



CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
March 8, 2017
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Regular Meeting of March 8, 2017
2. MINUTES: Special Meeting of February 15, 2017

III. OLD BUSINESS:

A. PZ-17-02100001 – Zoning Map Amendment (14 Parcels East of Clearlake Rd & North and South of Michigan Ave)

Consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, changing the Zoning Map designation of five (5) parcels of real property totaling 11.54 acres, more or less, and generally located east of Clearlake Road and north and south of Michigan Avenue in Cocoa, Florida, more particularly depicted on Exhibit "A" attached hereto, from C-N (Neighborhood Commercial) to C-G (General Commercial) and identified by the Brevard County Property Appraiser as Tax Account Numbers 2415964, 2415967, 2416207, 2441054, and 2458336, and nine (9) parcels of real property totaling 15.32 acres, more or less, and generally located east of Clearlake Road and south of Michigan Avenue in Cocoa, Florida, more particularly depicted on Exhibit "A" attached hereto, from C-R (Restricted Commercial) to C-G (General Commercial) and identified by the Brevard County Property Appraiser as Tax Account Numbers 2416205, 2442075, 2416206, 2416170, 2455270, 2416203, 2449993, 2450009, and 2415958; providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date.

IV. NEW BUSINESS:

A. PZ-17-00500001 – Future Land Use Map Amendment (2075 W. King Street Land Trust)

Consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, relating to Comprehensive Planning; providing for adoption of an amendment to the Future Land Use Map for one (1) parcel of real property within the City of Cocoa

(Over)

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consisting of approximately 102.2 total acres, more or less, generally located on the south side of W. King Street, approximately 0.25 miles east of S. Range Road, in Cocoa, said parcel being more particularly depicted and legally described on Exhibit "A" attached hereto; changing the Future Land Use Map designation from "Low Density Residential" to "Neighborhood Commercial"; providing for the repeal of prior inconsistent ordinances and resolutions; incorporation into the Comprehensive Plan; severability, and an effective date and legal status of the plan amendment. The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993.

B. PZ-17-02100002 – Zoning Map Amendment (2075 W. King Street Land Trust)

Consideration of an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, changing the Zoning Map designation of one (1) parcel of real property totaling 102.0 acres, more or less, and generally located on the south side of W. King Street, approximately 0.25 miles east of S. Range Road, in Cocoa, Florida, more particularly depicted on Exhibit "A" attached hereto, from RR-1 (Rural Residential) TO C-N (Neighborhood Commercial); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993.

V. OTHER BUSINESS:

None

VI. NEXT MEETING DATE:

April 12, 2017

VII. ADJOURNMENT:

NOTICE TO PUBLIC:

This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Planning & Zoning Division at 65 Stone Street, Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting date, or by phoning (321) 433-8535.

CITY OF COCOA
PLANNING & ZONING BOARD SPECIAL MEETING
MEETING MINUTES
February 15, 2017

A special meeting of the Planning & Zoning Board of the City of Cocoa was held on Wednesday, February 15, 2017 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Michael Dobrin called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Al Washington	Vice-Chairman
Jack Moore	Board Member
Russell Sengel	Board Member
Todd Anderson	Board Member
Aleck Greenwood	Board Member

MEMBERS ABSENT:

Jake Williams	Board Member
Troy Stephan	Board Member

OTHERS PRESENT:

Steven Belden, AICP	Community Services Director
Steven Biel	Senior Planner
Kristin Eick	Board Attorney (via phone)
Rachel Unruh	Board Secretary

APPROVAL OF AGENDA & MINUTES:

1. Approval of Agenda: February 15, 2017.

Motion by Al Washington, seconded by Aleck Greenwood, to approve the agenda of February 15, 2017, as written. Vote on the motion carried unanimously.

2. Approval of Meeting Minutes: January 11, 2017.

Motion by Al Washington, seconded by Russell Sengel, to approve the minutes of January 11, 2017, as written. Vote on the motion carried unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

A. PZ-17-02100001 – Zoning Map Amendment (14 Parcels East of Clearlake Rd & North and South of Michigan Ave)

Zoning map amendment consistent with Appendix A Zoning, Article XXII, changing the Zoning Map designation of 5 parcels totaling 11.54 acres, more or less, from C-N (Neighborhood Commercial) to C-G (General Commercial) and 9 parcels totaling 15.32 acres, more or less, from C-R (Restricted Commercial) to C-G (General Commercial).

