



COMPREHENSIVE PLAN AMENDMENT / DEVELOPMENT OF REGIONAL IMPACT

APPLICATION

**Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922**

**Phone: (321) 433-8535
Fax: (321) 433-8543
Web: <http://www.cocoafl.org>**

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board/ Local Planning Agency and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Type of Application:

- | | |
|---|---|
| <input type="checkbox"/> Small-scale Comprehensive Plan map amendment
<input checked="" type="checkbox"/> Large-scale Comprehensive Plan map amendment
<input type="checkbox"/> Large-scale Comprehensive Plan text amendment | <input type="checkbox"/> Emergency Comprehensive Plan amendment
<input type="checkbox"/> Development Regional Impact (DRI) |
|---|---|

2. Existing Future Land Use Category (if applicable): _____

3. Proposed Future Land Use Category (if applicable): LDR

4. Existing Zoning Category (if applicable): _____

5. Proposed Zoning Category (separate application): PUD

6. DRI Statutory Thresholds Being Exceeded (if applicable): N/A

7. Proposed text amendment policies (if applicable): N/A

8. Applicant Information: ** NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): Cantwell & Goldman, P.A.

Name: Kimberly Bonder Rezanka

Mailing Address: 96 Willard Street, Suite 302

City: _____ State: FL Zip Code: 32922

Phone #: (321) 639-1320 Fax #: (321) 639-9950

Mobile #: _____ E-mail: kim@cfcglawoffice.com

9. Property Owner Information:

* Check here if same as Applicant → ☐

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): First National Real Estate Company, a Florida corporation successor by merger with Cape Canaveral Heights Properties, Inc., a Florida corporation

Name: Roger Miller, President

Mailing Address: 2601 Biscayne Blvd.

City: Miami State: FL Zip Code: 33137

Phone #: (305) 576-6333 Fax #: _____

Mobile #: _____ E-mail: rmiller@millergrp.com

Company (if applicable): Gigi II, LLC

Name: Adam Gersten, Manager

Mailing Address: 995 NE 72nd Terrace

City: Miami State: FL Zip Code: 33138

Phone #: (305) 576-6333 Fax #: _____

Mobile #: _____ E-mail: rmiller@millergrp.com

Company (if applicable): Jacob Aaron Corporation

Name: Roger Miller, President

Mailing Address: 2601 Biscayne Blvd.

City: Miami State: FL Zip Code: 33137

Phone #: (305) 576-6333 Fax #: _____

Mobile #: _____ E-mail: rmiller@millergrp.com

10. Applicant's Representatives:

* If more than three other representatives, attach additional sheet with names and addresses.

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

11. Property Information (if applicable):

Street Address and Location: SR 520 and SR 524.

Parcel ID:

** If more than three Parcel IDs, attach additional sheet with Parcel IDs.*

SEE ATTACHED

□□ - □□ - □□ - □□ - □□□□□□ . □ - □□□□ . □□

□□-□□-□□-□□□□□□.□-□□□□□.□□

Tax Account Numbers:

* If more than three Tax Account #s, attach additional sheet with Tax Account #s.

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Land Area: _____ square feet or 122.58 acres

Existing Use(s) on Property: vacant

Proposed Use(s) on Property: residential subdivision

12. Please submit the following items in order complete the application:

- a. ☒ **Notarized application.**
- b. ☒ **List of owners within 500 feet.** A “radius map package” from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to obtain these materials from the following for a nominal fee:

**Brevard County Planning and Zoning, Attn: Graphics.
Brevard County Government Center, Building A
2725 Judge Fran Jamieson Way
Viera, FL 32940
Phone: (321) 633-2060 Fax: (321) 633-2152**

- c. ✓ **Petition.** Complete the Comprehensive Plan Amendment/ Development of Regional Impact petition form. A sample "Petition" form is available from the City.
- d. ✓ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.
- e. ✓ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- f. ✓ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.
- g. ✓ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).

