1.2.2:** The City shall continue enforcement of its land development regulations to ensure that land uses requiring the routine application of pesticides or herbicides or requiring underground storage of hazardous materials maintain a groundwater monitoring program designed to detect contamination of the surficial aquifer.

**Policy 8.1.2.3:** The City shall require that development within high aquifer recharge areas maintain pre-development net recharge in the post-development condition to protect ground and surface water quality.

**Policy 8.1.2.4:** The City shall identify critical high aquifer recharge areas that are vital to the protection of natural systems and/or current or future sources of potable water and require a higher level of protection for these areas than required elsewhere in the City, including, but not limited to, lower impervious surface ratios, higher open space requirements and enhanced stormwater runoff protection measures.

**Policy 8.1.2.5:** Pervious surface shall be defined as land that is not built upon with any structure or pavement nor has any feature that prevents surface



water from percolating into the ground and recharging the aquifer. Wet stormwater ponds, wetlands and lakes shall be excluded from meeting the pervious surface requirement.

# IX - COASTAL MANAGEMENT ELEMENT



Serving the Community



**GOAL 9.1:** ~~The natural resources of the City's coastal planning area shall be preserved, protected or enhanced, as physically, fiscally, and practically feasible in light of impacts from sea level rise, to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation while safeguarding human life, property and public expenditures.~~ ~~natural resources of the City's coastal planning area shall be preserved, protected or enhanced to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation.~~

**Objective 9.1.1:** **Coastal Planning Area:** The Coastal Planning Area (CPA) shall be defined as the hazard area as delineated in Figure CM-1 which includes:

- (1) The Coastal High Hazard Area (CHHA);
- (2) Areas of the City vulnerable to a Category 3 storm surge as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model;
- (3) Areas of the City vulnerable to sea level rise by 2070 based on the 2013 USACE High sea-level-rise curve;
- (4) Other areas of the City identified by the City Council as being subject to, or in the immediate vicinity of areas subject to, coastal erosion, flooding or sea level rise.

**Policy 9.1.1.1:** If 20% or more of a parcel is located within the CPA, then the entire parcel shall be considered within the CPA.

**Policy 9.1.1.2:** The CPA shall also serve as the Adaptation Action Area in accordance with Sections 163.3164(1) and 163.3177(6)(g)10 Florida Statutes with the purpose of increasing funding opportunities (such as grants) and identifying creative solutions for increasing the resiliency of the Adaption Action Area against natural hazards, flooding and sea level rise, so that the City may:

- (1) Protect the health, safety and welfare of residents
- (2) Prevent damage to public and private property
- (3) Reduce National Flood Insurance Program premiums to property owners
- (4) Prioritize policies, projects and funding that implement flood alleviation improvements and mitigation projects

~~Policy 9.1.1.4:~~ **Policy 9.1.1.3:** Every 7 years, the City shall use public input, subject matter experts and best available science/data to refine the identification of the Coastal Planning Area.

**Objective 9.1.2: Protection of Marine Resources.** The City shall protect and restore, where possible, the following natural resources and environmental attributes within its control: endangered species and their habitat, native vegetation and wildlife, fisheries and estuarine habitat, water quality, wetlands, and floodplains.

- Policy 9.1.2.1:** The City shall continue to coordinate coastal planning area environmental protection and restoration efforts with adjacent local governments, and shall institute procedures to ensure that development and restoration activities are consistent with existing resource protection plans.
- Policy 9.1.2.2:** The City shall, with the assistance of the Marine Resources Council of East Florida, identify all resource protection plans for the Indian River and Cocoa coastal planning area which exist or are in development.
- Policy 9.1.2.3:** The City shall ensure that its plans, procedures, and development criteria conform to the guidelines provided by resource protection plans for the Cocoa coastal planning area.
- Policy 9.1.2.4:** The City shall minimize the disturbance of natural shorelines to improve and continue the stabilization, protection and habitat benefits natural shorelines provide through the prioritization of the use of living shorelines over new or replacement armoring in the coastal planning area. The City shall review and update related City Ordinance(s), to require evidence as to whether a project is eligible for permitting by the US Army Corps of Engineers under “Nationwide Permit (54) Living Shorelines” and evidence as to whether a living shoreline offers sufficient protection to the property. If “evidence” as described in the updated ordinance demonstrates that a living shoreline is not sufficient to protect property and life, additional structural elements may be added but must be accompanied by living shoreline elements to the extent practical and feasible.
- Policy 9.1.2.5:** The City shall maintain shoreline protection and erosion control by working with property owners and Brevard County to facilitate the installation and maintenance of native shoreline vegetation, oyster matts and other natural techniques along appropriate areas.
- Policy 9.1.2.6:** Public expenditures in the coastal planning area, when available, will consider including programming improvements that restore and enhance natural resources.
- ~~Policy 9.1.2.1:~~** ~~The coastal planning area shall be that area as defined by the Coastal High Hazard Area.~~
- ~~Policy 9.1.2.2:~~** ~~The City shall continue to coordinate coastal planning area environmental protection and restoration efforts with adjacent local governments, and shall institute procedures to ensure that development and restoration activities are consistent with existing resource protection plans.~~

~~**Policy 9.1.2.3:** The City shall, with the assistance of the Marine Resources Council of East Florida, identify all resource protection plans for the Indian River and Cocoa coastal planning area which exist or are in development.~~

~~**Policy 9.1.2.4:** The City shall ensure that its plans, procedures, and development criteria conform to the guidelines provided by resource protection plans for the Cocoa coastal planning area.~~

**Objective 9.1.3: Estuarine Environmental Quality.** ~~The City shall preserve and protect the environmental quality of estuarine environments by limiting specific impacts and cumulative impacts of development or redevelopment while considering future impacts of sea level rise and flooding. City shall preserve and protect the environmental quality of estuarine environments by limiting specific impacts and cumulative impacts of development or redevelopment.~~

**Policy 9.1.3.1:** The City shall actively participate in the Surface Water Improvement and Management (SWIM) Plan administered by the St. Johns River Water Management District (SJRWMD) for the Indian River Lagoon.

**Policy 9.1.3.2:** The City shall participate in future updates to the Indian River Lagoon Comprehensive Conservation and Management Plan, most recently updated in 2008, and will continue to support and implement the action plan items applicable to the City.

**Policy 9.1.3.3:** The City shall coordinate with the SJRWMD, the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers, and/or any other relevant regulatory agency, to conserve, enhance, and protect coastal wetlands.

**Policy 9.1.3.4:** The City shall, through its land development regulations, protect coastal natural resources from the impacts of development.

**Policy 9.1.3.5:** The City shall continue to work with Brevard County to implement the recommendations of the Brevard County Manatee Protection Plan as well as Save Our Indian River Lagoon Projects.

**Policy 9.1.3.6:** The City shall continue to implement National Pollution Discharge Elimination System (NPDES) nonpoint source permitting program.

**Policy 9.1.3.7:** The City shall coordinate estuarine water quality with the Brevard County Natural Resource Management Office. Corrective actions shall be coordinated with the SJRWMD and FDEP.

**Policy 9.1.3.8:** The City shall continue to use alternative methods of effluent disposal such as re-use and land spreading/spray irrigation to reduce nutrient loadings in the rivers and estuaries.



**Policy 9.1.3.9:** The City shall work with property owners to encourage and implement minimum buffer, where feasible, of native vegetation between the shoreline and turf.

**Objective 9.1.4: Priority of Lagoon Shoreline Land Uses.** The City shall continue to promote appropriate land uses along the Lagoon consistent with the public need, while protecting natural resources.

**Policy 9.1.4.1:** The City shall give priority in coastal development to those land uses that are dependent on or related to water access.

**Policy 9.1.4.2:** The approval of shoreline development proposals by the City shall be based upon the following shoreline use priorities:

- A. Water dependent uses such as recreation, marinas and water dependent industry and utilities and uses approved as part of the City's Redevelopment Plan.
- B. Water-related or enhanced uses such as certain utilities, water-related commerce and water enhanced recreation.

**Policy 9.1.4.3:** Industrial uses along the Indian River Lagoon in the City shall be prohibited.

**Policy 9.1.4.4:** The City shall require that new marinas, mooring fields and substantial improvements or additions to existing marinas demonstrate compliance with the following criteria:

- A. Economic need and feasibility;
- B. Land use compatibility with surrounding land uses;
- C. Availability of upland support services;
- D. Availability for public use;
- E. A plan to ensure that water quality will not be degraded below existing FDEP water classification standards. The plan shall address the maintenance and containment of stormwater runoff and wash-down water for dry storage areas and sanitary sewer disposal;
- F. Minimize shoreline hardening structures
- G. Hurricane contingency planning;
- H. Designation by the Clean Marina Program;
- I. A plan for mitigation activities in the event that the environment is adversely affected; ~~and~~
- J. An educational plan for users regarding impacts on the Lagoon is in place; and

K. A plan for adaptation or mitigation strategies for sea level rise through 2070 and flood impacts to vulnerable infrastructure or facilities on the property in order to minimize damage and impacts to the property and lagoon.

~~Policy 9.1.4.5:~~ The City shall promote strategies and site development techniques with existing and new marinas to reduce impacts from sea level rise, flooding and storm surge such as, but not limited to, natural shorelines, dry or wet flood proofing, elevation of structures and infrastructure, and floating docks.

**Objective 9.1.5: Public Expenditures in the Coastal Planning Area.** The use of public funds for infrastructure improvements which subsidizes increased development in the Coastal Planning Area (CPA) will prioritize projects which restore or enhance natural resources, are part of the City's Redevelopment Plan and/or serve to reduce risk of existing development and property hazards such as sea level rise, flooding and storm surge.

**Policy 9.1.5.1:** Public expenditures for capital improvements that promote public access, hazard mitigation and use of coastal areas shall be reviewed through the annual budget process to minimize loss potential and account for future impacts from sea level rise and flooding.

~~**Objective 9.1.5:** Public Expenditures in Coastal High Hazard Area. The use of public funds for infrastructure improvements which subsidize increased development in the Coastal High Hazard Area (CHHA) will be restricted to those projects which restore or enhance natural resources and/or part of the City's Redevelopment Plan.~~

~~**Objective 9.1.6:** The CHHA is delineated as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~

~~**Objective 9.1.7:** Public expenditures for capital improvements that promote public access and use of coastal areas shall be reviewed through the annual budget process to minimize loss potential.~~

~~**Policy 9.1.7.1:**~~ **Policy 9.1.5.2:** The use of local funds to subsidize new development in the CHHA shall be thoroughly considered prior to public investment and limited in most cases. Local funds used to subsidize new development through new or improved infrastructure shall be limited within the CPA. New or improved infrastructure in the CPA shall not be used to justify new development in the CPA where the new or improved infrastructure removes previous capacity/safety impediments to additional development.

~~**Objective 9.1.8:**~~ **Objective 9.1.6:** **Public Access to the Lagoon.** The City shall continue to promote public access to the Lagoon consistent with the public need and to

promote scenic views, while protecting natural resources and mitigating risk from natural hazards.

~~Policy 9.1.8.4:~~Policy 9.1.6.1: The City shall, where appropriate and to the extent physically and financially feasible while considering impacts from sea level rise and flooding, maintain and preserve all public access and water-related recreational facilities and shall inventory existing public access to the lagoon and water-related recreational facilities to identify deficiencies and opportunities.

~~Policy 9.1.8.2:~~Policy 9.1.6.2: The City shall encourage the preservation of recreational and commercial working waterfronts as defined in section 342.07, F.S.

~~Policy 9.1.8.3:~~Policy 9.1.6.3: The City shall adopt Brevard County's marina siting criteria by 2012-2022.

~~Policy 9.1.8.4:~~Policy 9.1.6.4: The City shall continue to consider the purchase of frontage areas along the Indian River Lagoon, as needed, to ensure adequate public access, improve the estuarine area and serve as areas to mitigate impacts from storm surge, sea level rise and flooding.

~~Policy 9.1.8.5:~~Policy 9.1.6.5: The City shall continue to seek County, state and federal programs to provide funding for purchase of riverfront property.

~~Policy 9.1.8.6:~~Policy 9.1.6.6: The City shall coordinate with the County to ensure bikeway linkages to waterfront parks and public water access.

~~Policy 9.1.8.7:~~Policy 9.1.6.7: The City shall continue to coordinate with other coastal cities and Brevard County to investigate and implement equitable measures to promote the provision or funding of public access ways to the Indian River Lagoon by new development.

~~Policy 9.1.8.8:~~Policy 9.1.6.8: The City shall encourage, through the development review and approval process, the voluntary dedication of access to public waterways including designated scenic areas, conservation easements and other green space or natural areas with infrastructure strictly limited to that necessary for safe public access.

**GOAL 9.2:** The City shall, as practically and financially feasible, establish and implement strategies for new development, redevelopment and investment in public facilities, utilities and infrastructure to protect and mitigate losses to human life and property in areas subject to natural disasters, flooding, and sea level rise. ~~establish strategies to protect human life and property in areas subject to destruction by natural disasters.~~

**Objective 9.2.1:** **Coastal High Hazard Area (CHHA).** The City shall continue to direct population concentrations away from the CHHA through implementation of the

future land use map, land development code and through the development review and approval process.

**Policy 9.2.1.1:** The Coastal High Hazard Area is delineated as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

~~**Policy 9.2.1.1:**~~**Policy 9.2.1.2:** The City shall continue to evaluate non-conforming land uses within the CHHA.

**Policy 9.2.1.3:** In order to continue to direct population away from the CHHA, ~~any~~the increase of densities ~~for~~of properties within the CHHA shall generally be discouraged from the time of this plan's adoption.

**Objective 9.2.2:** Development, redevelopment, rebuilds, retrofits and additions in the City shall be planned and managed through strategies and design principles that are consistent with sound planning practices that protect life and property from the effects of flooding, storm surge and related impacts of sea level rise and that protect the long-term financial viability of the City.

**Policy 9.2.2.1:** All new development and redevelopment shall be consistent with, or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

**Policy 9.2.2.2:** The City shall require site development techniques that encourage more efficient and climate resilient development practices that include, but are not limited to:

- Low impact development techniques on private and public property that provide for site design, engineering and stormwater management to reduce stormwater runoff, encourage greater onsite storage, reuse or absorption and mitigate flood impacts such as pervious pavement, native vegetation, rain gardens or barrels, etc.
- Prioritization of living shoreline installation and maintenance.
- Allowance of specialized fortification techniques as recommended by the Florida Green Building Council.

Additionally, the City shall continue to further explore standards that increase the City's coastal resiliency, such as requiring development to build at least three feet above the area's Base Flood Elevation or reducing the development's total amount of required parking while increasing the facility's potential for water absorption and retention.

**Policy 9.2.2.3:** The City shall utilize, but not be limited to, the following tools, site development techniques and strategies for use within the coastal planning area and areas within the 100-year floodplain to implement and integrate in order to mitigate flooding and effects of sea level rise and storm surge in order to protect property, to the greatest physical and financial extent possible:

- (1) Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design.
- (2) Hybrid stormwater masterplan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain gardens/bioswales, pumps, and water flow diversion strategies.
- (3) Underground utilities in vulnerable and feasible areas;
- (4) Establish new parking standards and parking lot site plan design with greater water capture techniques;
- (5) Increase of set-back lines for properties in the CPA
- (6) Natural dune restoration
- (7) Permeable pavement
- (8) Dry and Wet flood proofing of structures
- (9) Green/Open space

**Policy 9.2.2.4:** The City shall not allow nursing homes, assisted living facilities, hospitals, or other group homes to be located in the Coastal Planning Area.

**Objective 9.2.3:** **Plan and Process Consistency.** The City will work to institute the practice of adapting and mitigating the built environment to address natural hazards, flooding, and impacts from sea level rise across all plans, policies, procedures and coordination with partner agencies.

**Policy 9.2.3.1:** The City shall audit and update all plans, policies, processes and other related documents to be consistent with the peril of flood goals, objectives and policies set forth in the comprehensive plan.

**Policy 9.2.3.2:** The City will work with City staff and the public to integrate and implement the 2019 City of Cocoa Resilience Action Plan.

**Policy 9.2.3.3:** The City, as per its adoption of the East Central Florida Regional Resilience Action Plan, will continue to collaborate regionally with

other entities and stakeholders to advance resilience across the region.

**Policy 9.2.3.4:** The City, as per adoption of the East Central Florida Regional Resilience Action Plan will integrate the regional approach to sea level rise planning with its plans, procedures and policies. The City will consider a range of rise based upon the vulnerability, allowable risk, and project service life and the forecast project “in-service” date of a facility or development. The range will include a minimum rise of 5.15 feet by 2100 (2013 USACE High) with an upper range of 8.48 feet by 2100 (2017 NOAA High). Short-term planning should consider impacts out to 2040, 1.22 -1.85 feet (20-year planning horizon), medium-term planning should consider impacts out to 2070 (2.85-4.47 feet) (50-year planning horizon), and long-term planning should extend out to 2100 (80-year planning horizon).

**Policy 9.2.3.5:** The City shall assess current policies, ordinances and codes to increase mixed-use development in areas outside the 100-year flood plain, sea level rise, and flooding.

**Objective 9.2.2: Objective 9.2.4:** **Evacuation Times.** The City shall cooperate with Brevard County to ensure evacuation times are maintained or reduced and to ensure efficient evacuation of threatened residents to areas of safety in the event of a natural disaster.

**Policy 9.2.2.1: Policy 9.2.4.1:** In the event of a hurricane emergency the City will respond to the direction of the Brevard County Office of Emergency Management in the implementation of emergency plans. Coordinated emergency activities will include, but are not limited to warning, public information, communications, evacuation, public shelters and related welfare services.

**Policy 9.2.4.2:** The City will continue to require that development and redevelopment activities minimize the risks to life and property from natural disasters by evaluating the effects on evacuation times within the hurricane vulnerability zones.

**Policy 9.2.2.2: Policy 9.2.4.3:** The City shall generally discourage any increase in density within the Coastal High Hazard Area.

**Objective 9.2.5:** **Post-Disaster Redevelopment Plan.** The City shall develop a post-disaster redevelopment plan (PDRP) to establish, at minimum, long-term policies regarding redevelopment, infrastructure, densities, nonconforming uses, and future land use patterns.

**Policy 9.2.2.3: Policy 9.2.5.1:** The City shall ~~adopt a post-disaster redevelopment plan by 2014~~ develop a City specific post-disaster redevelopment plan by 2024.



~~Policy 9.2.2.4:~~**Policy 9.2.5.2:** Appropriate redevelopment activities in the Coastal Planning Area will be conducted through means which will institute appropriate resilience planning for private property in coordination with goals, objectives and policies consistent with the comprehensive plan, mitigate conditions hazardous to life and property; identify, preserve, and improve historic resources and significant historic structures, sites, neighborhoods, and districts; preserve and improve natural resources; encourage recreational opportunities; and encourage appropriate commercial uses as physically and financially feasible when considering increasing levels of flooding, storm surge and the effects of sea level rise.~~redemption activities in the Coastal Planning Area will be conducted through means which will preserve and improve residential neighborhoods, eliminate unsafe conditions; identify, preserve, and improve historic resources and significant historic structures, sites, neighborhoods, and districts; preserve and improve natural resources; encourage recreational opportunities; and encourage appropriate commercial uses.~~

~~Policy 9.2.2.5:~~**Policy 9.2.5.3:** Guidelines for post-disaster redevelopment and hazard mitigation will continue to be developed and included in the City's land development regulations. These guidelines will be designed to reduce or eliminate the exposure of human life and limit repeat damage to public and private property due to hurricane hazards, account for the future impacts of sea level rise, and to promote the long-term economic and fiscal viability of the City. The guidelines will incorporate Brevard County's Local Mitigation Strategies into recommendations on hazard mitigation and other applicable interagency reports, as well as applicable chapters of the City Code or articles thereof.~~for post-disaster redevelopment and hazard mitigation will continue to be developed and included in the City's land development regulations. These guidelines will be designed to reduce or eliminate the exposure of human life and limit repeat damage to public and private property due to hurricane hazards. The guidelines will incorporate Brevard County's Local Mitigation Strategies into recommendations on hazard mitigation and other applicable interagency reports, as well as applicable chapters of the City Code or articles thereof.~~

~~Policy 9.2.2.6:~~**Policy 9.2.5.4:** Post-disaster redevelopment will be coordinated jointly by the Community Development, Public Works, and Code Enforcement departments and, if applicable, with the Federal Emergency Management Agency. Priority will be given to those post-disaster tasks needed to protect the health and safety of the public, restore public services and repair damaged infrastructure.