Senior Planner Steven Biel presented exhibits for the Board's review. The applicant, City of Cocoa, is requesting approval of a zoning map amendment consistent with Appendix A Zoning, Article XXII, changing the Zoning Map designation of 5 parcels totaling 11.54 acres, more or less, from C-N (Neighborhood Commercial) to C-G (General Commercial) and 9 parcels totaling 15.32 acres, more or less, from C-R (Restricted Commercial) to C-G (General Commercial).

Mr. Biel stated that Staff recommends that the Planning & Zoning Board recommend approval to City Council of the Zoning Map Amendment.

Mr. Sengel inquired into why the property located to the north of the northeastern-most subject parcel is not included in the proposed amendment change.

Mr. Belden explained the properties that the City is requested the amendment for is inconsistent between the City of Cocoa Future Land Use Map and the City of Cocoa Zoning Map. Mr. Belden also stated that the City has a development proposal for the area and the property with interest in development as well as the other subject parcels is inconsistent with the FLUM.

Mr. Anderson asked if any residents gave any feedback and if all the notices had been sent out. Mr. Anderson also asked if staff spoke with Eastern Florida State College regarding the zoning change.

Mr. Belden explained that EFSC had not contacted the City and all notifications were mailed out.

Mr. Anderson stated that EFSC has concerns regarding the change.

Discussion amongst the Board members and staff regarding EFSC concerns for the zoning change.

Kristin Eick, Board Attorney, wanted to clarify the conversation between Mr. Anderson and the College regarding the zoning change wasn't ex-parte communication. Ms. Eick requested that Mr. Anderson explain the conversation between himself and the college office for the record.

Mr. Anderson stated he asked if the college was aware of the meeting and the proposed changes across Clearlake Rd. from the college and their reply was no they were not. Mr. Anderson stated that the college had concerns and they didn't receive a notification.

Mr. Biel stated the address that the notification for the meeting was sent for the college.

Discussion amongst the Board members and staff.

Tom Yardley, Esq., 1970 Michigan Building D, Cocoa, approached the podium to speak. Mr. Yardley asked if the property to the north can be included in the zoning change. Mr. Yardley is in support of the zoning change.

Mr. Aleck Greenwood, asked for clarification regarding the small parcel north of Mr. Yardley's property that is zoned differently than the rest of the property.

Additional discussion amongst the Board members, staff and Mr. Yardley.

Troy Lotane, 1980 Michigan Ave, was sworn in. Mr. Lotane stated he is the Vice Chair of the college foundation and also stated the college's first knowledge of the rezoning was that day when they spoke with Mr. Anderson. Mr. Lotane is asking on behalf of the EFSC that the request be tabled until the college has an opportunity to review the documents. Mr. Lotane is in support of the change in reference to his property.

Mr. Belden stated that tabling is an option and further explained that this is just a recommendation and City Council's first reading isn't scheduled until March 14th meeting, giving the college time to meet with the City.

Discussion amongst the Board members and staff.

Motion by Todd Anderson, seconded by Al Washington, to table the request until the March 8, 2017 Planning & Zoning Board meeting.

Opened for discussion, discussion amongst the Board members and staff.

Voted on the motion, carried 4 to 2, Aleck Greenwood and Jack Moore objected.

OTHER BUSINESS:

None

NEXT MEETING:

The Board members established that the next meeting would be held on March 8, 2017.

ADJOURNMENT:

Motion to adjourn by Russell Sengel, seconded by Jack Moore.

There being no further business the meeting adjourned at 6:36 P.M.

Approved on this _____ day of _____, 2017.

Michael Dobrin, Chairman

Rachel Unruh, Board Secretary



City of Cocoa
Planning & Zoning Board
STAFF REPORT

Date:	March 3, 2017
Project Name:	14 Parcels generally east of Clearlake Road and north and south of Michigan Avenue
Project No.:	PZ-17-02100001
Meeting Date:	March 8, 2017
Project Planner:	Steven Biel, Senior Planner
Applicant:	City of Cocoa 65 Stone Street Cocoa, FL 32922
Property Owner:	Multiple Owners (Tax Account Numbers 2415964, 2415967, 2416207, 2441054, 2458336, 2416205, 2442075, 2416206, 2416170, 2455270, 2416203, 2449993, 2450009, and 2415958)
Project Location:	Generally east of Clearlake Road and north and south of Michigan Avenue
Requested Action:	ZONING MAP AMENDMENT consistent with Appendix A Zoning, Article XXII, changing the Zoning Map designation of 5 parcels totaling 11.54 acres, more or less, from C-N (Neighborhood Commercial) to C-G (General Commercial) and 9 parcels totaling 15.32 acres, more or less, from C-R (Restricted Commercial) to C-G (General Commercial).