- h. ✓ **Certified boundary survey.** Submit a boundary survey certified to the City of Cocoa showing all existing structures and all proposed structures.
 - i. ✓ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.
 - j. ✓ **A general description of the proposed amendment to the comprehensive development plan, explaining why the amendment is necessary or appropriate.** *The Amendment will provide a City FLU for the Property, as it currently retains the RES2 Brevard County Designation. RES2 is a low density classification, as is the City LDR designation. This LDR is appropriate since the County designation to the west is RES1, while the City land to the east of the Property is MDR; this is an appropriate transition designation.*
 - k. ✓ **An analysis of the fiscal impact of the proposed amendment on the city's finances, if any.** *None.*
 - l. ✓ **An analysis of the impact of the amendment on all public facilities, if any.** *See Petition, attached, for analysis.*
 - m. ✓ **An analysis of the impact of the amendment on the environment and natural and historical resources, if any.** *See Petition, attached, for analysis.*
 - n. ✓ **An analysis of the degree of consistency of the proposed amendment with city's comprehensive plan.** *See Petition, attached, for analysis.*
 - o. ✓ **An analysis of the impact upon the city's ability to provide adequate public facilities and maintain the existing level of service for public facilities as identified in the comprehensive plan, if the amendment is granted.** *See Petition, attached, for analysis.*
 - p. ✓ **If the application involves a specific parcel of real property, a statement regarding compatibility of the amendment with surrounding neighborhoods and land uses.** *See Petition, attached, for analysis.*
 - q. ✓ **A statement regarding the proposed amendment's impact upon any other provisions in the comprehensive plan, and whether an internal inconsistency between provisions might be created.** *See Petition, attached, for analysis.*
 - r. ☐ **Consistent with Future Land Use Element Policies 1.1.2 G(6)(C) and H(5)(C), the following are required if the applicant is proposing to designate (or expand) new Commercial or Neighborhood Commercial areas:**
 - s. ✓ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners. *See sketch, attached.*
- 13. Application filing deadline.** The application filing deadline for Small-scale and Emergency Comprehensive Plan amendments and Developments of Regional Impact is on the second Tuesday of each month for public hearings that are held two (2) months later. The application filing deadline for Large-Scale Comprehensive Plan amendments is the second Tuesday of January and June of each year for public hearings that are held in March and August, respectively.
- 14. Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

- 15. Dates and locations of public hearings.** All applications require one hearing in front of the Planning & Zoning Board/ Local Planning Agency and two hearings in front of the City of Cocoa Council. All regularly scheduled Planning & Zoning Board/ Local Planning Agency hearings are held on the second Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified. All regularly scheduled City of Cocoa Council meetings are held on the second and fourth Tuesday of each month at 7:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
- 16. Board types.** The Planning & Zoning Board/ Local Planning Agency is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
- 17. Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

- 18. Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
- 19. Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
- 20. Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
- a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 2. *Expert witness*. Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.
- 21. Planning & Zoning Board/ Local Planning Agency vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.
- 22. City Council action.** *Small-scale amendments* require two separate City Council public hearings, after which the amendments are transmitted to the Department of Community Affairs (DCA) for review. If approved, the typical effective date is thirty-one (31) days after City Council adoption. *Large-scale amendments* also require two separate City Council public hearings. However, between the two hearings, the amendment must be transmitted to DCA for detailed review. This process typically takes seventy-five (75) days, after which City Council may hold the second hearing. If approved by Council, the amendment is retransmitted to DCA for final approval. The typical effective date is about sixty (60) days after City Council adoption. City Staff can further clarify the details of this process and the processes for the other types of amendments covered by this application.

23. Signatures and Notarization.

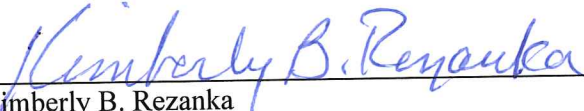
STATE OF FLORIDA COUNTY OF BREVARD

I, KIMBERLY B. REZANKA, being first duly sworn, depose and say that:

☐ I am the officer of the corporation authorized to act on this request.

√ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.


I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.


Kimberly B. Rezanka

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of January, 2020, Kimberly B. Rezanka on behalf of First National Real Estate Company, a Florida corporation, successor by merger with Cape Canaveral Heights Properties, Inc., a Florida corporation; GIGI II, LLC; and Jacob Aaron Corporation, who is ☒ Personally Known ☐ or has Produced Identification ☐ Type of I.D. Produced _____



Patricia L. Clark
Comm. # GG363212
Expires: October 1, 2023
Bonded Thru Aaron Notary


Patricia L. Clark
Notary Public – State of Florida

FOR OFFICE USE ONLY

Fee of \$ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

Property Information (if applicable):

Street Address and Location: Located in Brevard County, generally north of State Route 524 and 520
and west of Adamson Road.

Parcel ID:

*Brevard County Tax Parcel Identification No.

24-35-28-00-01

** Brevard County Tax Parcel Identification No.

24-35-28-00-45 24-35-28-00-752 24-35-28-00-756 24-35-28-00-774

***Brevard County Tax Parcel Identification Nos.

24-35-28-00-7	24-35-28-00-17	24-35-28-00-20	24-35-28-00-28	24-35-28-00-46
24-35-28-00-47	24-35-28-00-56	24-35-28-00-57	24-35-28-00-61	24-35-28-00-71
24-35-28-00-754	24-35-28-00-758	24-35-28-00-760	24-35-28-00-763	24-35-28-00-764
24-35-28-00-766	24-35-28-00-770	24-35-28-00-771	24-35-28-00-772	24-35-28-00-778
24-35-28-00-779	24-35-28-00-780	24-35-28-00-781	24-35-28-00-782	24-35-28-00-786
24-35-28-00-789	24-35-28-00-790	24-35-28-00-791	24-35-28-00-792	24-35-28-00-793
24-35-28-00-794	24-35-28-00-795	24-35-28-00-796	24-35-28-00-797	24-35-28-00-798
24-35-28-00-803	24-35-28-00-806			

* First National Real Estate Company

**GIGI, II, LLC

***Jacob Aaron Corporation

DESCRIPTION:

A parcel of land lying in the east 1/2 of Section 28, Township 24 South, Range 35 East, Brevard County, Florida and being more particularly described as follows;