**Policy 9.2.5.5:** The City shall prepare inventories of properties for acquisition and removal, including repetitive loss properties and establish clear priorities for the use of acquisition resources.

**Policy 9.2.5.6:** The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

~~**Policy 9.2.2.7:**~~**Policy 9.2.5.7:** Procedures for post-disaster action shall include a system for distinguishing between immediate repair and clean-up actions needed to protect the public health and safety, versus long-term repair and redevelopment activities.

~~**Policy 9.2.2.8:**~~**Policy 9.2.5.8:** Procedures for post-disaster action shall include a system for distinguishing between immediate repair and clean-up actions needed to protect the public health and safety, versus long-term repair and redevelopment activities. The City requires that any structure, including those abandoned, sustaining damage in excess of 50% of the building's assessed value comply with all City ordinances and current standards.

~~**Policy 9.2.2.9:**~~ Reconstruction shall be required to meet current standards for coastal construction, so as to reduce future exposure.

**Policy 9.2.5.9:** Recommendations provided by local agencies and in interagency hazard mitigation reports will be reviewed as available and will be implemented as feasible.

**Policy 9.2.5.10:** Temporary-building moratoriums may be declared in the coastal planning area when 50% or more of the structures have been damaged by 50% or greater to assess the impacts and feasibility of redevelopment.

**Objective 9.2.6: Disaster Preparedness for Entities Critical to Redevelopment.** The City shall develop and implement pre-and-post disaster preparedness measures critical for redevelopment.

**Policy 9.2.6.1:** The City shall work with local businesses and organizations to aid in disaster planning and recovery through the development of Continuity of Operations Plans and other preparedness strategies including employee coordination.

**Policy 9.2.6.2:** The City shall work with local merchant associations to provide an information program about hurricane preparedness for local businesses.

~~**Policy 9.2.2.10:**~~**Policy 9.2.6.3:** As part of outreach, education and other preparedness activities, the City shall assess the development of a program to work with local businesses to certify them as hurricane prepared which will help the community recover more quickly following a storm.

**Objective 9.2.7:** Historically and Archaeologically Significant Resources. The City shall protect and preserve architecturally, historically and archaeologically significant resources in the City's coastal planning area through the adoption of the land development regulations, zoning code provisions, a program for public and private site acquisition, within the City's funding capabilities and with the owner's consent, and sensitive reuse of historic resources.

~~Policy 9.2.2.11:~~Policy 9.2.7.1: The City shall protect historical and archaeological resources in the CPA, as physically and financially feasible, while considering future impacts, long-term strategies, and cost-benefit of the protection or adaptation measures.

~~Policy 9.2.2.12:~~Policy 9.2.7.2: The City shall compile a list of all properties which have been designated as historically, architecturally or archaeologically significant on a local, state or national basis within the coastal planning area.

~~Policy 9.2.2.13:~~Policy 9.2.7.3: The City shall discourage development activities that have the potential of endangering historic resources located within the coastal planning area.

~~Policy 9.2.2.14:~~Policy 9.2.7.4: The City will encourage the retention of all historic properties in the City, with sensitive, adaptive reuse being examined as an alternative to demolition. Rehabilitation, restoration, relocation, mitigation, and reuse plans and designs will be guided by the recommended approaches identified in objective criteria published by governmental agencies, preservation organizations and which the City may adopt from time to time.

~~Policy 9.2.2.15:~~Policy 9.2.7.5: The City will encourage individuals, groups and organizations to submit reliable information about the history or architectural historical significance of individual properties in the City as an aid in the documentation of their significance.

~~Policy 9.2.2.16:~~Policy 9.2.7.6: The City will prepare an information document containing an identification of historic resources in the City, to include address, map location, brief notation of historical significance, landmark status, ownership (Public/Private), vulnerabilities and other relevant information for public information purposes. The City will seek state funds for the preparation of the document.

~~Policy 9.2.2.17:~~Policy 9.2.7.7: The City will participate, within its financial resources, with other governmental agencies, civic organizations, business groups and interested persons to purchase historic resources with the owner's consent and to accept responsibility for restoration in support with the property owner, in an "adopt-a-house" or similar

program for the purpose of maintaining historic properties in good repair, form and appearance, and for functional uses.

**Objective 9.2.3: Objective 9.2.8: Infrastructure in the Coastal Planning Area.**

Level of service standards and service areas for the City as a whole, as adopted in the Capital Improvements Element, may apply to the infrastructure within the coastal planning area but with the need to consider long-term implications of increased hazards due to sea level rise and flooding and balances design considerations for the current and future impacts of sea level rise and flooding with the benefits and challenges of incorporating the impacts and maintenance during the service-life utility of infrastructure. ~~of service standards and service areas for the City as a whole, as adopted in the Capital Improvements Element, will apply to the infrastructure within the coastal planning area.~~

~~Policy 9.2.3.1:~~ **Policy 9.2.8.1:** Phasing of infrastructure will occur according to the Capital Improvements Element and in accordance with development regulations adopted subsequent to this plan with specific consideration given to protection of coastal resources.

~~Policy 9.2.3.2:~~ **Policy 9.2.8.2:** The level of service standards adopted in other elements of this Comprehensive Plan ~~shall~~ may apply within the coastal planning area depending on evaluation of factors such as cost-benefit analysis that considers, among other factors, number of times infrastructure has been damaged, upgraded, or rebuilt; number of people served by the infrastructure; whether alternatives for the services provided by the infrastructure are present; criticality of the infrastructure for protection of safety; potential increased hazards to first responders; etc.

**Policy 9.2.8.3:** Consideration shall be given to alternative locations of infrastructure, hardening, elevating or other strategies if located in the coastal ~~planning high hazard~~ area to reduce potential public losses.

**Policy 9.2.8.4:** Infrastructure and roadway improvements within already developed public rights-of-way will be maintained as determined feasible and reasonable by City policy in good-faith attempts.

**Policy 9.2.8.5:** When constructing or reconstructing utilities or infrastructure, the City shall assess vulnerabilities and resilience to sea level rise, flooding and storm surge, and identify cost-effective strategies to minimize exposure and reduce impacts.

~~Policy 9.2.3.3:~~ **Policy 9.2.8.6:** The City shall prioritize the use of Green Street techniques (reference Policy 9.2.2.2 (1)) within the Stormwater Master Plan, on public rights-of-way, to the extent financially and physically possible, to alleviate flood impacts to streets and buildings and maintain its level of service standards.





**CITY OF COCOA  
COMPREHENSIVE PLAN**

**COASTAL MANAGEMENT ELEMENT**

**Maps**

**September 2019**



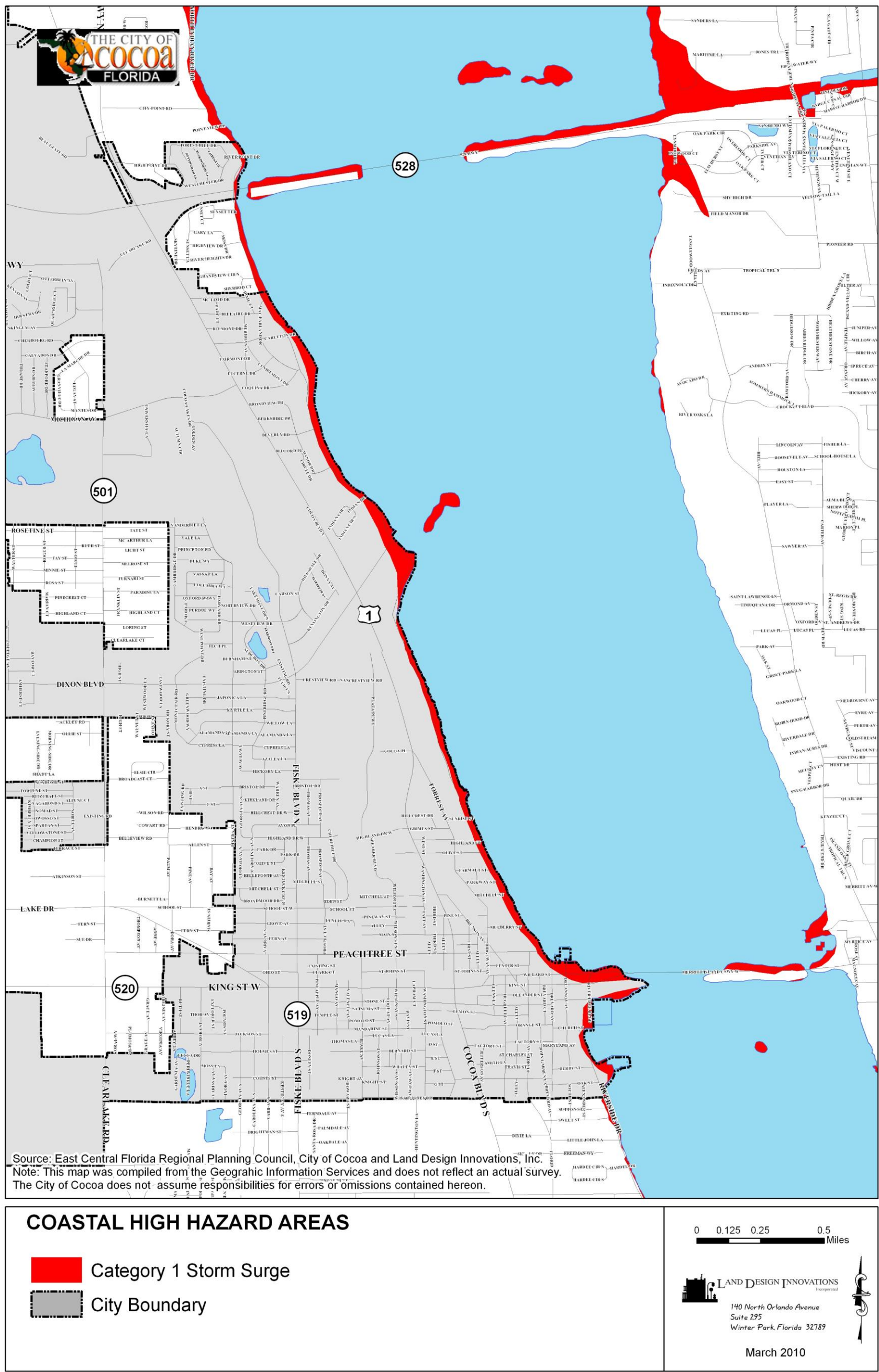


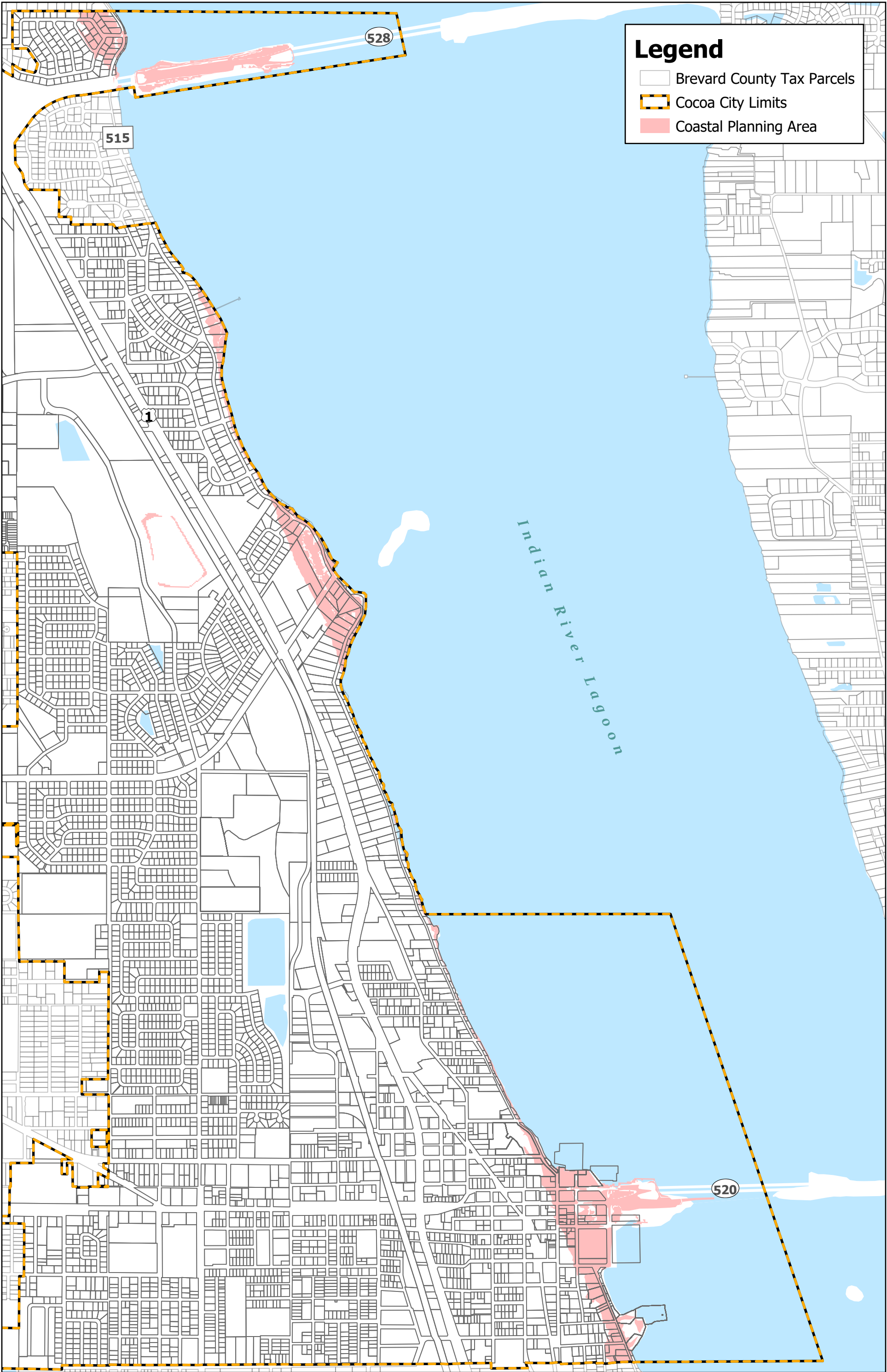
## LIST OF MAPS

Map M-IX-1: (Included in 2010 Data & Analysis only)  
Map M-IX-2: Coastal High Hazard Area Map  
Map M-IX-3: (Included in 2010 Data & Analysis only)  
Map M-IX-4: (Included in 2010 Data & Analysis only)  
Map CM-1: Coastal Planning Area (CPA) Map -- NEW MAP  
Map CM-2: Existing Land Use within the CPA -- NEW MAP  
Map CM-3: Future Land Use within the CPA -- NEW MAP  
Map CM-4: FEMA Floodplain within the CPA -- NEW MAP  
Map CM-5: Surge Hazard (SLOSH) Map -- NEW MAP  
Map CM-6: Sea Level Rise Projections -- NEW MAP