I. Project Information

Update: At the Planning & Zoning Board special meeting on February 15, 2017, the Board tabled this request until the March 8, 2017 meeting in order for East Florida State College to provide input regarding a potential interest the college may have in developing one of the subject parcels that is part of the rezoning request. Subsequent to the Planning and Zoning Board meeting, one property owner and a representative of another property owner contacted the college concerning the potential interest the college had in developing one of the subject parcels and found that the college does not have an interest in any of the subject parcels under consideration for this rezoning request.

City staff has identified an inconsistency between the City of Cocoa Future Land Use Map (FLUM) and the City of Cocoa Zoning Map for 14 parcels generally located east of Clearlake Road and north and south of Michigan Avenue. The inconsistency is that the current zoning of the 14 subject parcels (C-N & C-R) is not consistent with the current Future Land Use Map designation of "Commercial."

Figure FLU-1 (Exhibit "B") provides the allowable zoning districts in each Future Land Use category. C-N and C-R are not allowable zoning districts in the "Commercial" Future Land Use category. Therefore, it is necessary to amend the zoning to a designation that is allowed in the "Commercial" Future Land Use category.

City staff is proposing to amend the current zoning of the 14 subject parcels; 5 parcels from C-N (Neighborhood Commercial) and 9 parcels from C-R (Restricted Commercial) to C-G (General Commercial) as depicted on Exhibit "A."

Future Land Use:	Current: Commercial for all 14 parcels Proposed: No Change		
Zoning District(s):	Current: C-N (Neighborhood Commercial) & C-R (Restricted Commercial) Proposed: C-G (General Commercial)		
Existing Land Use:	Various uses including professional, retail, and residential		
Council District:	District 3 – Councilmember Blanco		
Overview of Surrounding Area:			
	Future Land Use Designations	Zoning Districts	Land Uses
North	Medium Density Residential	RU-2-15	Vacant
South	Commercial & Medium Density Residential	RU-2-15	Multi-family residential
East	Commercial & Medium Density Residential	RU-2-15 & C-N	Institutional, professional, multi-family residential, & vacant
West	Residential 15 (County); Institutional & Neighborhood Commercial (City)	RU-1-13 (County); C-N & RU-1-7 (City)	Residential & institutional

II. Rezoning Analysis

Consistency with Code of the City of Cocoa

In accordance with Appendix A of the City of Cocoa, Article XXII, Section 1(G), the following criteria are to be considered in the review of an application for a rezoning:

- a. The proposed change is contrary to the established land use pattern.

Staff Response: The established land use pattern in the area of the proposed rezoning is a mix of professional, commercial/retail, residential, and institutional uses. The property directly north of the subject 14 parcels is vacant with a zoning designation of RU-2-15; properties directly east of the 14 parcels are zoned C-N and RU-2-15 with institutional, professional, residential, and vacant uses; properties directly south of the 14 parcels are zoned RU-2-15 with residential uses; properties directly west of the 14 parcels are zoned C-N and RU-1-7. There are also 6 properties to the west that are in the county and zoned RU-1-13 with residential uses.

Clearlake Road is classified as an arterial road with a level of service designation of "C" and Michigan Avenue is classified as a collector road with a level of service designation of "C" (City of Cocoa Comprehensive Plan, Map M-II-2 and Map M-II-3).

Staff believes the proposed rezoning would not be contrary to the established land use patterns and would allow the 14 subject parcels to be consistent with the future land use designation of "Commercial".

- b. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

Staff Response: Staff believes the proposed rezoning of the 14 subject parcels to C-G would not create an isolated district unrelated to adjacent and nearby zoning districts. The approximate 27 total acres of the 14 parcels would not be considered an isolated zoning district. There is also C-G zoning approximately 0.25 miles north of the 14 parcels (Walmart). It should be noted that the C-G zoning district allows for many of the uses permitted in the C-N and C-R zoning districts.

- c. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

Staff Response: The land use pattern along Clearlake Road is a mix of commercial/retail, residential, and institutional uses. The proposed rezoning would have no impact on population density patterns as residential uses are not permitted in the C-G zoning district.

- d. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Staff Response: Staff believes the boundaries are logically drawn in relation to the existing commercial/retail, institutional, professional, and residential uses.

- e. The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.