Begin at the intersection of the westerly right-of-way line of Adamson Road and the northerly right-of-way line of State Road No. 524; thence South 53°26'00" West, along the north right-of-way line of said State Road No. 524, a distance of 388.37 feet to the southeast corner of lands as described in O.R. Book 3582 Page 2877; thence North 36°34'01" West, along the east line of said lands, a distance of 330.00 feet to the northeast corner of said lands; thence South 53°26'01" West, along the north line of said lands as described in O.R. Book 3582 Page 2877 and the north line of lands as described in O.R. Book 2756 Page 302 and the north line of lands as described in O.R. Book 3582 Page 2875 all of the Public Records of Brevard County, Florida, a distance of 396.00 feet to the northwest corner of said lands as described in O.R. Book 3582 Page 2875; thence South 36°34'01" East, along the west line of said lands as described in O.R. Book 3582 Page 2875, a distance of 330.01 feet to a point on the aforesaid northerly right-of-way line of State Road No. 524; thence South 53°26'01" West, along said north right-of-way line, a distance of 324.01 feet to the southeast corner of lands as described in O.R. Book 6374 Page 2660 of said Public Records; thence North 36°33'56" West, along the east line of said lands, a distance of 330.01 feet; thence South 53°26'01" West, along the north line of said lands, a distance of 132.00 feet; thence South 36°34'01" East, along the west line of said lands, a distance of 330.01 feet to a point on the aforesaid northerly right-of-way line of State Road No. 524; thence South 53°26'01" West, along said north right-of-way line, a distance of 414.94 feet; thence North 36°33'59" West, along said northerly right-of-way line of State Road No. 524 and the northerly right-of-way line of State Road No. 520 a distance of 32.00 feet to a point on the arc of a 1100.08 foot radius circular curve concave northerly; thence westerly, along the arc of said curve, through a central angle of 27°19'20", a distance of 524.58 feet said curve having a chord bearing of South 73°27'48" West and a chord distance of 519.63 feet to the Point-of-Tangency; thence South 87°39'42" West along the north right-of-way line of State Road No. 520 a distance of 20.59 feet to the Point-of-Curvature of a 1100.25 foot radius circular curve concave northerly; thence westerly, along the arc of said curve, through a central angle of 17°43'17", a distance of 340.30 feet said curve having a chord bearing of North 82°56'22" West and a chord distance of 338.95 feet; thence North 74°06'29" West, along said northerly right-of-way line, a distance of 403.04 feet to a point on the north-south midsection line of said Section 28; thence North 00°15'37" East, along said north-south midsection line, a distance of 2855.32 feet to a point on the south line of a FPL agreement as recorded in O.R. Book 561 Page 876 of said Public Records; thence South 89°46'43" East, along said south line, a distance of 2055.51 feet to the northwest corner of lands as described in O.R. Book 3766 Page 1897 of said Public Records; thence South 01°02'16" West, along the west line of said lands and the west line of lands as described in O.R. Book 7566 Page 2584 of said public records, a distance of 937.42 feet to the southwest corner of said lands as described in O.R. Book 7566 Page 2584; thence North 89°47'35" East, along the south line of said lands, a distance of 303.17 feet to the northwest corner of lands as described in O.R. Book 7594 Page 1640 of said Public Records; thence South 01°09'41" West, along the west line of lands as described in O.R. Book 7594 Page 1640, O.R. Book 7476 Page 1366 and O.R. Book 7612 Page 1300 all of said Public Records a total distance of 565.24 feet; thence South 89°35'24" East, along the south line of said lands as described in O.R. Book 7612 Page 1300, a distance of 256.24 feet to a point on the aforesaid west right-of-way line of Adamson Road; thence South 01°12'27" West along said west right-of-way line a distance of 387.12 feet to the Point-of-Beginning.


Less and except the following tax parcels:

Tax Parcel 10 as described in Official Records Book 5517-page 272.
 Tax Parcel 34 as described in Official Records Book 2452-page 1409.
 Tax Parcel 755 as described in Official Records Book 2740-page 1696.
 Tax Parcel 757 as described in Official Records Book 7612-page 996.
 Tax Parcel 759 as described in Official Records Book 3464-page 800.
 Tax Parcel 773 as described in Official Records Book 2464-page 140.
 Tax Parcel 776 as described in Official Records Book 2486-page 612.
 Tax Parcel 777 as described in Official Records Book 2486-page 618.
 Tax Parcel 787 as described in Official Records Book 6962-page 497.
 Tax Parcel 788 as described in Official Records Book 6323-page 2902.
 Tax Parcel 800 as described in Official Records Book 5685-page 6510.
 Tax Parcel 801 as described in Official Records Book 4324-page 3073.
 Tax Parcel 802 as described in Official Records Book 5774-page 8012.
 Tax Parcel 805 as described in Official Records Book 7570-page 375.
 Tax Parcel 808 as described in Official Records Book 5383-page 1892.
 Tax Parcel 809 as described in Official Records Book 3412-page 1117.
 All as found in the Brevard County Public Records.

NOTE:

SEE SHEET 1 OF 3 FOR
 GRAPHICS, LINE TABLE
 AND CURVE TABLE. SEE
 SHEET 3 OF 3 FOR LESS
 AND EXCEPT TABLE,
 LEGEND, NOTES AND
 CERTIFICATION.

Containing 122.5 acres more or less and being subject to any easements and/or rights-or-ways of record.