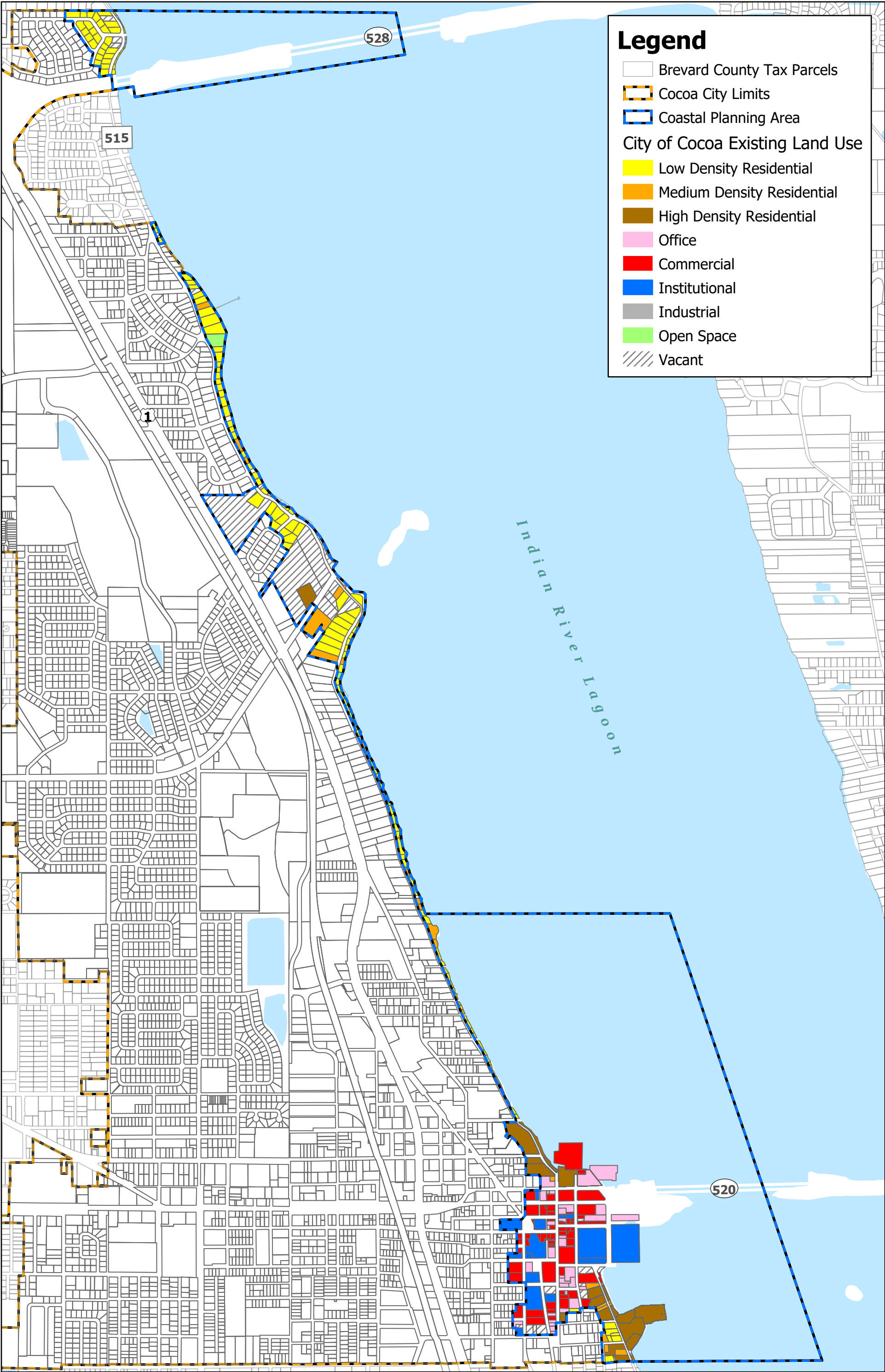


Map M-IX-2: Coastal High Hazard Area





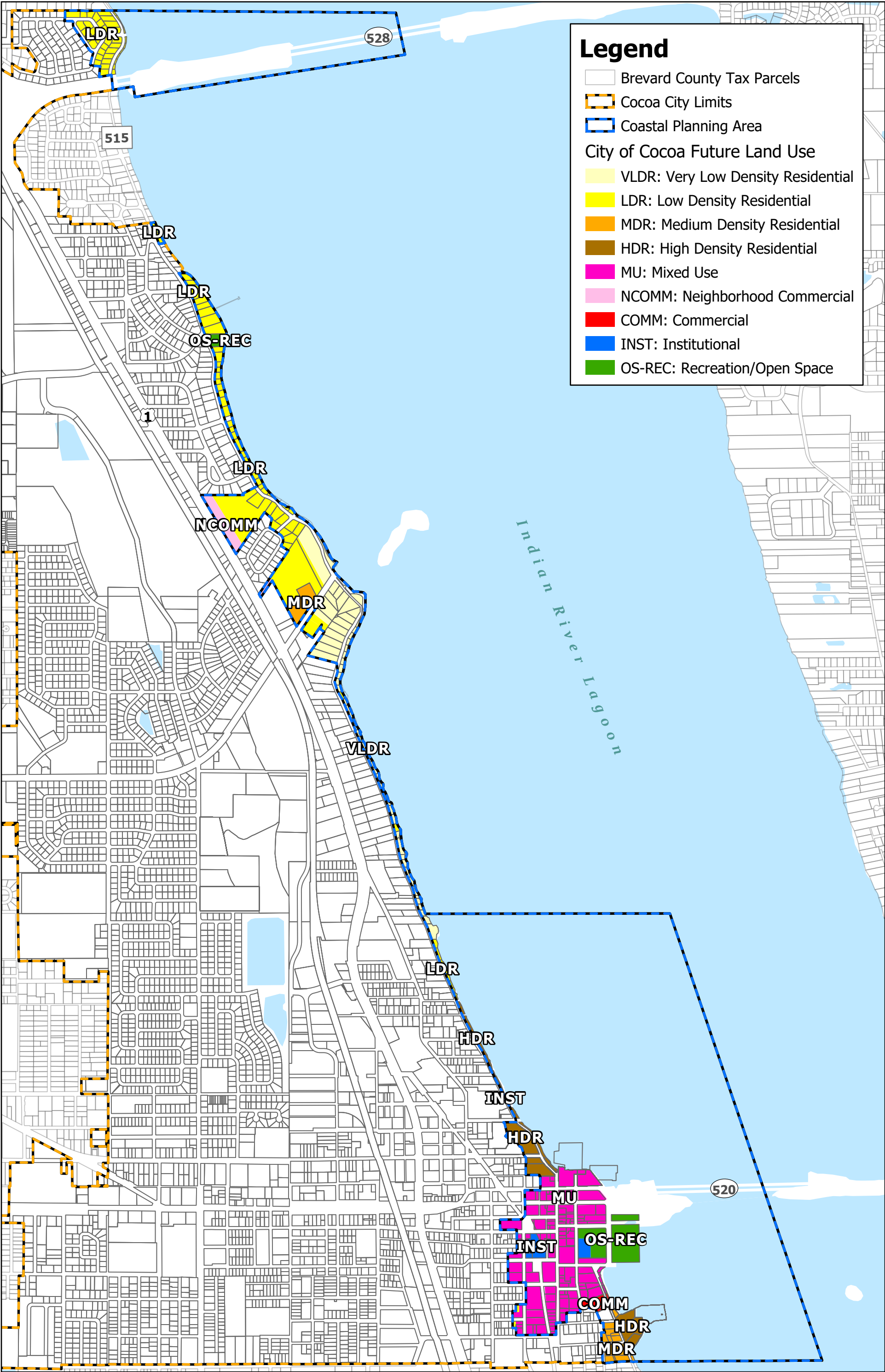


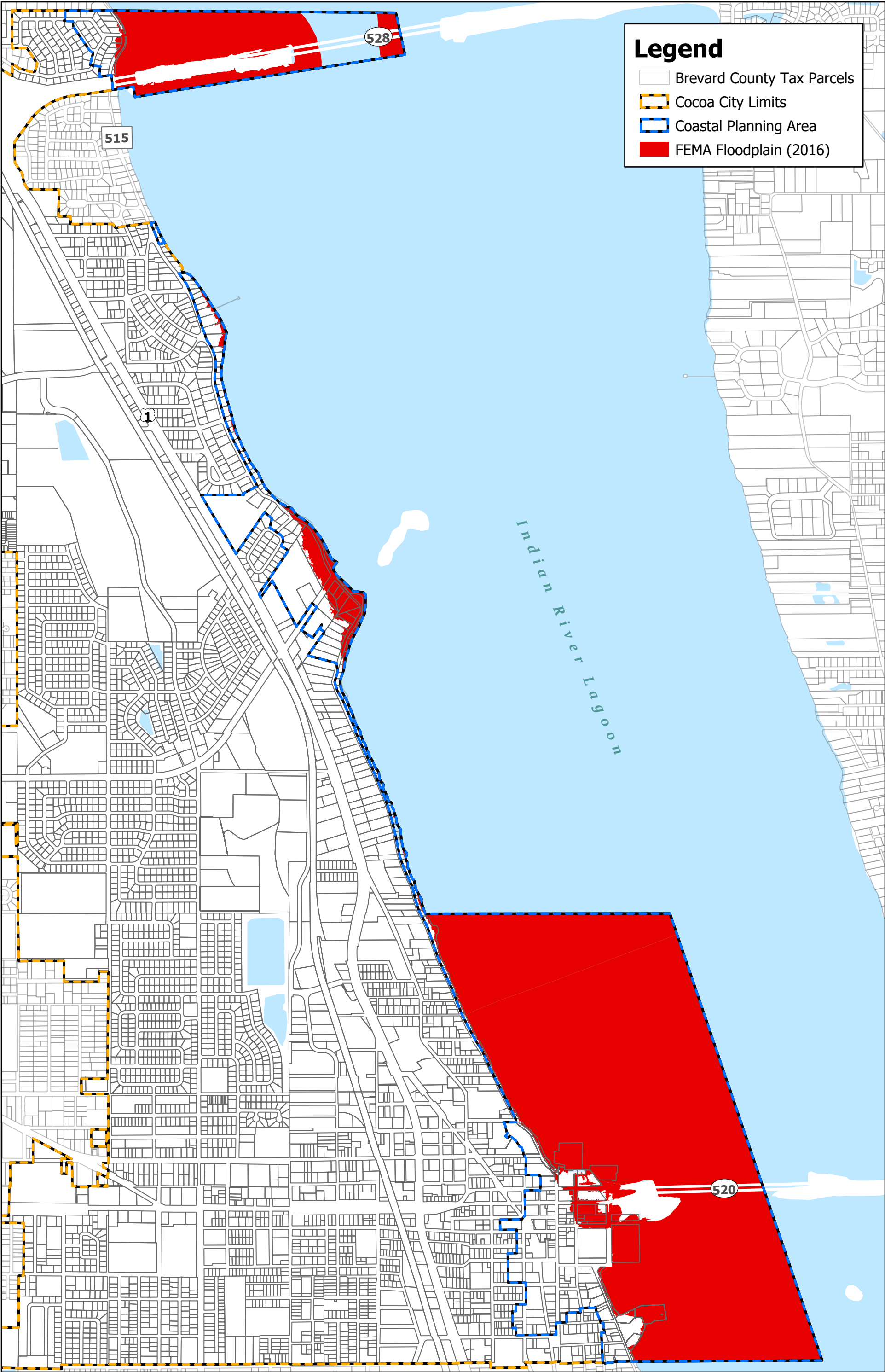


**Legend**

- Brevard County Tax Parcels
- Cocoa City Limits
- Coastal Planning Area
- City of Cocoa Existing Land Use
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Office
  - Commercial
  - Institutional
  - Industrial
  - Open Space
  - Vacant





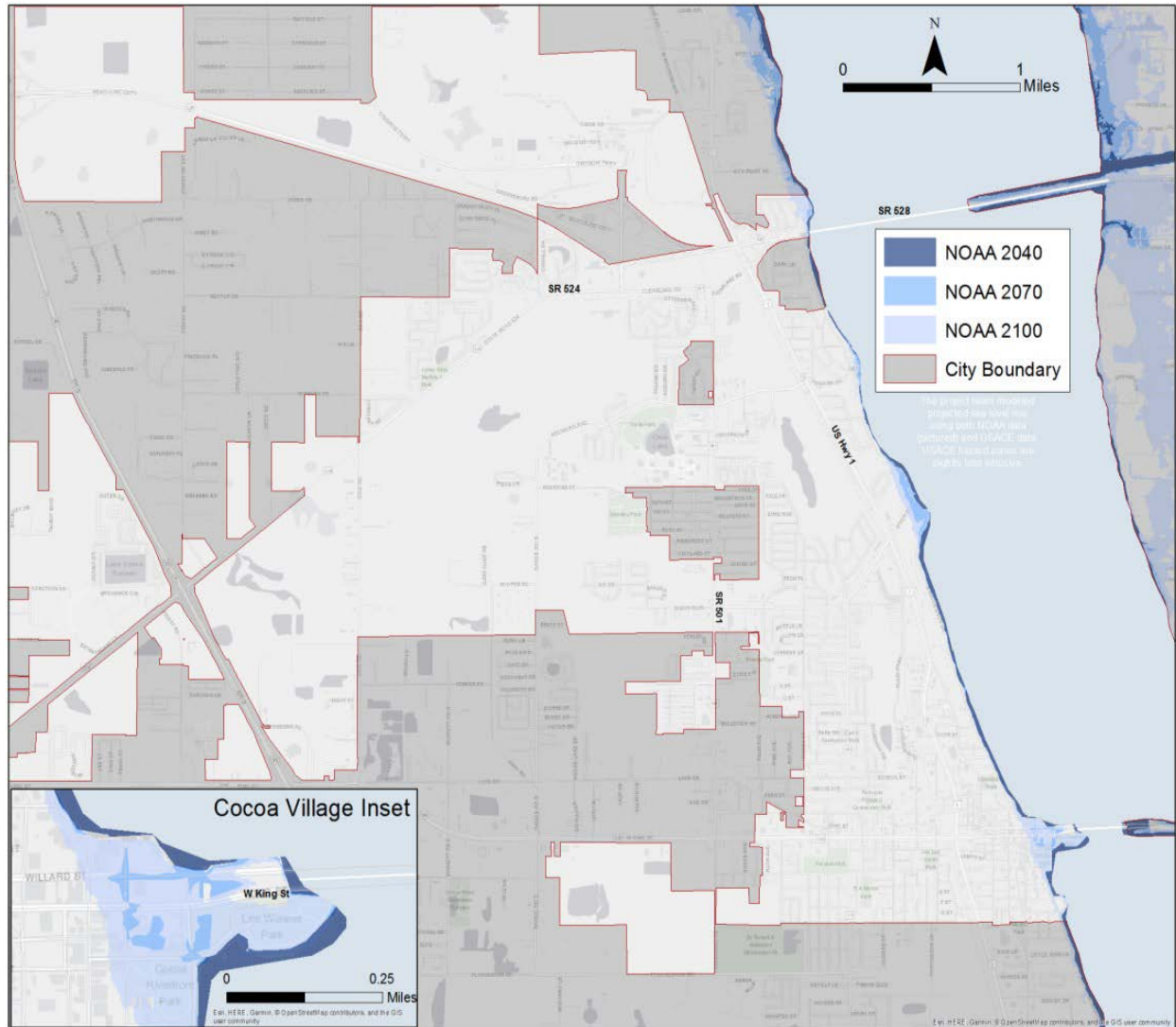






## CM-6: Sea Level Rise Projections

Based on National Oceanographic and Atmospheric Administration (NOAA)



Information provided from the 2019 Resilient Cocoa plan.





# **X - RECREATION AND OPEN SPACE ELEMENT**



Serving the Community





**GOAL 10.1: Recreational Provisions. To ensure that Cocoa residents have access to a full range of recreational opportunities.**

**Objective 10.1.1:** The City will coordinate resources with Brevard County Parks and Recreation, the Brevard County School Board, and private resources, to meet the projected demand for parks, recreational facility and open space needs for the residents of Cocoa.

**Policy 10.1.1.1:** Continue the inter-governmental coordination involved in the established Brevard County Parks and Recreation District 4.

**Policy 10.1.1.2:** Continue to work with the School Board through the District 4 Parks and Recreation Office to expand the use and availability of School facilities to the citizens of Cocoa.

**Policy 10.1.1.3:** The City shall adopt the following Level of Service (LOS) for recreation needs:

|   |                                |
|---|--------------------------------|
| Neighborhood Parks, Community Parks, and Urban District Parks | 1.25 acres per 1000 population |
|---|--------------------------------|

**Policy 10.1.1.4:** The City shall periodically update its inventory of all recreational facilities in order to compare the level of maintenance and quality of those facilities with surrounding communities.

**Policy 10.1.1.5:** The City shall ensure the provision of a range of different types of facilities for passive outdoor recreational activities including nature trails or boardwalks, waterway trails, interpretive displays, educational programs, and/or wildlife observation areas.

**Policy 10.1.1.6:** The City will continue to coordinate with local service organizations annually to encourage participation in landscaping, supporting, and establishing recreational facility development.

**Policy 10.1.1.7:** The City will continue to work with Brevard County Parks and Recreation District 4 to achieve multiple community benefits during the development of parks and recreational areas.

**Policy 10.1.1.8:** The City will ensure that all recreational facilities are well maintained and redeveloped as needed.

**Policy 10.1.1.9:** The City will consider the creation of a Recreation Zoning District in the land development code.

**Objective 10.1.2:** The City shall provide accessibility to the recreational facilities and natural resources of the City for the enjoyment of all users.

**Policy 10.1.2.1:** The City will continue to work with the Brevard County Parks and Recreation District 4 to ensure the accessibility of recreational facilities for the handicapped, elderly and economically disadvantaged.

**Policy 10.1.2.2:** All new development of recreational facilities in the City shall be required to meet the Florida Accessibility Code.

**Policy 10.1.2.3:** The City will continue to work with the Brevard County Parks and Recreation Department to bring all existing recreation facilities into compliance with the Florida Accessibility Code.

**Policy 10.1.2.4:** The City will consider the siting of future Neighborhood Parks based on a walkable distance from residential dwellings to ensure an adequate dispersal of parks throughout the City.

**Objective 10.1.3:** The City shall provide interconnectivity between recreational facilities and the surrounding community.

**Policy 10.1.3.1:** New residential development providing recreational facilities shall be required to provide bicycle and pedestrian connections (such as sidewalks and bike paths), between all forms of recreation and the surrounding community.

**Policy 10.1.3.2:** Bicycle parking facilities shall be required at all new parks.

**Policy 10.1.3.3:** The City will work with the Brevard County Parks and Recreation Department to ensure that bicycle parking facilities are provided at all existing recreation facilities.

**Policy 10.1.3.4:** The City will follow the adopted WaterFront Master Plan as a supplemental plan which supports the connectivity objectives of the Comprehensive Plan.

**Policy 10.1.3.5:** The City will work to incorporate connectivity wherever feasible between recreational facilities in the City and the existing Brevard County Greenways and Trails Master Plan system.

**Policy 10.1.3.6:** The City will consider developing and adopting its own [Parks and Recreation Master Plan, as well as a](#) Pedestrian Routes and Bike Trails Master Plan.

**GOAL 10.2: Open Space Provisions. Ensure the conservation of open space areas in the city to provide aesthetically pleasing buffer areas and visual open space, to serve as wildlife habitats, to act as groundwater recharge areas, to give definition to the urban area, and to enhance and preserve natural resources.**

**Objective 10.2.1:** The land development regulations will include provisions for addressing the open space needs of the City.

**Policy 10.2.1.1:** The City will develop an ordinance which will define open space and set standards for open space preservation in local land development regulations.

- Policy 10.2.1.2:** The City will approve locating environmentally sound public access to conservation areas, nature trails, parks and passive recreational uses within dedicated upland buffers to wetlands in accordance with the policies in the Conservation Element, and only when the City determines that such uses will not adversely affect the buffers' primary functions of wetland buffering, provision of transition zone wildlife habitat, noise buffering, filtration/storage of overland stormwater runoff, visual screening and other applicable benefits. The City will not approve other uses for the buffer zone.
- Policy 10.2.1.3:** The City will coordinate with pertinent state and wildlife agencies and other agencies necessary to identify natural area greenways and wildlife corridors and to link existing public parks, and provide similar areas for conservation purposes.
- Policy 10.2.1.4:** The City shall provide efforts to coordinate the resources of other public and private natural resource preservation agencies, and will enhance efforts to fiscally support and encourage a program of public land acquisition in conjunction with current land use planning and development regulations and to create a system of natural area greenways and wildlife corridors.
- Policy 10.2.1.5:** The City will pursue acquisition of appropriate parcels of land through the Florida Forever Program or other appropriate City/State partnerships for the protection of environmentally sensitive lands, which protect unique, rare and/or endangered habitat, assure survival of listed wildlife species, protect scenic highway and water corridors and their shoreline ecosystems and provide public access and open space.
- Policy 10.2.1.6:** Uses allowed in open space and conservation areas within the City shall be limited to those compatible with and which preserve the natural character of the area, such as passive recreation, observation areas, hiking/biking and nature trails, canoeing/kayaking, primitive camping and environmental education facilities.
- Policy 10.2.1.7:** The City of Cocoa shall pursue a program to identify, ensure preservation of, and provide appropriate public access to areas of natural beauty and scenic importance.
- Policy 10.2.1.8:** The City will consider adopting the Department of Environmental Protection's definitions for "Conservation Open Space" and "Urban Open Space" as separate uses from recreation, which will be used to conserve potentially environmentally sensitive lands as well as wetlands and floodways; and will establish appropriate safeguards to ensure the future preservation of such lands in a natural state with minimal man-made impact.

**Policy 10.2.1.9:** The City will consider the creation of a Conservation Zoning District in the land development code.

# **XI - PUBLIC SCHOOLS FACILITIES ELEMENT**



Serving the Community





**GOAL 11.1:** The City of Cocoa will ensure, through effective planning and coordination with the School District, that adequate school capacity is available to accommodate enrollment demand for City residents.

**Objective 11.1.1:** The City shall ensure adequate public school facilities are available in the City of Cocoa by adopting and implementing a school concurrency management system to address both short and long term planning needs.

**Policy 11.1.1.1:** The City adopts and shall utilize the following ~~tiered~~ Level of Service (LOS) standards for public schools adopted by the School District. The permanent capacity of a school shall be that number contained in the Florida Inventory of School Houses (FISH) maintained by the Florida Department of Education (FDOE). ~~Currently, the LOS for the School District is 100%. Once the School District achieves a 100% LOS for all schools of the same type by School Year 2011-2012, the tiered LOS shall terminate and the LOS for the purpose of determining concurrency shall be 100%. It should be noted that at the time the school concurrency management system is being implemented that all public school facilities serving Cocoa residents are operating below the desired level of service.~~

| Facility Type              | 2009-2010 | 2010-2011 | 2011-2012 |
|----------------------------|-----------|-----------|-----------|
| Elementary Schools         | 115%      | 105%      | 100%      |
| Middle Schools             | 100%      | 100%      | 100%      |
| Junior/Senior High Schools | 110%      | 105%      | 100%      |
| High Schools               | 115%      | 100%      | 100%      |

**Policy 11.1.1.2:** When necessary, the School Board shall initiate appropriate program changes, boundary adjustments, and/or additional capacity to prevent the tiered LOS standards from being exceeded.

**Policy 11.1.1.3:** Concurrency shall be measured and applied using a geographic area known as a Concurrency Service Area (CSA) which shall coincide with the school attendance boundaries adopted by the School District. Either the City or the School District may propose a change to the CSA boundaries. The following procedures shall be used for modifying the CSA map:

- A. The School District will transmit proposed CSA map modifications, with supporting data and analysis, to the City, other local governments, and the Capital Outlay Committee (COC). Any proposed change to a CSA shall require a demonstration by the School District that the change complies with the public school LOS standard and that utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors. Adjustment measures to achieve the LOS standard shall include school boundary adjustments, shifts to

contiguous CSA's with available capacity, proportionate share mitigation (land donation or payment), or construction of a traditional or charter school or permanent expansions.