Sec.: 28	A SKETCH AND DESCRIPTION PREPARED FOR:		Date : 04/03/19
Twp.: 24 South	CAPE CANAVERAL HEIGHTS PROPERTIES, INC.;		Scale : NTS
Rng.: 35 East	GIGI II LLC AND JACOB AARON CORP.		P. N. : 391801
Dsn. by : N/A	BREVARD COUNTY	FLORIDA	Sheet No.
Dwn. by : JCC	 Bussen-Mayer Engineering Group 100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953 PH. NO.: (321) 463-0010 FAX NO.: (321) 464-6886		2 of 3
Chk. by : JBC			

**COMPREHENSIVE PLAN AMENDMENT/
DEVELOPMENT OF REGIONAL IMPACT
PETITION**



TO: City of Cocoa Council

I, the undersigned, hereby petition the City of Cocoa Council for a comprehensive plan amendment/ development of regional impact as specified below:

In order to approve a comprehensive plan amendment/ development of regional impact, the Planning & Zoning Board/ Local Planning Agency and City Council must consider and study the criteria listed below (as described in Section 15-11(c) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board/ Local Planning Agency and City Council. Use extra sheets if necessary.

a. Whether the proposal favorably or unfavorably impacts the city's budget, or the economy of the region.

The proposed CPA will favorably impact the City Budget as the future development of the anticipated residential subdivision will increase the City tax base. The Cocoa Police Department and the Fire Department have indicated that they will be able to provide service with the existing resources (and the Fire Assessment).

b. Whether the proposal will diminish the service level of public facilities.

Public facilities, other than Police and Fire discussed above, of roads, water, sewer and electric service will not be diminished. See Exhibit "A".

- c. **Whether the proposal favorably or unfavorably impacts the environment, or the natural or historical resources of the city or the region.**

There are no known historical resources in the Property subject to the FLU change.

There are wetlands in the Property, many of which will be persevered by a conservation designation or easement.

Wetlands will only be impacted minimally as needed for the proposed subdivision.

- d. **Whether the proposal is consistent with goals, policies, and objectives of the state comprehensive plan set forth in Chapter 187, Florida Statutes, and the East Central Florida Comprehensive Regional Policy Plan, adopted by Chapter 29F-19.001, Florida Administrative Code.**

The proposal is consistent with the goals, policies and objectives of the state comprehensive plan and the East Central 2060 Plan. This project will avoid development in the most critical ecosystems and promote denser growth along a transit corridor. The Project will also provide new housing with subdivision amenities that are more affordable than housing being constructed in the Viera or North Merritt Island areas. This area is not vulnerable to flooding or hurricane evacuations, and has proper infrastructure for a subdivision. The subdivision will be designed for live-ability and outside activities, for a sense of community.

- e. **Whether the proposal will favorably or unfavorably affect the city's ability to provide adequate public facilities, and whether the proposal will reduce the level of service for affected public facilities below the level of service set in the comprehensive plan.**

The proposal will favorably affect the City's ability to provide adequate public services and will not reduce the level of services below the level set in the comprehensive plan. The access will be off of State Road 524, an arterial road or high classification of roadway, which has sufficient capacity. See Exhibit "A" for other public service information.

f. Whether the proposal is incompatible with surrounding neighborhoods and land uses.

The proposal is compatible with the single-family nature of the surrounding area, and with the existing subdivisions in the City such as Fern Meadows, Adamson Creek and Emerald Lakes.

g. Whether the proposal will have a favorable or adverse effect on the ability of people to find adequate housing reasonably accessible to their places of employment.

The proposal will have a favorable effect on the ability of people to find adequate housing that is reasonably accessible to their places of employment because of the Project's proximity to two state highways – SR524 and SR520 – and to I-95.

h. If the amendment being requested is consistent with all the elements of the comprehensive plan.

See attached.

<u>Kimberly B. Rezanka</u>	<u>1/29/2020</u>
Applicant's Signature	Date
<u>Kimberly B. Rezanka</u>	
Applicant's Printed Name	

If there are any questions contact the Planning and Zoning Division, City Hall, 65 Stone Street, Cocoa, FL 32922.

**ADDENDUM TO
COMPREHENSIVE PLAN AMENDMENT/
DEVELOPMENT OF REGIONAL IMPACT PETITION**

PETITIONERS: First National Real Estate Company; Gigi II, LLC; Jacob Aaron Corp.

- h. If the amendment being requested is consistent with all the elements of the comprehensive plan.**

The proposed amendment is consistent with all elements of the City's Comprehensive Plan.

Future Land Use

Policy 1.1.2.3: Low Density Residential. The subdivision will be developed as a Planned Unit Development (PUD), consistent with LDR requirements and with open space and recreational uses. More intensive development would not be appropriate due to wetlands that exist on the Property. The smaller lot sizes will result in the efficient use of land and protection of the natural wetlands systems.

Objective 1.1.7: Natural Resources. The Project will protect and conserve the wetlands and wetland functions on the Property.

Policy 1.1.10.3: The Property will utilize an innovative land use development pattern of a PUD and possible clustering.

Transportation

Policy 2.1.5.1: The Owners will provide required rights-of-way and easements for the subdivision.

Policy 2.1.6.2: Sidewalks will be installed as required by the City.

Objective 2.1.11: Access. Access to the Project from SR524 shall be limited to the minimum number necessary to provide safe and reasonable access.

Housing

Goal 3.1: This Project will provide decent, safe and sanitary housing to meet the needs of present and future population of the City.

Policy 3.1.1.2: This Project will provide another choice of single-family housing, on lots smaller than the agricultural parcels that are currently located – and undeveloped – in this area.

Sanitary Sewer

Policy 4.1.1.3: The Project will meet the adopted levels of service for wastewater generation.

Objective 4.1.2: Sanitary Sewer is available from Brevard County.

Policy 4.1.5.2: All new collection lines and lift stations constructed by the Owners will meet the City Standards and dedicated to the City, at the City's option.

Stormwater Management

Policy 6.1.1.1: The Project shall meet the post-development groundwater recharge rates required by the City

Policy 6.1.1.4: The Project shall not alter the natural drainage patterns to the St. Johns River or the storage capabilities of the Property.

Policy 6.1.4.4: The Project's stormwater managements systems will be designed to meet the rules and criteria of the City, SJRWMD and DEP, as applicable.

Potable Water

Policy 7.1.1.3: Adequate water supplies are available from the City for this Project.

Policy 7.1.4.1: The Project will meet the City's land development regulations for water conservation strategies, as available (reclaimed water is not currently available).

Recreation and Open Space

Policy 10.1.3.1: The subdivision will provide bicycle and pedestrian connections to the recreational facilities provided.

Policy 10.2.1.6: The uses in the open space and conservation areas in the subdivision will be limited to those compatible with and which preserve the natural character of the area.

Public School Facilities

Goal 11.1: Adequate school capacity is available to accommodate enrollment for the City residents that will reside in this subdivision.

Objective 11.1.2: The Owners have submitted a School Concurrency Application to the School Board. However, a recent School Impact Analysis for a 52-acre project, approximately one-half mile to the west of this Project, reveals projected available capacity for this Project. See Exhibit "B", School Concurrency Letter, for use by Staff for analysis.

Conservation

Policy 12.1.3.5: A demonstrably secure source of potable water is available to meet the demands of the Project.

Objective 12.1.6: The Project will protect, conserve and maintain the natural functions of the City's ecological zones.

Policy 12.1.6.15: Wetlands and wetland functions shall be protected and conserved, and impacts to wetlands will be minimized and mitigated when unavoidable.

Policy 12.1.7.2: The Project shall preserve the natural functions of the floodplains when practical.

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

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

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

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

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

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

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

Tier 1: 400-2,300 sq. ft. of impervious area	Tier 2: 2,400-4,400 sq. ft. of impervious area	Tier 3: Greater than 4,400 sq. ft. of impervious area
\$71.96	\$110.71	\$192.64

*Independent of any common area associated with the parcel.

Assessment Rates for Non-Single-Family Parcels per Equivalent Residential Unit (ERU) is \$110.71.