- B. The City and the COC will review the proposed modification of the CSA and send their comments to the School District within 45 days of receipt of the proposed change.
- C. The modification of a CSA shall be effective upon adoption by the School Board.

**Policy 11.1.1.4:** For purposes of determining a proposed development's impact, the total number of students expected to be generated by the development, the projected number and type of residential units of the proposed development shall be multiplied by the School District Student Generation Multiplier (SGM). The SGM shall be reviewed annually and amended as necessary to reflect the most recent district-wide generation rates.

**Policy 11.1.1.5:** The City shall participate with the School District, utilizing the following process, in considering and processing changes in the use of schools:

- A. Following a determination by the School District that a school change is appropriate, considering the appropriate use of the school and utilization requirements, the School District shall transmit the proposed school use change and the associated data and analysis in support of the requested change to the Capital Outlay Committee and Staff Working Group.
- B. The Capital Outlay Committee and Staff Working Group shall review the proposed changes to the school use, along with the supporting data and analysis, and send their comments to the School District within forty five (45) days of receipt.
- C. The change in school use shall become effective upon final approval by the School Board.

**Objective 11.1.2:** The City shall ensure adequate public school capacity exists to accommodate new students generated by residential development. The City shall forward all applications for a residential development permit to the School District for a school concurrency evaluation and determination.

**Policy 11.1.2.1:** The City shall adopt necessary and appropriate provisions into its Land Development Regulations (LDR) to implement school concurrency management as contemplated in the Interlocal Agreement with the Brevard County School District and consistent with the objectives and policies of its Public Schools Facilities Element.

**Policy 11.1.2.2:** The City shall not approve any non-exempt residential development application for a new residential preliminary subdivision, site plan or functional equivalent until the School District School has issued a School Capacity Availability Determination Letter (SCADL) verifying available capacity.

**Policy 11.1.2.3:** The City shall consider the following criteria to exempt residential uses from the requirements of school concurrency:

- A. Single family lots of record existing prior to the commencement date of the School Concurrency Program.
- B. Any new residential development that has preliminary subdivision or site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.
- C. Any amendment to any previously approved residential development that does not increase the number of dwelling units or change the type of dwelling units (single-family to multi-family, etc.).
- D. Age restricted communities with no permanent residents under the age of 18. Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.
- E. The replacement of an existing residential dwelling unit, including those partially or entirely damaged, destroyed or demolished, with a new unit of the same type and use provided that the existing unit has been occupied at some time during the five-year period immediately preceding the construction of the new unit.

**Policy 11.1.2.4:** The City, through its land development regulations, and in conjunction with the School District, shall establish a school concurrency review process for all residential projects that are not exempt under Policy 11.1.2.3.

The minimum process requirements shall be as follows:

- A. A residential development application including a School Impact Analysis (SIA) is submitted to the City for review.
- B. The City determines application is sufficient and complete and transmits the SIA application to the School District for review.
- C. The School District reviews the SIA application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the City consistent with the following:

1. Where capacity is available within the affected CSA, the School District shall issue a SCADL verifying available capacity.
2. Where capacity is not available within the affected CSA, capacity availability in one or more contiguous CSAs shall be reviewed.
3. If capacity is available in one or more of the contiguous CSAs, the School District shall issue a SCADL verifying available capacity in the adjacent CSAs.
4. If capacity is not available in the contiguous CSAs, the School District shall issue a SCADL indicating the development is not in compliance with the adopted LOS and offers the developer a 90-day timeframe in which to negotiate with the City and the School District regarding mitigation options or alternatives.

**Policy 11.1.2.5:** New school capacity within a CSA which is in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, shall be counted as available capacity for the residential development under review.

**Policy 11.1.2.6:** The City, in conjunction with the School District, shall review applications for proportionate share mitigation projects to add school capacity necessary to accommodate the impacts of a proposed residential development. Mitigation options may include, but are not limited to:

- A. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or
- B. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or
- C. Donation of buildings for use as a primary or alternative learning facility; or
- D. Renovation of existing buildings for use as learning facilities; or
- E. Construction or expansion of permanent student stations or core capacity; or
- F. Construction of a public school facility in advance of the time set forth in the School District's Five-Year District Facilities Work Program.

**Policy 11.1.2.7:** The estimated cost to construct the mitigating improvement(s), consistent with the mitigation options listed in Policy 11.1.2.4, shall

be calculated to reflect, and consider, the estimated future construction costs at the time of the anticipated construction.

- A. Improvements contributed by the developer shall receive school impact fee credit.
- B. The cost difference between the developer's mitigation costs and the impact fee credit, if greater, shall be the responsibility of the developer.

**Policy 11.1.2.8:** Consistent with Policy 11.1.2.4.C.4, the City and the School District shall provide a 90-day negotiation period to allow for the review and negotiation of proportionate share mitigation proposals offered by a developer.

- A. Where mitigation is approved, the City and the School District shall enter into a binding and enforceable agreement with the developer, the improvement(s) will be included in the School District's annually adopted Five-Year District Facilities Work Program, and the improvement(s) will be reflected in the next update to the Capital Improvements Element.
- B. Where mitigation is denied, the City must deny the application for residential based upon insufficient school capacity being available.
- C. The City shall not issue any permit(s) for a residential development until receiving confirmation of available school capacity in the form of a SCADL from the School District.

**Policy 11.1.2.9:** The City shall notify the School District when an approved residential development has paid impact fees and when the development order for the residential development expires.

**Policy 11.1.2.10:** The City may allow a landowner to proceed with development of a specific parcel of land notwithstanding a failure of the development to satisfy school concurrency, if all the following factors are shown to exist:

- A. The proposed development would be consistent with the future land use designation for the specific property and with pertinent portions of the City of Cocoa Comprehensive Plan.
- B. The CIE and the Brevard School Board's Work Plan provide for school facilities adequate to serve the proposed development or the project includes a plan that demonstrates that the capital facilities needed as a result of the project can be reasonably provided.

**Policy 11.1.2.9:C.** The landowner is assessed a proportionate share of the cost of providing the school facilities necessary to serve the proposed development.



**Objective 11.1.3:** Beginning with an effective date of 2009 and no later than December 1st of each year thereafter, the City will include in its Capital Improvements Element (CIE), the School District's annually updated five-year schedule of capital improvements as adopted by the School Board, which identifies school facility capacity projects necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standard for schools.

**Policy 11.1.3.1:** The City of Cocoa hereby adopts by reference the School District's Five-Year District Facilities Work Program for the planning period ~~2010-20014~~2018-2019 through ~~2014-2015~~2022-2023, approved on ~~September 28, 2010~~October 23, 2018.

**Policy 11.1.3.2:** The City shall annually update the Capital Improvements Element to incorporate the School District's annually adopted Five-Year District Facilities Work Program's "Summary of Capital Improvements Program" and "Summary of Estimated Revenue" Tables which shall identify school facility capacity projects which are necessary to address existing deficiencies and meet future needs and demonstrate the School District can maintain the adopted LOS standard for the five-year planning period, as supported by data and analysis. ~~demonstrating financial feasibility.~~

**Policy 11.1.3.3:** The City shall, in conjunction with the School District, other local governments and through the Capital Outlay Committee, review school enrollment projections and provide an annual update of the process, including the Public School Facilities Element and maintain a public school facilities map series which are coordinated with the City's Future Land Use Map or Map Series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period. At a minimum, the Map Series shall include:

- A. Concurrency Service Area Map;
- B. Existing Public School Facilities Map - type and location of ancillary plants;
- C. Five-Year Planning Period Map - generally planned public school facilities and ancillary plants; and
- D. Long Range Planning Period Map – generally planned areas of future public school facility needs.

**Objective 11.1.4:** The City shall participate with the School District, through its membership on the Capital Outlay Committee (COC), to monitor the implementation and administration of school concurrency as well as to further coordinate planning and school concurrency issues.

**GOAL 11.2:** The City, working cooperatively with the School District, shall ensure new public schools are appropriately located and integrated into the community where they provide the greatest maximum benefit to the residents of the City and are valued as a vital community resource and amenity.

**Objective 11.2.1:** New public schools built within the City will be coordinated with the School District to ensure consistency and conformity with the City's adopted Comprehensive Plan and its implementing land development regulations except where exempted by statutory authority, such as local landscape ordinance requirements.

**Policy 11.2.1.1:** The School District shall avoid locating new public schools on the periphery of the City's boundaries or in areas that would encourage urban sprawl.

**Policy 11.2.1.2:** The City shall review construction and/or site plans in a timely manner and provide comments to the School District as to the consistency with the City's adopted comprehensive plan and implementing land development regulations.

**Objective 11.2.2:** New public schools built within the City will be coordinated with the School District to ensure that proposed school facilities are located proximate to existing and proposed residentially developing areas, within appropriate existing and future land uses; serve as community focal points; are co-located with other appropriate public facilities; will have needed supporting public facilities and services; and be compatible with surrounding land uses.

**Policy 11.2.2.1:** The City, in conjunction with the School District, shall jointly determine the need for, and timing of, on-site and off-site improvements necessary to support a new school.

**Policy 11.2.2.2:** The City shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for the planning, constructing, operating, and maintaining off-site improvements necessary to support a new school or school improvement to ensure that the necessary infrastructure is in place prior to or concurrent with construction.

**Policy 11.2.2.3:** The City shall encourage the location of schools near residential areas by:

- A. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.
- B. Reviewing and providing comments on all new school sites including the compatibility and integration of new schools with surrounding land uses.
- C. Allowing schools within all residential land use categories.

**Policy 11.2.2.4:** The City, in conjunction with the School District, shall seek opportunities to co-locate schools with public facilities, such as parks, libraries, and community centers, as the need for these facilities is identified.

- Policy 11.2.2.5:** The City, in conjunction with the School District, shall identify issues relating to public school emergency preparedness, such as:
- A. The determination of evacuation zones, evacuation routes, and shelter locations.
  - B. The design and use of public schools as emergency shelters.
  - C. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.



**CITY OF COCOA  
COMPREHENSIVE PLAN**

**PUBLIC SCHOOLS FACILITIES ELEMENT**

**October 2010**



**LIST OF MAPS**

- Map M-XI-1: Five-Year and Long Range Planning Period Maps
- Map M-XI-2: Elementary School Location and Concurrency Area Map
- Map M-XI-3: Middle School Location and Concurrency Area Map
- Map M-XI-4: High School Location and Concurrency Area Map
- Map M-XI-5: Existing School Facilities and Ancillary Plants Map





### **Five-Year Planning Period Map:**

The Brevard County School Board Five-Year District Facilities Work Plan adopted on September 28, 2010 indicates that no new public schools are expected in the five year planning horizon.

Only two capacity projects are anticipated by the School Board, both of which will add classrooms to elementary schools outside the City of Cocoa service area.

### **Long Range Planning Period Map:**









The Brevard County School Board Five-Year District Facilities Work Plan adopted on September 28, 2010 indicates that no new public schools are expected in the ten year planning horizon.






# CITY OF COCOA ELEMENTARY SCHOOL LOCATION AND CONCURRENCY AREA MAP

School Year 2010-2011

## Elementary School

- |   |  |
|---|--|
|  Cambridge     |  Gardendale |
|  Lewis Carroll |  Golfview   |
|  Endeavour     |  Mila       |
|  Fairglen      |  Saturn     |

## Map Symbols

-  Railroad
-  City Boundary
-  Water Bodies

0 0.25 0.5 1 Miles



Source: Brevard County Public Schools

# CITY OF COCOA MIDDLE SCHOOL LOCATION AND CONCURRENCY AREA MAP

School Year 2010-2011

## Middle School

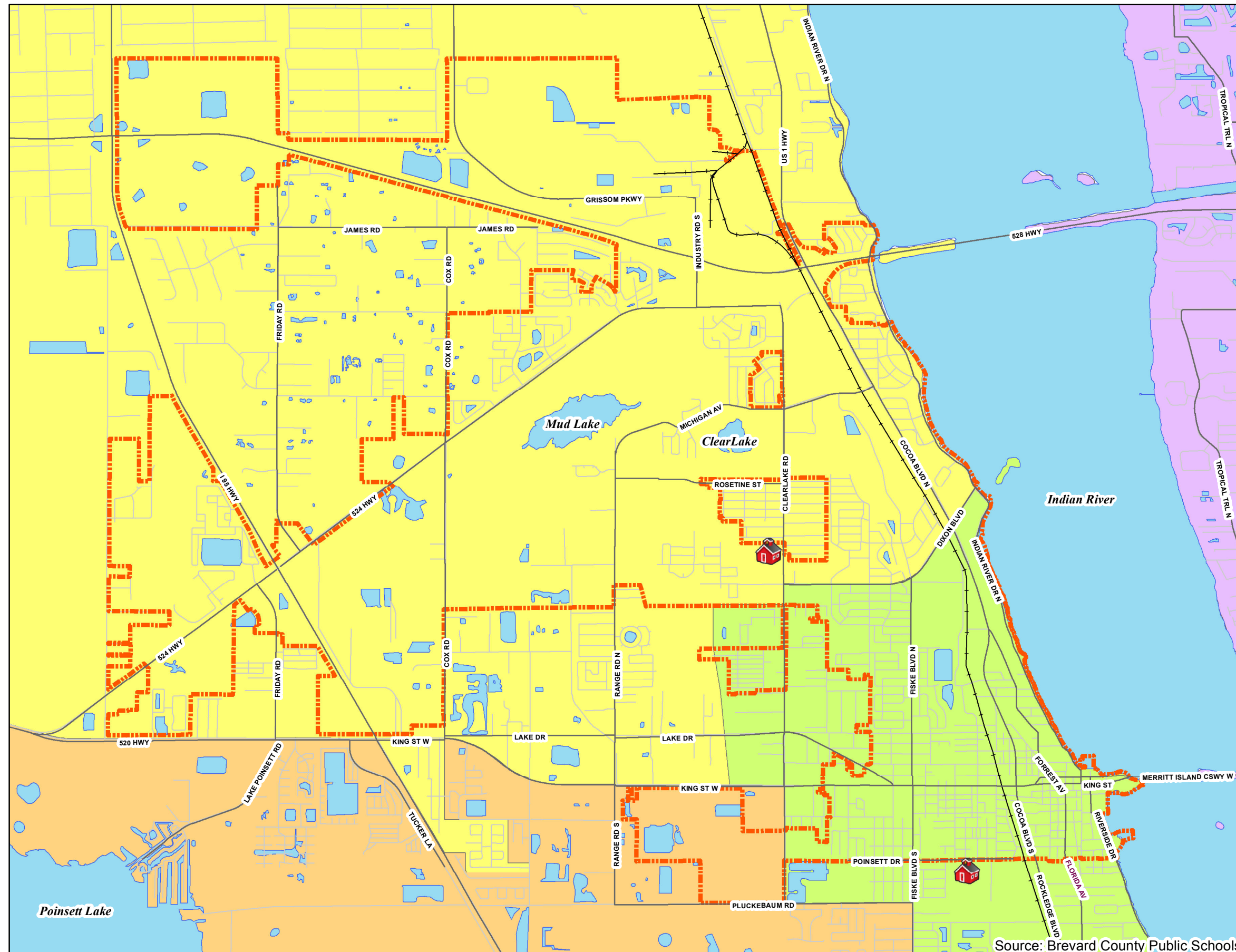
- Clearlake
- Jefferson
- Kennedy
- McNair

## Map Symbols

- +

 Railroad
- City Boundary
- Water Bodies

0 0.25 0.5 1 Miles



Source: Brevard County Public Schools



# CITY OF COCOA HIGH SCHOOL LOCATION AND CONCURRENCY AREA MAP

School Year 2010-2011

## High School

- Cocoa
- Merritt Island
- Rockledge

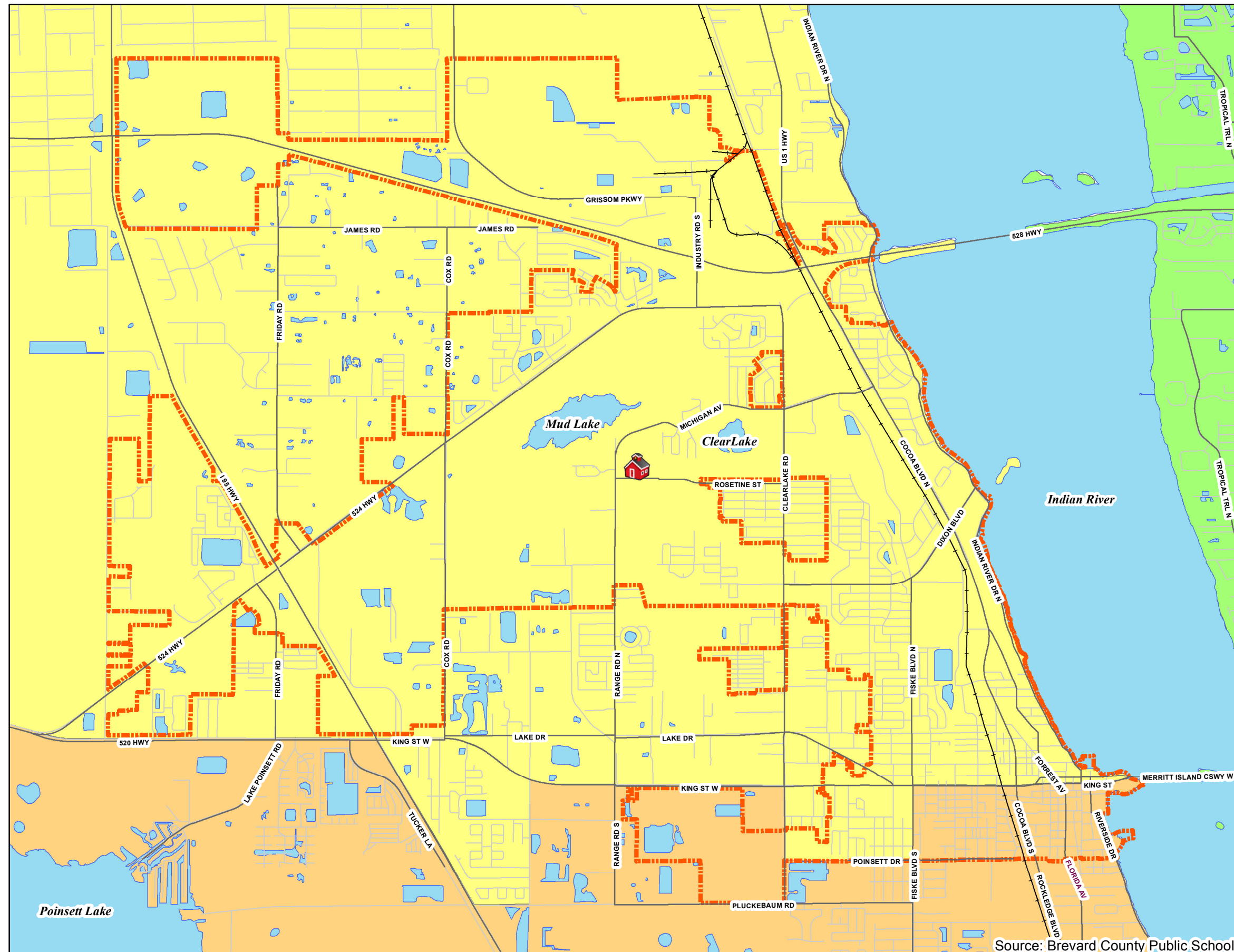
## Map Symbols

- Railroad
- City Boundary
- Water Bodies

0 0.25 0.5 1 Miles



Source: Brevard County Public Schools





# CITY OF COCOA EXISTING SCHOOL FACILITIES AND ANCILLARY PLANTS MAP

School Year 2010-2011

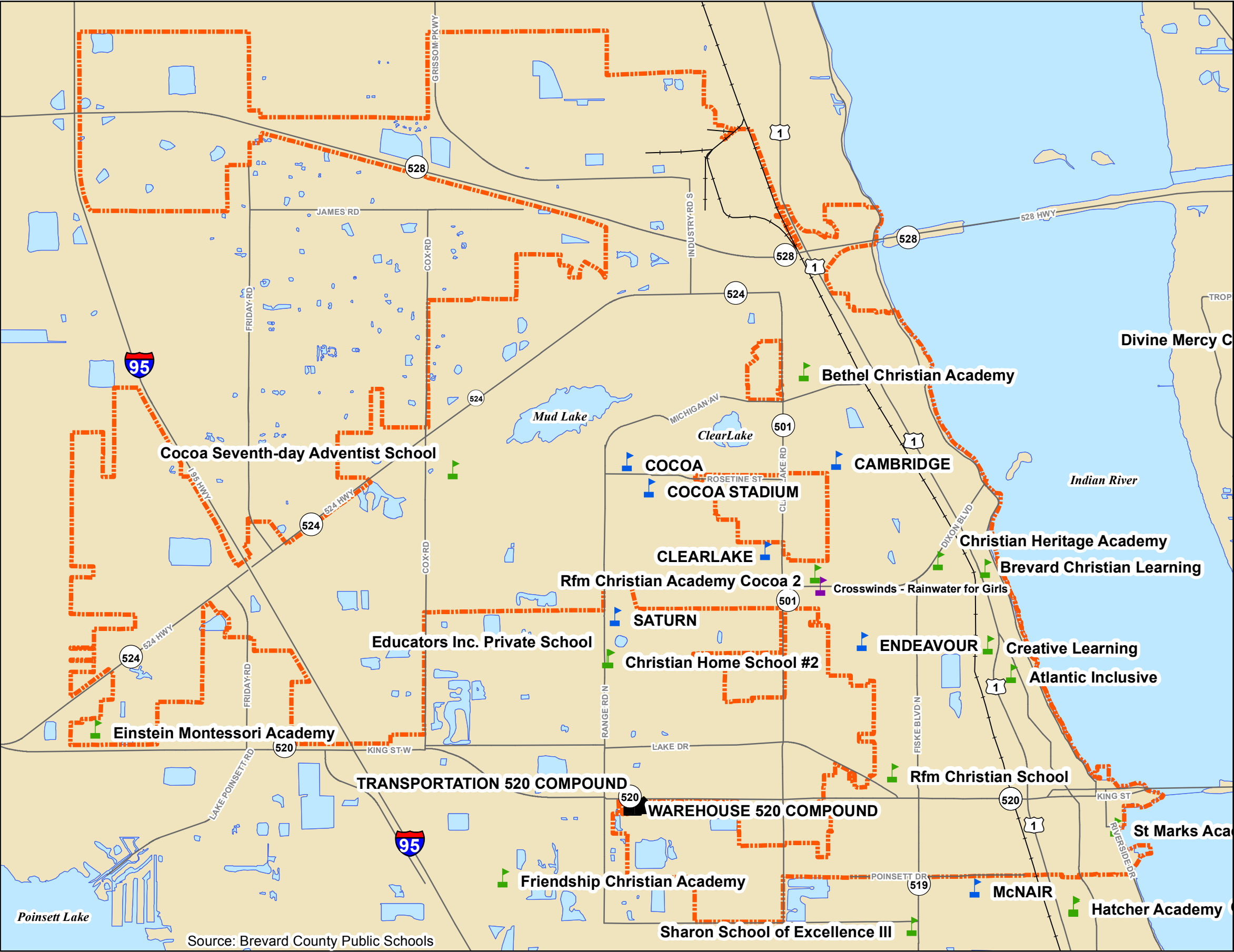
## School Types

- Public Schools
- Charter Schools
- Private Schools
- Other Schools
- Support Facilities

## Map Symbols

- Railroad
- City Boundary
- Water Bodies

0 0.25 0.5 1 Miles



Source: Brevard County Public Schools

## XII - CONSERVATION ELEMENT



Serving the Community



**GOAL 12.1: Conserve, protect and appropriately manage the natural resources and environmentally sensitive areas of the City of Cocoa to ensure the highest environmental quality possible.**

**Objective 12.1.1: Environmentally Sensitive Areas.** At a minimum, Environmentally Sensitive Areas shall contain one or more of the following natural resources:

- A. Rare, threatened or endangered wildlife and/or vegetation, e.g., wildlife (scrub jay, osprey, manatee); vegetation (American chaffseed). A complete list is defined by the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission and the East Central Florida Regional Planning Council;
- B. Rare and unique upland habitat or Florida Natural Areas Inventory (FNAI) “imperiled” or “critically imperiled” communities, e.g., sand pine scrub;
- C. Wetlands or deepwater habitats;
- D. Special geologic formations;
- E. Artifacts of archaeological or historic significance;
- F. Within floodways and areas subject to flooding.

**Policy 12.1.1.1:** The City shall coordinate with appropriate governmental entities to protect environmentally sensitive lands which extend into adjacent municipalities. This coordination shall include the Florida Natural Areas Inventory, East Central Florida Regional Planning Council (ECFRPC), the Florida Fish and Wildlife Conservation Commission, St. John’s River Water Management District (SJRWMD) and based on the information generated from the data.

**Objective 12.1.2: Air Quality.** Air quality in the City of Cocoa shall meet or exceed the minimum criteria set by the Florida Department of Environmental Protection (FDEP).

**Policy 12.1.2.1:** Roadway segments and intersections under the city's jurisdiction which are predicted to approach or exceed FDEP allowable maximum concentrations for air pollutants shall be given priority in the planning of transportation improvements.

**Policy 12.1.2.2:** The City shall coordinate with the County, adjacent municipalities and the Florida Department of Transportation in the monitoring of transportation related air quality impacts, and the planning of improvements needed on regionally significant roadways to rectify observed or predicted air quality problems on those roads.

**Policy 12.1.2.3:** New development, whether public or private, shall be designed to accommodate and encourage alternative modes of transportation to

the maximum extent practical. Appropriate measures may include, but are not limited to construction of bicycle facilities along new roadways; construction of pedestrian sidewalks along roads and within developments; provision of passenger shelters for users of mass transit.

**Policy 12.1.2.4:** The City shall encourage the establishment and use of mass transit transportation alternatives wherever such alternatives cannot be shown to be infeasible or impractical.

**Policy 12.1.2.5:** In order to reduce peak traffic loads on roadways that contribute to air quality degradation, the City shall encourage government and private sector businesses to adopt alternative work schedules where they are practical.

**Policy 12.1.2.6:** The City shall ensure, through the development approval and monitoring process, that new facilities which are subject to permitting as major air pollution sources by the FDEP are designed to use and maintain the best available emission control technology in order to reduce adverse impacts from such facilities on the environment.

**Policy 12.1.2.7:** The City shall promote planned unit development and mixed-use development to reduce the potential for mobile source emissions.

**Objective 12.1.3: Groundwater.** The City shall continue to reduce per capita consumption of fresh groundwater by its residents through conservation and reuse of existing water supplies, and through the establishment and use of non-potable supplies.

**Policy 12.1.3.1:** The City shall regulate the design, installation and operation of air/water heat pumps in a manner consistent with County policy, in order to reduce the wasteful use of groundwater by such systems.

**Policy 12.1.3.2:** The City shall require the use of reclaimed wastewater for irrigation or other non-potable uses wherever such water is reasonably available to water users.

**Policy 12.1.3.3:** In order to reduce the amount of water used in the irrigation of landscaping, the City shall encourage the use of native or drought resistant plants in the landscaping of new development or redevelopment.

**Policy 12.1.3.4:** The City shall continue to encourage conservation of water by supporting the retrofit of low-volume plumbing fixtures in existing development, and by requiring the use of such fixtures in new development and re-development.

**Policy 12.1.3.5:** New development shall not be approved unless a demonstrably secure source of potable and/or non-potable water is available to meet the projected water use demands of the development.

- Policy 12.1.3.6:** The City shall assist the St. Johns River Water Management District (SJRWMD) in the enforcement of the provisions of emergency water shortage plans at those times when an official emergency water shortage declaration is made by the SJRWMD Governing Board.
- Policy 12.1.3.7:** The City shall encourage, and to the extent possible, require use of *Florida friendly yard or landscape* (as provided for in Section 373.185, F.S.) that incorporates the Best Management Practices and philosophies described in "A Guide to Florida-Friendly Landscaping", Third Edition, 2006, as may subsequently be amended.
- Policy 12.1.3.8:** The City Code will require all new development and substantial redevelopment to connect to the reclaimed water system, if available. If not available, but availability is planned within five years, require installation of dry lines for future connection to the reclaim system.
- Policy 12.1.3.9:** The City shall disseminate water conservation information to the public consistent with the adopted City of Cocoa Water Supply Facilities Work Plan.
- Policy 12.1.3.10:** The City shall implement water conservation practices consistent with the adopted City of Cocoa Water Supply Facilities Work Plan.
- Policy 12.1.3.11:** The City shall continue to coordinate with water supply recipients concerning the sharing of information to meet the on-going water supply needs.

**Objective 12.1.4: Water Quality Protection.** Surface and groundwater quality in the City of Cocoa shall meet or exceed the minimum criteria set by the Florida Department of Environmental Protection.

- Policy 12.1.4.1:** The City shall establish site design standards and regulations for the control of stormwater runoff to ensure the adequate treatment of stormwater from all new development or re-development prior to its discharge to surface waters, consistent with the policies contained in the Stormwater Management Element and the Surface Water Management Plan.
- Policy 12.1.4.2:** The City shall identify means for reducing the volume of untreated stormwater discharged to surface waters, as part of the Surface Water Management Plan, with emphasis also being placed on the treatment of stormwater being discharged from lands and storm sewer systems in the City. The Surface Water Management Plan will identify priorities among drainage areas for providing treatment for stormwater.
- Policy 12.1.4.3:** The City shall ensure that land uses which require the routine application of pesticides or herbicides (e.g., agriculture, golf courses)



maintain a groundwater monitoring program designed to detect and eliminate contamination of the surficial aquifer by those substances. Upon detection of contamination, the City shall require the contaminator to discontinue the contamination and to take corrective action where feasible.

**Policy 12.1.4.4:** In order to protect the groundwater from contamination by hazardous wastes or materials, the City shall require that industrial parks which include tenants who use hazardous materials or generate hazardous wastes: (a) prepare hazardous materials spill containment and clean-up plans; (b) design drainage and sewer facilities to prevent contamination of soils, groundwater or surface waters from hazardous materials spills; and (c) provide interim storage facilities for hazardous materials generated on-site.

**Policy 12.1.4.5:** In order to reduce the potential for salt-water intrusion, the City shall require the use of native or drought-resistant plants, as appropriate, in the landscaping of new development or re-development.

**Policy 12.1.4.6:** The City shall monitor and restrict, if necessary, activities and land uses known to adversely affect the quality of identified water resources.

**Objective 12.1.5: Endangered & Threatened Species.** The distribution and abundance of endangered and threatened species within the City will be identified, and the habitat of viable populations of any such species shall be protected and managed, or the impacts to such habitat shall be adequately mitigated, so as to ensure their continued existence.

**Policy 12.1.5.1:** The City shall sponsor a biological survey of natural habitats within municipal limits to identify areas of suitable habitat for listed species, and to estimate population size and viability for those species which do occur.

**Policy 12.1.5.2:** Areas known to support a viable population of a listed species, or which provide habitat of a size and character that is suitable for long term protection of a listed species, shall be given priority in the acquisition of public parks or preserves. Any such park shall be managed in a manner consistent with preservation of the listed species and its habitat.

**Policy 12.1.5.3:** The City shall seek the cooperation of government and private conservation agencies in the preservation of lands which harbor a viable population of one or more listed species and their habitat.

**Policy 12.1.5.4:** Development approval in areas which have been identified as providing habitat of a size and character that is suitable for long term protection of a viable population of one or more listed species shall

be contingent upon the formulation of a management plan which would to the greatest extent possible eliminate adverse effects to any listed species which occur or are discovered on the development site.

**Policy 12.1.5.5:** The City shall consult with the FGFWFC and/or the FDEP in the review of listed species management plans prepared by private developers, and shall implement the recommendations of those agencies in the issuance of development orders.

**Policy 12.1.5.6:** The City shall discourage development within a habitat area dedicated to the public through a conservation easement.

**Policy 12.1.5.7:** With the exception of areas designated as handicap parking, any area identified for parking shall be stabilized using some type of pervious stabilizer, such as grass pavers, and the area shall be finished to look natural.

**Policy 12.1.5.8:** The City shall protect listed animal species and/or native habitat listed species in accordance with the Florida Fish and Wildlife Conservation Commission.

**Objective 12.1.6: Hydrology, Vegetation, and Wildlife.** Protect and conserve soils and native vegetation communities, and maintain the natural functions of the City's ecological zones in a manner consistent with the Goals, Objectives and Policies of the Future Land Use Element.

**Policy 12.1.6.1:** The City shall sponsor a biological survey of native vegetative communities within municipal limits to inventory the listed wildlife species that occur as permanent residents.

**Policy 12.1.6.2:** The City shall preserve natural communities in the siting, design, development and maintenance of public parks. Wherever possible, existing natural plant communities should be maintained undisturbed as a part of new parks developments except for relatively minor alterations, such as nature trails or boardwalks, which do not alter the wildlife habitat values of the system.

**Policy 12.1.6.3:** Areas of natural habitat within the 100-year floodplain shall be given priority consideration in the identification of lands that address passive recreational demand and open space objectives, except in those instances where a proposed development is determined by the City to be consistent with the Goals, Objectives and Policies of the Future Land Use Element.

**Policy 12.1.6.4:** In order to reduce the adverse consequences of floodplain development and simultaneously encourage the conservation of natural habitat, the City's Flood Damage Prevention ordinance shall be amended to discourage construction in the floodplain, unless the

proposed construction is expressly authorized by this Comprehensive Plan. Development plans shall preserve the natural functions of floodplains when practical. Compensatory storage for fill placed within the floodplain shall be allowed only when the applicant demonstrated the absence of adverse consequences of compensatory storage and demonstrates compliance with other applicable provisions of this Comprehensive Plan.

**Policy 12.1.6.5:** The City shall encourage the protection of critical natural vegetative communities and wildlife habitat by public purchase programs and by private property owners through donations, transfers of development rights, purchase of development rights, conservation easements or other appropriate mechanisms.

**Policy 12.1.6.6:** The City shall protect species which are listed as Endangered, Threatened or a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service or the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) and shall not approve any development which proposes to destroy natural vegetative communities known to provide habitat to listed species except where the developer has submitted a management plan which minimizes adverse affects on the species to the greatest extent possible. The management plan shall be approved by St. John's River Water Management District.

**Policy 12.1.6.7:** The City shall not approve any development except as provided in the Goals, Objectives and Policies of the Future Land Use Element that would adversely alter the ecological functions of freshwater wetlands or deepwater habitat. Ecological functions include: (a) provision of wildlife and fisheries habitat; (b) maintenance of in-stream flows and lake levels during periods of high and/or low rainfall; (c) erosion control; (d) water quality enhancement; and (e) natural vegetative communities.

**Policy 12.1.6.8:** The City shall require that the following non-native plant species be removed from the limits of construction and required buffer areas from all sites which are developed or re-developed: *Causarina cunninghamiana* (beefwood), *Causarina qlauca* (scaly-bark beefwood), *Causarina equisetifolia* (Australian pine), *Dioscorea blulbifera* (air potato), *Malateuca quinquenervia* (punk tree), *Rincinus communis* (castor bean), *Sansevieria hyacinthoides* (African bowstring), *Schinus terebinthifolius* (Brazilian pepper); *Broussonetia papyrifera* (male mulberry), *Enterolobium contortisiliquum* (ear tree), *Eucalyptus* spp. (eucalyptus tree), *Melaleuca quinquenervia* (punk tree), *Melia azedarach* (chinaberry), *Prunus caroliniana* (cherry laurel), *Auracaria wrightii* (monkey puzzle), *Grevillea robusta* (silk oak tree), *Albizia* spp. (mimosa, woman's tongue), *Prunus serotina* (wild cherry), *Sapium sebiferum* (Chinese tallow), *Leucaena leucocephala* (lead

tree), *Dalbergia sissoo* (rosewood), *Acacia auriculiformis* (earleaf acacia), *Eugenia uniflora* (Surinam cherry), *Cupaniopsis anacardiodes* (carrotwood), and *Koelreuteria paniculata* (golden rain tree). No listed exotic species shall be used for planting purposes adjacent to protected lands.

**Policy 12.1.6.9:** The City shall not approve any development that is inconsistent with the requirements of applicable natural resource Goals, Objectives and Policies contained elsewhere in this Plan.

**Policy 12.1.6.10:** The City shall promote the use of native vegetation as specified in its ordinance for all development.

**Policy 12.1.6.11:** The City shall protect rare, unique, or significant-natural habitats within the City.

**Policy 12.1.6.12:** The City shall protect the habitat of gopher tortoises, gopher frogs, eastern indigo snakes, eagles, ospreys, alligators, pileated woodpeckers, manatees and river otters.

**Policy 12.1.6.13:** The City shall consider the abundance, status, and distribution of endangered ecosystems and other environmentally sensitive lands when reviewing land use proposals and acquisitions such as:

- A. Management plans which protect endangered wildlife which utilize critical habitats;
- B. Mitigation plans for critical habitat which is unavoidably altered; and,
- C. Restrictions of the use of critical habitats to those which are found to be compatible with the requirements of wildlife species which are threatened, endangered, or of special concern.

**Policy 12.1.6.14:** The City shall participate with the St. John's River Water Management District, the county, and other appropriate agencies to re-establish the historic hydrologic connections at the Cocoa Conservation Area and borrow pits within the county.

**Policy 12.1.6.15:** Wetlands and wetland functions shall be protected and conserved by restricting direct and indirect development impacts.

A. *General.*

- 1. The City shall avoid, or when unavoidable, minimize development impacts on wetlands; direct incompatible land uses away from wetlands; require wetland buffers; allow wetland losses only where all reasonable measures have been applied to avoid such losses; and allow for effective mitigation.

2. Land use planning and site design shall support development patterns that minimize the impact of development on wetlands.
  3. The City shall maintain a Generalized Wetlands Map as part of the Comprehensive Plan. This map shall be based on the U.S. Fish and Wildlife Service, National Wetlands Inventory.
- B. *Existing development.* Existing uses in wetlands may continue, but shall not expand unless they are allowed, permitted, or exempted by the SJRWMD and this policy.
- C. *New development and redevelopment with no significant impact.* New development and redevelopment having no significant impact on the net wetland functions shall be permitted. They include only the following:
1. *Water dependent uses.* An activity which can only be conducted on, in, over, or adjacent to water areas because the activity requires direct access to the water body or sovereign submerged lands for transportation, recreation, energy production or transmission, or source of water, and where the use of the water or sovereign submerged lands is an integral part of the activity. ~~Water dependent uses as defined by Rule 9J-5.003(137) F.A.C.~~
  2. *Passive recreation.* Walking nature trails or elevated wooden boardwalks designed to minimize wetland system disturbance and to provide limited access for passive recreation or access to other portions of the site or adjacent waters, which are otherwise inaccessible.
  3. *Insect control structures.*
  4. *Utilities installation.* Temporary impacts associated with the installation of cables, conduits, and pipelines that transmit electricity, communication signals, potable water, raw water, reclaimed water, domestic wastewater, propane gas, natural gas, or similar infrastructure.
  5. *Rights-of-way and easements.* Minor activities by FDOT, the City, and Brevard County within existing rights-of-way or easements.
  6. *F.A.C. exemptions.* Exemptions listed in the rules of the SJRWMD.
  7. *Environmental restoration, enhancement, and research uses.*

8. *Dredging and filling.* Uses that require the dredging and filling of less than one-hundred (100) square feet of wetlands.
- D. *New development and redevelopment with impact.* New development and redevelopment having impact on the net wetland functions shall be permitted only if the activity conforms to City's mitigation requirements listed in this policy and meets at least one of the following criteria:
1. *Road crossings.* Road crossings which impact wetlands shall be allowed if shown to be in the public interest (e.g. the construction of local, collector or arterial road linkages). When allowed, road crossings shall occur at the narrowest practical point constrained by safe roadway design and shall provide for hydrologic connectivity and aquatic species movement.
  2. *Access to uplands across wetlands.* Access to uplands property may cross wetland areas, provided that:
    - (a) No other access to such property is practical.
    - (b) Such limited access will not adversely affect any of the primary functions of the wetlands to be preserved on-site.
    - (c) The location of and construction methods employed for such access would result in minimal environmental impact of the wetlands to be preserved on-site.
  3. *Low quality wetlands.* If the SJRWMD determines a wetland (or portion thereof) is low quality and has minimal restoration potential, and beneficial restoration or enhancement mitigation of another wetland would be achieved as a result of mitigation permitting development in this low quality wetland (or portion thereof), then the future land use category shall apply.
  4. *Isolated wetlands for stormwater management systems.* As determined by the City, development may incorporate isolated wetlands into storm water management systems, provided the storm water runoff is pre-treated before entering the wetland, so that the wetland is used for nutrient and volume attenuation. The City shall encourage designs, which maintain existing natural wetlands community, except where permitting agencies impose conditions favoring a different plant community as more desirable for the



purpose of providing habitat, improving water quality, or enhancing other wetland values.

5. *Isolated wetlands less than 5 acres with no significant and sustainable wildlife values.* The City shall request the comment and opinion of the SJRWMD or a professional biologist as to whether the wetland of less than 5 acres has significant wildlife values, based on the following factors:
  - (a) The extent the isolated wetland acts in concert with the broader regional landscape to provide both food support and habitat for wildlife;
  - (b) The potential cumulative impacts to isolated wetland wildlife functions at a regional level;
  - (c) Individual wetland features that are important to wildlife;
  - (d) Whether the isolated wetland is used by endangered or threatened species or species of special concern; and
  - (e) The degree to which adjacent existing or planned development will affect the use of the wetland by wildlife.

If the biological evaluation determines the isolated wetland of less than 5 acres has significant and sustainable wildlife values, the wetland shall be afforded the same level of protection as all other similar wetlands. However, if the evaluation determines no significant and sustainable wildlife values, then the future land use category of the adjacent uplands of the site shall apply. This does not preclude the application of any regulatory requirements of federal, state, or regional agencies.

6. *Non-residential uses.* Non-residential uses shall be permitted within wetlands, subject to the following minimum requirements:
  - (a) Clearing or removal of native vegetation shall not exceed ten (10) percent of the wetlands on the site. Exotic vegetation may be removed without regard to this limitation provided, however if the area cleared of exotic vegetation exceeds the applicable ten (10) percent maximum, it is replanted with native wetland vegetation.

- (b) A restrictive or conservation easement to preserve open space shall be required.
- (c) Allowable non-residential land uses within the Conservation future land use category shall be limited to those uses allowed in the future land use category of the adjacent uplands of the site.
- (d) If areas annexed into the City from Brevard County have been designated with a Brevard County commercial or industrial future land use category prior to February 23, 1996, then those properties shall be subject to the wetlands protection policies of the Brevard County Comprehensive Plan Conservation Element as of the effective date of the annexation, and only if all other requirements of Policy 12.1.6.15.D.6 cannot be satisfied.

E. *Upland buffers.*

1. *General.* Upland buffers are considered an integral component of a functioning wetland and shall be afforded the same types and levels of protection as the wetland itself. Upland buffers shall not be developed, cleared, or landscaped that would decrease their effectiveness in supporting wetland functions, and shall not include turfed, landscaped, or impervious surfaces.
2. *Minimum width.* Where wetlands exist, upland buffers shall be provided at a minimum width of fifteen (15) feet and an average width of twenty-five (25) feet beyond the perimeter of the wetland.
3. *Encroachment.* Encroachment into upland buffers for the purpose of hydrologic connection of drainage systems and creation of mitigation areas shall be permitted and shall not require additional buffering compensation.
4. *Additional requirement.* The City may require the extension of upland buffers beyond twenty-five (25) feet if necessary to connect isolated wetlands with other protected wetlands existing within one-hundred (100) feet depending on the existence of listed species and habitat valuation.
5. *Average width exception.* Uplands buffer widths may be adjusted downward below the required minimum average on a case-by-case basis if the developable

portion of existing lots of record as of December 1, 2003 does not have sufficient size or dimensions to allow for a reasonable use of the property based on the designated future land use category. In this instance, the remaining upland buffers shall be enhanced with native species to minimize development impacts and enhance the functioning value of the wetlands buffer area.

6. *Passive recreation.* The City may approve, as appropriate, minimal use in clearing for nature trails and other passive recreational uses compatible with the purpose of the buffer zone.

F. *Implementation and mitigation.*

1. *Future land use category assignment.* The Conservation Future Land Use category shall be assigned to all wetland areas subject to a Future Land Use Map amendment adopted after December 1, 2003. For the purposes of initially determining appropriate wetland areas the City shall utilize the National Wetlands Inventory.
2. *Delineation.* In order to properly identify and delineate wetlands prior to development, the City shall rely on the delineation of wetlands and surface waters certified by the SJRWMD. The delineation shall be reproduced on development plans which are submitted for review by the City. For other review purposes which do not specifically permit development (e.g. plan amendments, rezonings, etc.), the extent of on-site wetlands shall be estimated and no delineation is required unless otherwise required by the City.
3. *Site and development review.* Wetlands existing on a proposed development parcel shall be shown as a part of the development plans submitted to the City for review. Additionally, the development plans shall show the delineation of the upland buffer for portion of a development parcel which does not require a SJRWMD permit. For projects requiring a SJRWMD permit, the City shall require as a condition of development approval that wetland buffers shall be protected and encumbered by a perpetual conservation easement.
4. *Onsite transfer of density.* Development densities/intensities may be transferred out of the undeveloped wetland areas on a one-for-one (1:1)

- basis to upland portions of a development site. Offsite transfer of density is prohibited.
5. *Creation of new lots.* New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan.
  6. *Mitigation.*
    - (a) *General.* The purpose of mitigation is to offset environmental impacts. Mitigation activities approved by a federal, state, or regional agency are supported by the City. However, the issuance of a permit by any other agency, with or without mitigation, shall conform to the requirements the Comprehensive Plan.
    - (b) *Location.* Mitigation shall be permitted by both City Council and the SJRWMD within the appropriate SJRWMD watershed basin, as determined by SJRWMD and in the following manner:
      - (1) First priority - On-site.
      - (2) Second priority - Within the City limits.
      - (3) Third priority - Within five (5) miles of the City limits.
      - (4) Fourth priority - Within ten (10) miles of the City limits.
      - (5) Fifth priority - Within Brevard County.
      - (6) Sixth priority – Outside of Brevard County.

**Policy 12.1.6.16:** The City shall protect existing natural reservations identified in the Recreation and Open Space Element.

**Objective 12.1.7: Fisheries and Estuarine Habitat.** The city shall cooperate with and assist St. John’s River Water Management District (SJRWMD) and the Department of Environmental Protection (DEP) to continue to protect or restore the aquatic vegetation including, but not limited to, aquatic weed control, restoration or creation of aquatic grass beds or shoreline restoration. In addition, the City will protect the diversity of submerged and emergent aquatic vegetation and fish species as well as the quality of fresh water (estuarine), found in the City's lakes and tributaries associated with St. John’s River, and in the Indian River within the zone between the Cocoa shoreline and the Intracoastal

Waterway. The protection shall be as great, or greater, than they were in 1988, as determined by SJRWMD and the DEP, using DEP established standards.

**Policy 12.1.7.1:** The City shall continue to implement alternative means of wastewater effluent discharge (such as effluent reuse) which will reduce the volume of wastewater discharged to the Indian River Lagoon.

**Policy 12.1.7.2:** The City shall establish site design standards and regulations for the control of stormwater runoff to ensure the reduction of, and the adequate treatment of stormwater runoff from all new development or re-development prior to its discharge to surface waters.

**Policy 12.1.7.3:** The City through the Surface Water Management Plan shall reduce the volume of untreated stormwater discharged to surface waters, and shall develop a program to take corrective action.

**Policy 12.1.7.4:** The City shall not permit shoreline development activities that would destroy or degrade the function of estuarine shoreline or deepwater habitat. The applicant shall demonstrate how any potential adverse impact shall be reduced or avoided.

**Policy 12.1.7.5:** Areas within the Indian River Lagoon and the tributaries to St. John's River basin, lands acquired by City for passive recreation with littoral zones shall be designated as conservation.

**Policy 12.1.7.6:** The City supports the objectives of the Indian River Lagoon Comprehensive Conservation and Management Plan 2008 update.

**Objective 12.1.8: Hazardous Waste and Materials.** The City shall coordinate with Brevard County to establish procedures and regulations which support State and County hazardous material management objectives, and which will reduce the number of sites at which improper use, storage or disposal of hazardous materials occurs.

**Policy 12.1.8.1:** The City shall coordinate with the FDEP and Brevard County in the establishment of Amnesty Days for the collection of hazardous domestic wastes.

**Policy 12.1.8.2:** The City shall ensure that businesses which store, generate, or transport hazardous wastes or materials do so in accordance with Federal and State guidelines and regulations.

**Policy 12.1.8.3:** Industrial parks which include tenants who use hazardous materials or generate hazardous wastes shall be required to: (a) prepare hazardous materials spill containment and clean-up plans; (b) design drainage and sewer facilities to prevent the contamination of soils, groundwater or surface waters from hazardous materials spills; and (c) provide interim storage facilities for hazardous wastes generated on-site.

**Policy 12.1.8.4:** The City shall provide the greatest support practical to Federal, State and County hazardous waste and materials management programs.

**Objective 12.1.9: Floodplain Management.** The City shall protect the flood storage and conveyance functions of the 100-year floodplain.

**Policy 12.1.9.1:** In order to reduce the adverse consequences of floodplain development and simultaneously encourage the conservation of natural habitat, the City's Flood Damage Prevention ordinance shall be updated as needed to maintain compliance with the National Flood Insurance Program and to discourage construction in the floodplain, unless the proposed construction is expressly authorized by this Comprehensive Plan. Developmental plans shall preserve the natural functions of floodplains when practical. The provision of compensatory storage for fill placed within the floodplain shall be allowed only when the applicant demonstrates the absence of adverse consequences of compensatory storage and demonstrates compliance with other applicable provisions of this Comprehensive Plan.

**Policy 12.1.9.2:** Developers shall be encouraged to incorporate those portions of sites that are within the 100-year floodplain as open space preservation.

**Policy 12.1.9.3:** The City shall promote wetlands preservation and non-structural floodplain management by encouraging the use of isolated wetlands as detention areas, where such use is consistent with good engineering practice and does not significantly degrade the ecological value of wetlands. Pre-treatment of stormwater run off by diversion of the "first flush" shall be required prior to discharge to wetland detention areas.

**Policy 12.1.9.4:** The City shall encourage public and private agencies, including but not limited to the Florida Department of Environmental Protection, the Florida Game and Freshwater Fish Commission, the St. Johns River Water Management District, The Nature Conservancy, The Trust for Public Lands and Brevard County, in acquiring wetlands and floodplains.

**Objective 12.1.10: Soil Conservation and Mineral Resources.** Land development and mineral extraction activities shall be regulated so as to conserve mineral resources and limit the adverse effects of soil erosion and sediment transport on air and water quality.

**Policy 12.1.10.1:** The City shall continue to regulate resource extraction activities so as to both protect and conserve mineral resources and protect the environment.

**Policy 12.1.10.2:** The City shall require that all land clearing for agriculture, excavation or development activities be conducted in compliance with soil erosion Best Management Practices published by the SCS, FDOT,



FDEP, FDACS or IFAS. Land clearing for resource extraction or development shall be limited to the minimum amount necessary.

**Policy 12.1.10.3:** Land developers and excavators shall prepare and implement reclamation plans that establish a biologically productive landscape comprised of native plants. The City shall require land developers and excavators to demonstrate financial responsibility for future reclamation activities prior to approval of development.

**Policy 12.1.10.4:** The City shall employ Best Management Practices for control of erosion and sedimentation for road and other City projects.

**Objective 12.1.11: Energy Reduction and Conservation.** The City will take steps to reduce the consumption of energy through promoting more efficient land use development patterns and uses which provide alternatives to commuting to and from employment.

**Policy 12.1.11.1:** The City will promote the use of infill development along its existing commercial corridors to increase the diversity of uses located in close proximity to one another to reduce the need for multiple trips or to travel cross town.

**Policy 12.1.11.2:** Where feasible and compatible with adjacent land uses, the City will support requests for higher densities and intensities.

**Policy 12.1.11.3:** The City will promote mixed-use development patterns in new projects to provide greater diversity of use in close proximity of one another to promote reduced dependence on automobiles, and increased use of pedestrian and bicycle travel.

**Policy 12.1.11.4:** To the greatest extent possible, the City should work with providers of multimodal transportation systems, such as SCAT, to encourage them to expand, or establish service in and around the City to reduce resident's dependence on use of automobiles.

**Policy 12.1.11.5:** The City will develop a bicycle/pedestrian master plan to provide a blueprint for the development of a City-wide trail plan to provide interconnectivity of residential and commercial areas to promote bicycle and pedestrian travel as an alternative to the automobile.

**Policy 12.1.11.6:** The City will continue to promote itself as a desirable place for new clean business and industry to move to with the intention of increasing employment opportunities for Cocoa residents to reduce or eliminate the need to commute to and from work.

**Policy 12.1.11.7:** Continue working to improve citizens awareness of the need to conserve energy through continued participation of Florida Power and Lights Household Energy Makeover Initiative (HEMI) to educate residents, especially those with older less energy efficient homes, of the savings in not only the natural resources used to create

energy, but also the expenses associated with inefficient heat and air conditioning units and appliances.

- Policy 12.1.11.8:** The City supports Federal and State incentives to promote use of energy efficient technology, including but not limited to solar heating, photovoltaic cells, more efficient insulation systems, and other clean energy sources.
- Policy 12.1.11.9:** The City shall review, and where feasible, adopt conservation oriented building methods and materials, such as those promoted through the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system.
- Policy 12.1.11.10:** To the greatest extent possible, any new structures constructed by the City shall meet, at a minimum, the Silver rating of the LEED rating system.





**CITY OF COCOA  
COMPREHENSIVE PLAN  
CONSERVATION ELEMENT**

**Maps**

**September 2019**



## LIST OF MAPS

Map M-XII-1: Wetlands (2010 version to be stricken)

Map M-XII-1: Wetlands -- NEW MAP

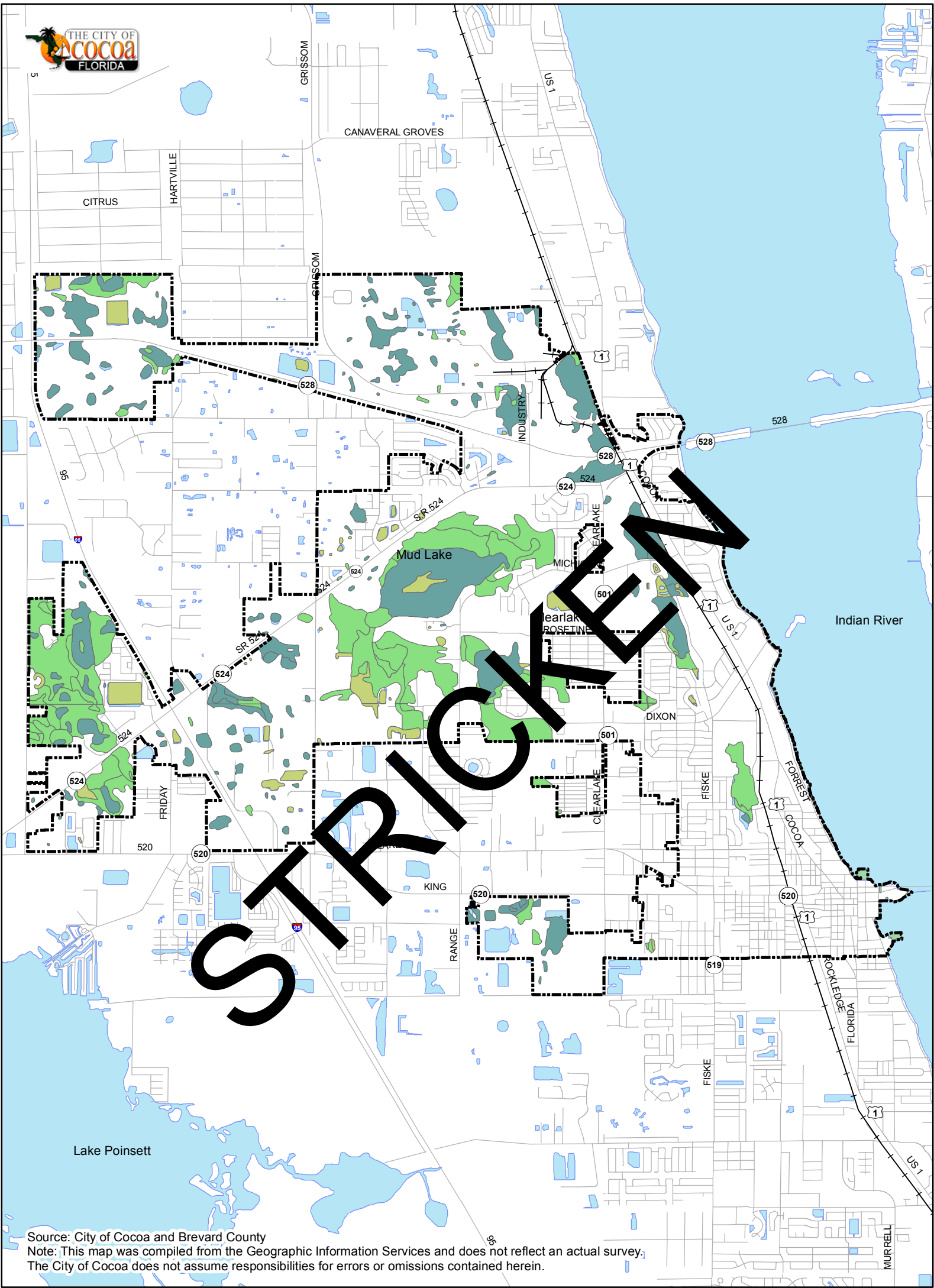
Map M-XII-2: Flood Zones

Map M-XII-3: General Soils





Map M-XII-1: Wetlands

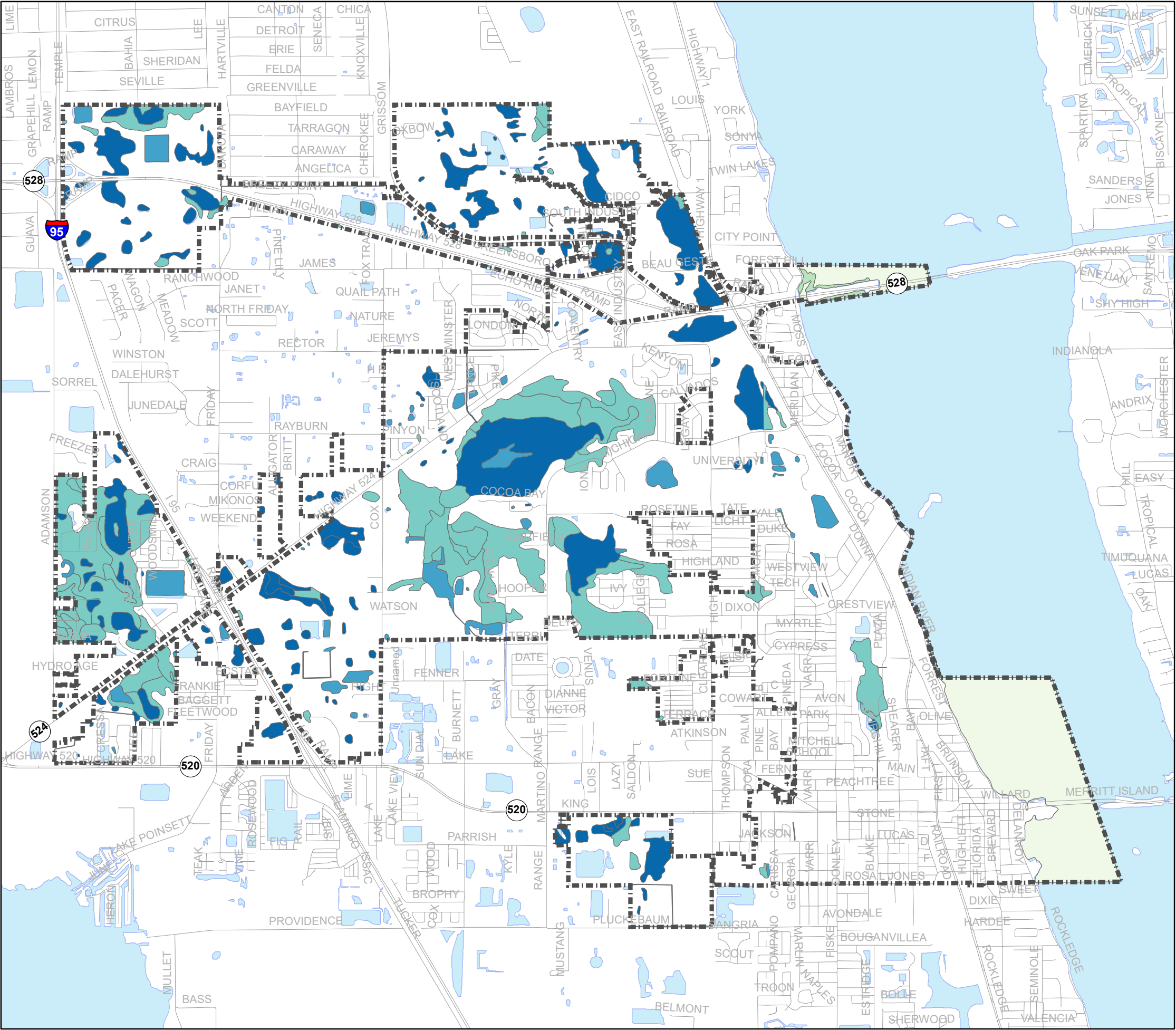


|                                   |               |
|-----------------------------------|---------------|
| <b>WETLAND TYPES</b>              |               |
| Estuarine and Marine Deepwater    | City Boundary |
| Freshwater Emergent Wetland       | Railroad      |
| Freshwater Forested/Shrub Wetland | Water Bodies  |
| Freshwater Pond                   |               |

0 0.25 0.5 1 Miles

City of Cocoa, Florida  
65 Stone Street  
Cocoa, Florida 32922

N





# Wetland Map





Wetlands


WETLAND TYPE


 Estuarine and Marine Deepwater


 Estuarine and Marine Wetland


 Freshwater Emergent Wetland

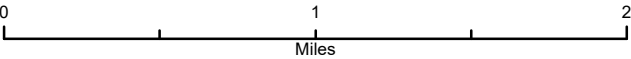
 Freshwater Forested/Shrub Wetland

 Freshwater Pond

 Riverine

 Waterbodies

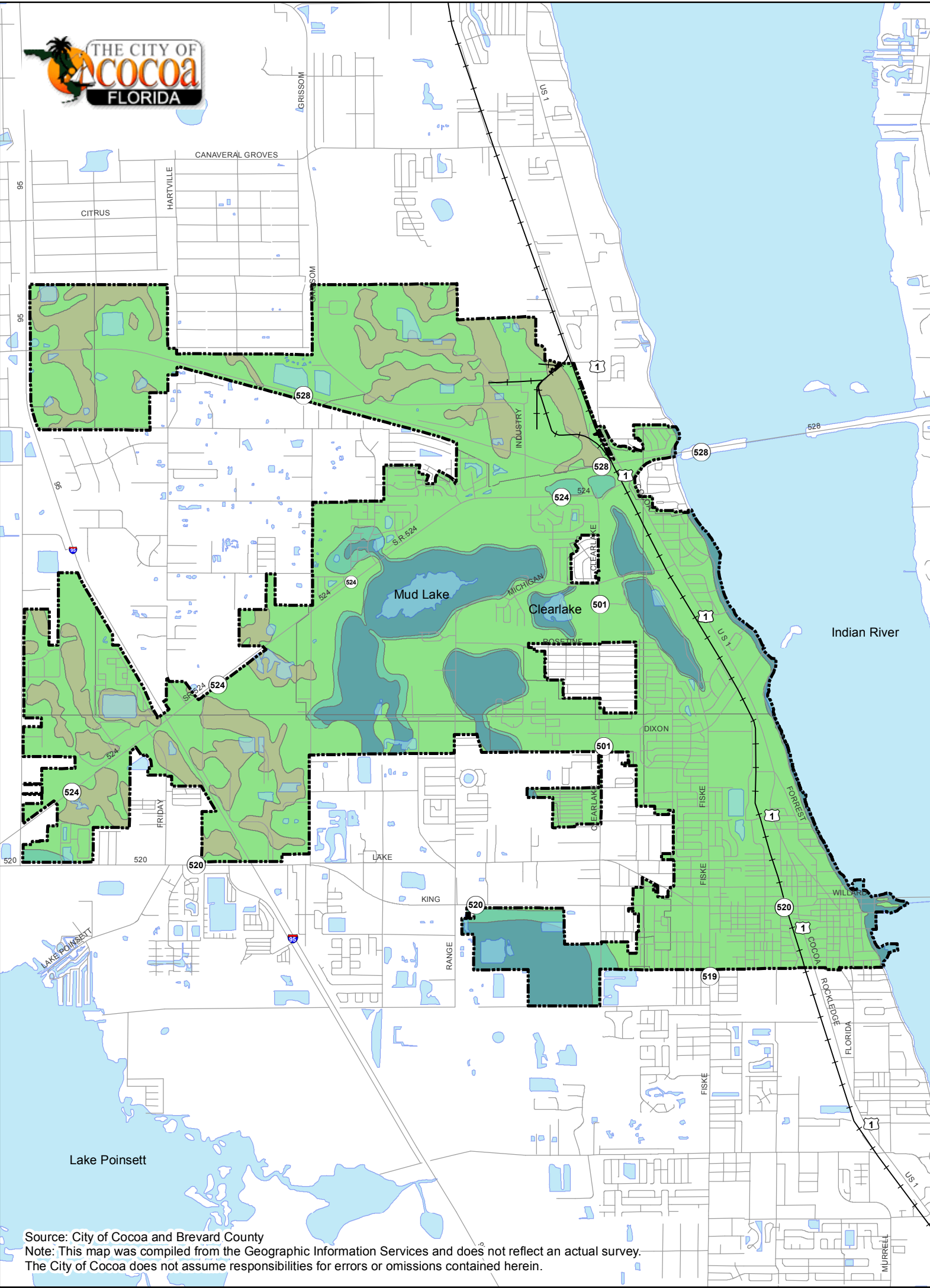
 Cocoa City Limits



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

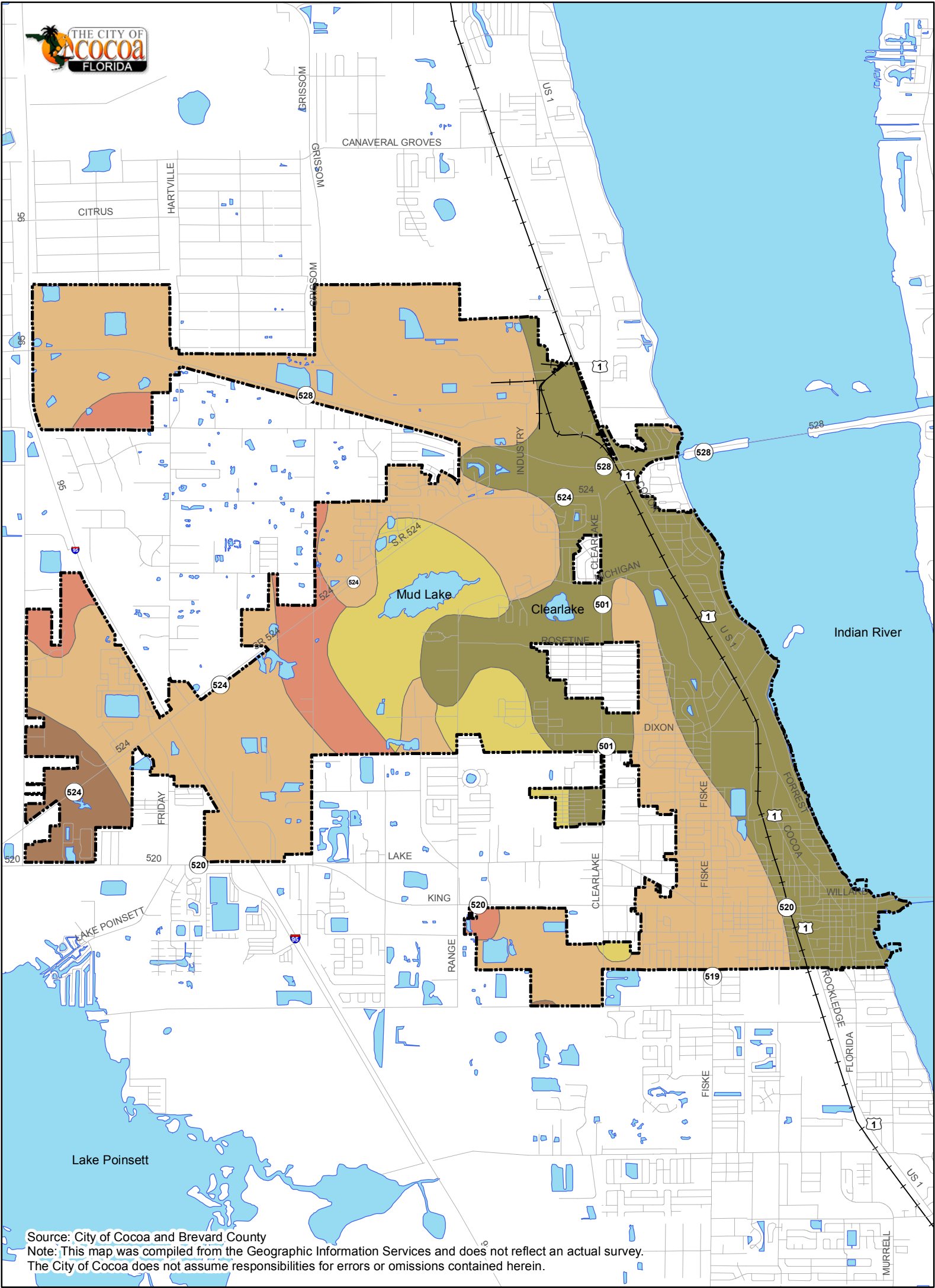


Map M-XII-2: Flood Zones



|   |   |
|---|---|
| <p><b>FLOOD ZONE MAP</b></p> <p>—+— Railroad</p> <p>Water Bodies</p> <p>City Boundary</p> <p><b>FLOOD ZONE DESIGNATIONS</b></p> <p>A - Areas with a 1% annual chance of flooding and a 26% chance of flooding over a 30-year period.</p> <p>AE - Areas considered to be the base flood plain where the base flood elevations are provided.</p> <p>X - Areas of minimal flood risk, above the 500-year flood level.</p> <p>X500 - Areas designated as a 500-year risk.</p> | <p>0 0.25 0.5 1 Miles</p> <p>City of Cocoa, Florida<br/>65 Stone Street<br/>Cocoa, Florida 32922</p> <p>N</p> |
|---|---|

Map M-XII-3: General Soils



|                          |                            |
|--------------------------|----------------------------|
| <b>GENERAL SOILS MAP</b> |                            |
| City Boundary            | <b>SOIL ASSOCIATIONS</b>   |
| Railroad                 | Felda-Floridana-Winder     |
| Water Bodies             | Montverde-Micco-Tomoka     |
|                          | Myakka-EauGallie-Immokalee |
|                          | Paola-Pomello-Astatula     |
|                          | Pompano                    |

0 0.25 0.5 1 Miles

City of Cocoa, Florida  
65 Stone Street  
Cocoa, Florida 32922

N

# **XIII - INTERGOVERNMENTAL COORDINATION ELEMENT**



Serving the Community





**GOAL 13.1:** The City shall maintain an ongoing commitment to Intergovernmental Coordination to ensure that the growth management goals of the comprehensive plan will be effectively implemented.

**Objective 13.1.1: Coordinate Comprehensive Plan.** The City shall continue to coordinate comprehensive planning and intergovernmental issues with Brevard County, adjacent municipalities and the East Central Florida Regional Planning Council (ECFRPC).

**Policy 13.1.1.1:** The City shall exchange intergovernmental information and services with appropriate local governments through scheduled meetings and as requested.

**Policy 13.1.1.2:** The City shall engage in mutual discussion with Brevard County and adjacent municipalities to establish an annexation policy to direct an orderly and timely process of annexing unincorporated lands adjacent to Cocoa's municipal boundaries.

**Policy 13.1.1.3:** In the event of a conflict with the comprehensive plan of another local government that cannot be successfully resolved within a reasonable period of time, the City will appeal to the ECFRPC's informal mediation process. Wherever possible, the appeal will be submitted as a joint request by the local governments. The City shall work with Brevard County to adopt a Joint Planning Agreement (JPA) to address long-term planning and decision making for the region, including the issue of future annexations.

**Policy 13.1.1.4:** The City shall review and update all interlocal agreements to ensure consistency with the requirements of Florida Statutes.

**Objective 13.1.2: Impacts of Development.** The City of Cocoa shall ensure that the impacts resulting from the implementation of the comprehensive plan upon development in adjacent municipalities, unincorporated areas, regions and the State are evaluated and addressed with such jurisdictions.

**Policy 13.1.2.1:** The City staff will evaluate development projects in Cocoa to include an assessment of impacts on the comprehensive plans of adjacent jurisdictions.

**Policy 13.1.2.2:** The City staff will assess future amendments to its comprehensive plan, including the Future Land Use and Capital Improvements elements, for impact on the comprehensive plans of adjacent jurisdictions.

**Policy 13.1.2.3:** The City shall coordinate with the City of Rockledge to institute joint planning activities in areas of joint concern and influence. The activities shall include land use, landscaping, urban design and urban form of new development in the area.

**Policy 13.1.2.4:** The City shall coordinate transportation planning activities with the Florida Department of Transportation (FDOT), ECFRPC, the Space Coast TPO, Brevard County and the adjacent municipalities to protect and preserve necessary future rights-of-way and to adopt corridor roadway systems in and around the City of Cocoa.

**Objective 13.1.3: Coordinate Level of Service Standards.** The City shall continue to coordinate with responsible local, regional, and State authorities, as appropriate, to ensure consistency of adopted level of service (LOS) standards across jurisdictions.

**Policy 13.1.3.1:** The City shall continue to contract with a private service provider for solid waste collection service and disposal at the Brevard County landfill and will coordinate adopted LOS standards with the County.

**Policy 13.1.3.2:** The City shall continue to function as the primary provider for potable water service within its franchise area in central Brevard County and will coordinate with adjacent jurisdictions using potable water services regarding LOS standards and the extension of water and wastewater services to the new users of the Cocoa water system.

**Policy 13.1.3.3:** The City shall continue to coordinate with FDOT, the Space Coast TPO and Brevard County to establish concurrency management mechanisms that will provide consistent LOS standards to be maintained on major roadways in and around the City of Cocoa.

**Objective 13.1.4: Housing and Recreational Facilities.** The City shall provide appropriate mechanisms to coordinate information and programs for the provision of housing and recreational facilities.

**Policy 13.1.4.1:** The City shall solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historic Resources, the state land planning agency, ~~the Florida Department of Economic Opportunity (DEO)~~, Florida Department of Children & Families, Brevard County Housing Authority and local Chambers of Commerce to assist in program funding, identification of structures and areas to be preserved for historical purposes.

**Policy 13.1.4.2:** The City shall continue both formal and informal communication with appropriate State and regional agencies, such as the ~~DEO~~ state land planning agency and the ECFRPC, to ensure availability of information on specific programs, projects, and legislation pertinent to affordable housing and to provide technical assistance for potential grants.

**Policy 13.1.4.3:** The City shall engage in efforts with Brevard County and the Brevard County School Board for procurement, operation and maintenance of parks and recreation facilities.

**Policy 13.1.4.4:** The City shall continue to cooperate with state agencies as well as non-profit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

**Objective 13.1.5: Natural Resources.** The City will continue to strengthen existing, and establish new, intergovernmental relationships to ensure natural resource management and protection.

**Policy 13.1.5.1:** The City shall coordinate with existing resource protection plans of other government agencies and entities including the FDEP, SJRWMD, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas, water supply sources and open space.

**Policy 13.1.5.2:** The City shall coordinate with Brevard County and adjoining municipalities to ensure that natural resources occurring in, or affecting more than one governmental jurisdiction, are effectively managed to preserve, protect and enhance natural systems, wildlife, fisheries and habitat. This includes ensuring the City's stormwater management, aquifer recharge and reuse water policies and projects are consistent with the goals of the SJRWMD's water supply plan and the Upper St. Johns River Surface Water Improvement and Management (SWIM) Plan to protect or enhance water quality and natural systems.

**Objective 13.1.6: Coordinate with Brevard County School Board.** The City shall continue to coordinate with the Brevard County School Board with regard to school site selection and the implementation of school concurrency consistent with the adopted Interlocal Agreement.

**Policy 13.1.6.1:** The City and the Brevard County School Board shall discuss and coordinate development plans for expansion of existing schools or development of new education facilities within the City to assure such activities are consistent with growth management directives established within the City's comprehensive plan. Issues shall include the impacts of facilities on adopted LOS standards established for public school facilities, transportation, potable water, wastewater, drainage and solid waste services.

**Policy 13.1.6.2:** The City shall provide the Brevard County School Board with information regarding proposed new developments to assist its efforts in planning new schools and to solicit its review comments.

**Policy 13.1.6.3:** In cooperation with the Brevard County School Board, Brevard County, and other local jurisdictions the City will implement the Interlocal Agreement which includes procedures for the coordination

of land use and school capacity, and the sharing of information, including population and student enrollment projections.

**Objective 13.1.7: St. Johns River Water Management District.** The City shall continuously monitor the St. Johns River Water Management District (SJRWMD) Water Supply Plan for revisions and amendments on an annual basis to determine whether revisions to the City's Water Supply Management Plan are needed.

**Policy 13.1.7.1:** The City shall maintain a Water Supply Facilities Work Plan consistent with the SJRWMD's Water Supply Plan.

**Policy 13.1.7.2:** Within 18 months of any changes to the above referenced plan by SJRWMD, the City shall evaluate its adopted Water Supply Facilities Work Plan for updates necessary to keep it consistent with the SJRWMD's plan.

**Policy 13.1.7.3:** Supply and demand projections will be consistent with the above-mentioned plans, assessments and processes.

**Policy 13.1.7.4:** The City will continue to actively participate in water supply planning work groups and meetings on an as-needed basis.

**Policy 13.1.7.5:** The City shall participate in the updates to the SJRWMD's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilitated by the SJRWMD that affect the City.

# **XIV - CAPITAL IMPROVEMENTS ELEMENT**



Serving the Community





**GOAL 14.1:** Through the use of sound fiscal policies, the City of Cocoa shall provide adequate public facilities to all residents within its jurisdiction in a timely and efficient manner that promotes orderly compact urban growth and discourages urban sprawl.

**Objective 14.1.1: Level of Service Standards.** The City shall adopt levels of service (LOS) standards for public facilities and capital improvement projects within its jurisdictional responsibility.

**Policy 14.1.1.1:** The following LOS standards are hereby adopted and shall be used as the basis for determining the availability of public facilities for new development and redevelopment in the City.

| <b>PUBLIC FACILITIES</b>  |  |
|---|--|
| <b>WASTEWATER</b><br>Source: Chapter 64E 6.008, Florida Administrative Code; Standard for Onsite Sewage Treatment and Disposal Systems, Revisions Effective <del>September 5, 2000</del> <u>July 16, 2013</u> | <b>DEVELOPMENT TYPE</b><br>Industrial 0.02 gallons per sq. ft. per day<br>Office Space 15 gallons per capita per day<br>Hotel/Motel 100 gallons per day per room<br>Residential 319 gallons per day per household<br>Restaurant 50 gallons per capita per day<br>Bar/Lounge 20 gallons per day per seat  |
|   | <b>DESIGN STORM EVENT</b><br>25-year frequency/24-hour duration event<br><b>ON-SITE STORMWATER MANAGEMENT</b><br>Retention of the first one inch of rainfall runoff for areas of one acre or more; or retention of first one-half inch of rainfall runoff for drainage areas of less than one acre.<br><b>STORMWATER QUANTITY</b><br>Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.<br><b>STORMWATER QUALITY</b><br>No significant degradation of water quality in receiving water bodies |
| <b>POTABLE WATER</b>  | <b>AVERAGE FLOW</b><br>122 gallons per capita per day (gpcd) per household, or 340 gallons per day per equivalent residential connection (ERC)   |
|   | <b>PEAK FLOW</b> - 510 gallons per day per ERC   |
|   | <b>PEAK FLOW COEFFICIENT</b> - 1.5   |
|   | <b>PRESSURE</b><br>Normal: 55-65 psi<br>Peak Hour: 40-50 psi<br>During Fire: 20 psi  |
| <b>SOLID WASTE</b>  | <b>DISPOSAL (BREVARD COUNTY LANDFILL)</b><br>Cocoa Contribution Rate – 1.2 tons per capita per year  |

|   |                     |                    |
|---|---------------------|--------------------|
| COLLECTION  |                     |                    |
| Residential: 2 times per week, each household                   |                     |                    |
| Non-residential: 2 to 6 times per week As needed, each location |                     |                    |
| Green Waste and Recyclables: Once per week                      |                     |                    |
| <b>ROADWAYS</b>   |                     |                    |
| <u>CITY OF COCOA JURISDICTION</u>                               |                     | <u>MINIMUM LOS</u> |
| Forrest Avenue  |                     | E                  |
| Cox Road (within city limits)                                   |                     | E                  |
| Fiske Boulevard (from SR 520 to Dixon Boulevard)                |                     | E                  |
| Indian River Drive (CR 515)                                     |                     | E                  |
| Peachtree Street (from Clearlake Road to US 1/SR 5)             |                     | E                  |
| Florida Avenue (within city limits)                             |                     | E                  |
| <u>OTHER OR MULTI-JURISDICTIONAL</u>                            | <u>JURISDICTION</u> | <u>MINIMUM LOS</u> |
| Pineda Street (from Lake Drive to SR 501)                       | City/County         | E                  |
| Michigan Boulevard  | County              | E                  |
| Dixon Boulevard   | County              | E                  |
| Range Road  | County              | E                  |
| Rosetine Street   | County              | E                  |
| Adamson Road (SR 524 to Pine)                                   | County              | D                  |
| Friday Road (SR 524 to SR 520)                                  | County              | E                  |
| Grissom Parkway (Industry to Canaveral Groves)                  | County              | E                  |
| Industry Road (SR 524 to Grissom Pkwy)                          | County              | E                  |
| SR 528 (Beachline Expressway)                                   | State               | D                  |
| SR 520 (from Clearlake Road to US 1/SR 5)                       | State               | D                  |
| SR 520 (from SR 524 to Burnett Rd)                              | State               | D                  |
| SR 519 (Fiske Boulevard south of SR 520)                        | State               | D                  |
| US 1/SR 5 (from SR 528 to south of SR 520)                      | State               | D                  |
| SR 524 (from SR 520 to SR 528)                                  | State               | D                  |
| SR 501 (Clearlake Road)   | State               | D                  |
| Interstate Highway 95 (I-95) (SR 519/Fiske Blvd to SR 520)      | State               | E                  |
| Interstate Highway 95 (I-95) (SR 520 to SR 524)                 | State               | E                  |
| Interstate Highway 95 (I-95) (SR 524 to SR 528)                 | State               | E                  |
| <b>RECREATION</b>   |                     |                    |
| 1.25 acres of developed recreational area per 1000 population   |                     |                    |

The uniform LOS standards for public schools shall be those established in the Public Schools Facilities Element. ~~Upon achieving the LOS standard of 100% permanent FISH Capacity, by school year 2011/2012, the Tiered LOS will be terminated. Currently, the LOS for the School District is 100%.~~

| Facility Type                         | 2009-2010       | 2010-2011       | 2011-2012       |
|---------------------------------------|-----------------|-----------------|-----------------|
| <del>Elementary Schools</del>         | <del>115%</del> | <del>105%</del> | <del>100%</del> |
| <del>Middle Schools</del>             | <del>100%</del> | <del>100%</del> | <del>100%</del> |
| <del>Junior/Senior High Schools</del> | <del>110%</del> | <del>105%</del> | <del>100%</del> |
| <del>High Schools</del>               | <del>115%</del> | <del>100%</del> | <del>100%</del> |

**Policy 14.1.1.2:** By December 1<sup>st</sup> of each year the City shall adopt as part of its Capital Improvements Element the Brevard County School District Five Year Work Program approved by the School as part of the School District budget. The City of Cocoa hereby adopts by reference the Five-Year District Facilities Work Program (~~2010/20011-2018-2019~~ through ~~2014/20152022-2023~~) as approved by the School Board on ~~September 28, 2010~~ October 23, 2018. Included therein shall be planned facilities and funding sources ~~to ensure a financially feasible capital improvements program and~~ to ensure the level of service standards will be achieved by the end of the five-year period.

**Objective 14.1.2: Concurrency Management System.** The City shall implement the Concurrency Management System (CMS) adopted in the City Code, which is consistent with sections 163.3177 and 163.3180, F.S. ~~and the minimum requirements for concurrency established in section 9J-5.0055 (3), F.A.C.~~ to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the City's ability to fund and provide needed capital improvements.

**Policy 14.1.2.1:** The concurrency evaluation system shall measure the potential impact of any development proposal on the established minimum acceptable LOS standards for sanitary sewer, solid waste, stormwater, potable water, parks and recreation and transportation facilities, unless the development is exempt from the review requirements of the CMS.

**Policy 14.1.2.2:** No development permit or order shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation in the adopted CMS.

**Policy 14.1.2.3:** The City shall require all public and private capital facilities to provide service at the LOS standards adopted in this comprehensive plan for previously vested, existing and future permitted development. These capital facilities shall be provided concurrently with the impacts of development based on the minimum requirements in the City's adopted CMS.

**Objective 14.1.3: Evaluation of Capital Projects.** The City's capital projects shall be evaluated to determine if they meet prioritization criteria and consistency with adopted LOS standards and/or public need.

**Policy 14.1.3.1:** Requests for capital projects shall ~~be generally be~~ evaluated on their impact ~~on to~~ the City budget ~~and the financial feasibility of the project~~ based on the following ~~criteria~~ factors:

- Meet existing deficiencies;
- Provide repair or replacement of existing facilities; ~~and~~
- ~~Accommodate desired future growth; and~~
- Consistency with the City's Budget Prioritization list.

**Policy 14.1.3.2:** The Finance Director shall determine if the capital project can be funded from existing cash, future revenues or through borrowing. In addition, the finance director shall assign revenue sources to fund the project.

**Policy 14.1.3.3:** The Finance Director shall prepare a report evaluating the funding options, the effect of the improvement on future revenues and the effect of the improvement on operation and maintenance costs.

**Policy 14.1.3.4:** The City shall adopt the following policy statements as guides for capital programming:

- A. The City shall make all capital improvements in accordance with an adopted Capital Improvements Program (CIP).
- B. The City shall develop a multi-year ~~"cost feasible"~~ plan for capital improvements and update it annually.
- C. The City shall enact an annual capital budget based on the multi-year CIP. Future capital expenditures necessitated by changes in population, changes in real estate development or changes in economic base will be calculated and included in capital budget projections.
- D. The City shall coordinate development of the capital improvement budget with development of the operating budget. Future operating costs associated with new capital improvement will be projected and included in operating budget forecasts.
- E. The City shall use intergovernmental assistance to finance only those capital improvements that are consistent with the CIP and city priorities, and whose operating and maintenance costs have been included in operating budget forecast.
- F. The City shall maintain all its assets at a level adequate to protect its capital investment and to minimize future maintenance and replacement costs.

- G. The City shall project its equipment replacement and maintenance needs for the next several years and will update this projection each year. From this projection, a maintenance and replacement schedule will be developed and followed.
- H. The City shall identify the estimated costs and potential funding sources for each capital project proposal before it is submitted to Council for approval.
- I. The City shall determine the least costly financing method for all new projects.

**Policy 14.1.3.5:** Capital improvements planning will include evaluations of the costs and benefits of upgrading, expanding or modifying regionally significant public facilities versus the cost of constructing new facilities.

**Policy 14.1.3.6:** Projects of the five-year Capital Improvements ~~Schedule designated as meeting future needs will be given a Level Two or Three Priority.~~ Schedule shall be prioritized based on the following:

#### CRITERIA FOR PRIORITY RANKING OF CAPITAL IMPROVEMENT PROJECTS:

##### PRIORITY ONE

- 1) The project ~~addresses a condition dangerous to public health, safety and welfare.~~ addresses a condition dangerous to public health, safety and welfare.
- 2) The project ~~fulfills the City's legal commitment to provide facilities and services.~~ fulfills the City's legal commitment to provide facilities and services.
- 3) ~~The project corrects an existing facility deficiency or provides for needed replacement of facility components, in order to preserve or achieve full use of existing facilities.~~ The project corrects an existing facility deficiency or provides for needed replacement of facility components, in order to preserve or achieve full use of existing facilities.
- 4) ~~The project prevents irreparable damage to a critical public facility.~~ The project prevents irreparable damage to a critical public facility.

##### PRIORITY TWO

- 1) ~~The project is identified in the 2016-2021 Strategic Plan and will stimulate economic growth and induces opportunity to attract private capital investment.~~ The project is identified in the 2016-2021 Strategic Plan and will stimulate economic growth and induces opportunity to attract private capital investment.
- 2) ~~The project's deferment would result in severe degradation of public facilities and/or reduction in level of service.~~ The project's deferment would result in severe degradation of public facilities and/or reduction in level of service.
- 3) ~~The project leverages available federal, state or county funding or public-private partnerships (grant awarded or~~ The project leverages available federal, state or county funding or public-private partnerships (grant awarded or



- public-private partnership, matching requirement considerations).
- 4) The project reduces demand on natural resources and/or promotes sustainability.
- 4)5) The project increases efficient use of existing facilities.
- 2)6) The project ~~prevents or reduces future improvement costs~~ reduces future operating and maintenance costs and advances fiscal sustainability.
- 3)7) The project provides service to developed areas lacking full service.
- 4)8) The project promotes in-fill development.

### PRIORITY THREE

- 1) The project rehabilitates or replaces an obsolescent public facility.
- 2) The project provides a new or expanded level of service to City of Cocoa residents and/or business owners.
- 3) The project leverages available federal, state or county funding (grant opportunities/joint funding).
- 4) The project enhances natural or cultural resources.
- 4)5) The project represents a logical extension of facilities.

### PRIORITY FOUR

- 1) The project promotes and enhances the City of Cocoa's image, physically or emotionally.
- 2) The project enhances and expands recreational or community amenities.
- 3) The project presents an opportunity to enhance and strengthen community identification within the Space Coast region.

**Objective 14.1.4: Public Facility Improvements for New Growth.** Public facility improvements that are needed to support new growth will maintain adopted levels of service. Improvements to public facilities that result from the impact of new development will require equitable cost participation by the developer.

**Policy 14.1.4.1:** All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- A. Expected capital costs, including the installation of required new facilities that are related to the development.
- B. Expected operation and maintenance costs associated with the new facilities required by the development.

- C. Anticipated revenues from the development, including impact fees, user fees and future taxes.

**Policy 14.1.4.2:** New development shall be responsible for installing all internal water and sewer systems, traffic circulation systems and internal recreation/open space facilities within the development. In addition, connections of internal systems to the City's designated water and sewer systems and traffic circulation network shall be the financial responsibility of the developer. Nothing herein shall preclude the City from adopting a development agreement for the purposes of entering into a public-private partnership to participate in funding improvements.

**Policy 14.1.4.3:** The City will not approve development that requires public facility improvements that exceed the City's ability to provide these in accordance with the adopted LOS standards.

**Policy 14.1.4.4:** Service areas designated for public facilities, as defined in the comprehensive plan, will be utilized to guide the availability of public facilities for future development.

**Policy 14.1.4.5:** The City, through adoption and implementation of land development regulations, comprehensive plan goals, objectives and policies, impact fees, other impact exactions, implementation of the annual budget and five-year capital improvements schedule, shall ensure the availability of public facilities and services concurrent with the impacts of development. Development shall not be approved unless the necessary infrastructure items and services are available subsequent to plan adoption.

**Policy 14.1.4.5:** ~~Policy 14.1.4.6:~~ Public expenditures which fund infrastructure improvements within the Coastal Planning Area shall abide by the limitations expressed in the Coastal Management Element (Objective 9.1.5. and Policies 9.1.5.1-2).

**Objective 14.1.5: Coastal High Hazard Expenditures.** Public expenditures for capital improvements in the coastal high hazard area (as hurricane vulnerability area) will be limited to repair and replacement of existing facilities, correcting existing deficiencies and hazards, and improvements to the potable water system unless the improvements are included in the plans of the City's community redevelopment areas.

**Policy 14.1.5.1:** The City will comply with appropriate regulatory requirements regarding development in the coastal high hazard area.

**Objective 14.1.6: Multi-Jurisdictional Coordination.** The City will continue coordination that provides for multi-jurisdictional approaches to the provision of needed public facilities.

**Policy 14.1.6.1:** The City will appoint representatives to participate in intergovernmental activities pertaining to public facility issues and comprehensive plan implementation in Brevard County.

**Policy 14.1.6.2:** The City Manager and the Planning and Zoning Board will work closely to address multi-jurisdictional issues concerning the funding of public services.

**Policy 14.1.6.3:** Additional City services to the two county enclaves will be predicated on annexation.

**Policy 14.1.6.4:** All capital projects shall be reviewed as to their compatibility and timing in relation to capital projects being implemented or planned by Brevard County, the Florida Department of Transportation, the St. Johns River Water Management District, the Brevard County School Board, the Florida Department of Environmental Protection, and/or any other applicable government agency.

**Policy 14.1.6.5:** Consistent with other applicable elements of this Plan, the City will provide for the provision of potable water, wastewater, surface water management, solid waste services, and other public services where the City has a legal commitment to provide such services.

**Objective 14.1.7:** **Schedule of Capital Improvements.** An annual review of the Capital Improvements Element (CIE) will be included in the City's budget process.

**Policy 14.1.7.1:** As part of the annual review of the CIE, the Finance Department shall be responsible for addressing the fiscal impact of capital improvement projects on revenue and expenditures and updating the fiscal assessment section of the CIE.

**Policy 14.1.7.2:** The fiscal assessment review and update will be carried out by the Finance Office and will include, at minimum, the following:

- A. Forecasted summary of revenues and expenditures
- B. Projected debt service capacity including:
  - 1. Projected revenue bond debt service as a percentage of total debt;
  - 2. Ratio of total debt to total revenue;
  - 3. Projected ad valorem tax base, assessment ratio and millage rate;
  - 4. Projection of operating cost considerations.
- C. Verify financial feasibility of the CIE

**Policy 14.1.7.3:** The City shall adopt a Capital Improvement Program (CIP) as part of the annual budgeting process. The CIP will be derived from and

coordinated with the annual review of the Capital Improvements Element.

- Policy 14.1.7.4:** The City hereby adopts the Five-Year Schedule of Capital Improvements included in this element and shall update the projects annually via resolution to reflect any changes to the CIE and CIP.
- Policy 14.1.7.5:** The City shall, on an annual basis, amend its CIE to reflect any changes to its water treatment and distribution system needed to maintain the adopted level of service for all residents and customers.
- Policy 14.1.7.6:** The Water and Sewer Enterprise Fund will provide capital improvement revenue and bonding capacity for the expansion of the water and sewer system as identified in the Public Facilities Element and the Capital Improvements Element. The City shall seek supplemental grant funds whenever possible.
- Policy 14.1.7.7:** The City shall continue to utilize "user pays" financing strategies in land development regulations including, but not limited to, impact fees, user charges, special assessments and contribution in lieu of payment.
- Policy 14.1.7.8:** In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to no greater than 15% of the property tax base.

**CAPITAL IMPROVEMENTS ELEMENT IMPLEMENTATION**

- Five Year Schedule of Capital Improvements
- Location of Projects
- Programs to Ensure the Implementation of the Capital Improvements Element, Goals, Objectives and Policies.
- Monitoring and Evaluation

**PROGRAMS TO ENSURE THE IMPLEMENTATION OF THE CAPITAL IMPROVEMENTS ELEMENT, GOALS, OBJECTIVES AND POLICIES**

- 1) The Capital Improvements Element will be updated annually as part of the City's budget cycle.
- 2) The Department of Community Development will monitor land use decisions for consistency with the Capital Improvements Element and Future Land Use Element.
- 3) Maintaining the adopted LOS will function as primary criteria for assessing the impact of new development on public facilities.
- 4) The Public Works and Engineering Departments will continue to tract facility demand and capacity information as site plans and subdivision plats are approved.
- 5) Financial operations of the City will include maintaining enterprise and special funds, connection fees, and general fund balance as revenue sources for capital improvement projects.

## MONITORING AND EVALUATION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element. This is largely because the City's revenue and expenditure streams are subject to fluctuations in the market and economy. It is the behavior of these streams that will be used to predict fiscal trends in order to maintain the City's adopted level of service standards for public facilities. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, F.S., this element will be reviewed on an annual basis to ensure that required fiscal resources are available to provide public facilities needed to support adopted LOS standards. The annual review will be the responsibility of the City Council, City Manager, Department(s) of Community Development and Public Works Services, Finance Office, Public Works, and Utilities, and the Planning and Zoning Board, and the City Council. The review may will include the following considerations as appropriate, and will include an examination of these considerations in order to determine their continued appropriateness:

- 1) Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element;
- 2) The Capital Improvement Element's consistency with the other elements and is support of the Future Land Use Element;
- 3) The City's ability to provide public facilities and services within the urban service area in order to determine any need for boundary modification or adjustment;
- 4) The priority assignment of existing public facility deficiencies;
- 5) The City's progress in meeting those needs determined to be existing deficiencies;
- 6) The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
- 7) The City's effectiveness in maintaining the adopted LOS standards;
- 8) The City's effectiveness in reviewing the impacts of plans and programs of state agencies and water management districts that provide public facilities within the county's jurisdiction;
- 9) The effectiveness of potential impact fees, and mandatory dedications or fees in lieu of, for assessing new development a pro rata share of the improvement costs which they generate;
- 10) The impacts of special districts and any regional facility and service provision upon the City's ability to maintain its adopted LOS standards;
- 11) The ratio of outstanding indebtedness to city revenue;
- 12) Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
- 13) The transfer of any unexpended account balances;
- 14) The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and



- 15) Capital improvements needed for the latter part of the planning period, for inclusion in the 5-Year Schedule of Improvements.

**City of Cocoa Five-Year Schedule of Capital Improvements****FY ~~2010-11~~ 2018-2019 through FY ~~2014-15~~ 2022-2023**