Staff Response: The FLUM designation for the 14 subject parcels is “Commercial.” The current FLUM designation is consistent with the proposed rezoning to C-G and would not have an adverse effect on the Comprehensive Plan. The proposed rezoning would be consistent with the following Future Land Use Element of the Comprehensive Plan:

Policy 1.1.2.9: Commercial (COMM). The intent of the “Commercial” future land use designation is for areas that serve several neighborhoods, sub-regional and regional areas and provide an array of retail, personal and professional uses.

- 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.

- f. Changed or changing conditions make the passage of the proposed amendment necessary.

Staff Response: The intent of the rezoning request is to address the inconsistency as noted above and as required by state law and in furtherance of the City of Cocoa Comprehensive Plan.

- g. The proposed change will adversely influence living conditions in the neighborhood.

Staff Response: As there is already a mix of residential and commercial/retail, professional, and institutional uses in the area, the proposed rezoning would not adversely influence living conditions in the immediate area.

- h. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Staff Response: It is not anticipated that the proposed change would create or excessively increase traffic congestions or otherwise affect public safety. As noted above, Clearlake Road has a level of service designation of "C."

- i. The proposed change will create a drainage problem.

Applicant Response: *All necessary drainage permits will be obtained from the City and State agencies.*

Staff Response: No drainage problems are anticipated as a result of the change. Any new development would be required to comply with all applicable regulations and permitting requirements.

- j. The proposed change will seriously reduce light and air to adjacent areas.

Staff Response: Any proposed use associated with the proposed rezoning would be required to meet the requirements of the City Code to ensure light and air to adjacent areas are not reduced.

- k. The proposed change will adversely affect property values in the adjacent areas.

Staff Response: It is not anticipated that property values would be affected by the proposed rezoning.

- l. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Staff Response: Of the 14 subject parcels, 3 are vacant and 1 is vacant with the exception of a small communications building (AT&T). There are also 2 parcels adjacent to the 14 subject parcels that are vacant. Staff believes the proposed rezoning would not be a deterrent to the improvement or development of adjacent properties.

- m. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Staff Response: The proposed change will not constitute a grant of special privilege to the property owners of the 14 subject properties as contrasted with the public welfare.

- n. There are substantial reasons why the property cannot be used in accord with existing zoning.

Staff Response: As noted above, the rezoning is being proposed in order to address an inconsistency with the future land use designation as required by state law and in furtherance of the City of Cocoa Comprehensive Plan.

- o. Whether the change suggested is out of scale with the needs of the neighborhood of the city.

Applicant Response: *The proposed change would provide needed business services to the area.*

Staff Response: The proposed rezoning is not out of scale with the needs of the neighborhood and would make the 14 subject parcels consistent with the comprehensive plan.

- p. It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Staff Response: The rezoning request is to bring the 14 subject parcels into consistency with the City of Cocoa Comprehensive Plan.

Consistency with Comprehensive Plan Policies and Objectives

The proposed C-G zoning designation is consistent with the allowable zoning districts under the "Commercial" Future Land Use per the City of Cocoa Comprehensive Plan.

Concurrency Management/Adequate Public Facilities

Section 15-22, Code of the City of Cocoa, provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

III. Recommendation

Staff recommends that the Planning & Zoning Board recommend **approval** to City Council of the Zoning Map Amendment for five (5) parcels totaling 11.54 acres, more or less, from C-N (Neighborhood Commercial) to C-G (General Commercial) and nine (9) parcels totaling 15.32 acres, more or less, from C-R (Restricted Commercial) to C-G (General Commercial), as depicted on Exhibit "A."

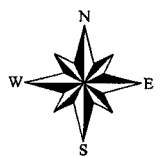


Aerial Map Proposed Rezoning of 14 Parcels



Legend

-  Subject Property
-  Water Bodies
-  Publish.GISDL.CityBoundary



0 0.075 0.15 Miles

Disclaimer: Maps are for reference purposes only and do not replace official documents.

City of Cocoa GIS - 2017

ORDINANCE NO. 05-2017

AN ORDINANCE OF THE CITY COUNCIL OF COCOA, BREVARD COUNTY, FLORIDA, CHANGING THE ZONING MAP DESIGNATION OF FIVE (5) PARCELS OF REAL PROPERTY TOTALING 11.54 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF CLEARLAKE ROAD AND NORTH AND SOUTH OF MICHIGAN AVENUE IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED ON EXHIBIT "A" ATTACHED HERETO, FROM C-N (NEIGHBORHOOD COMMERCIAL) TO C-G (GENERAL COMMERCIAL) AND IDENTIFIED BY THE BREVARD COUNTY APPRAISER AS TAX ACCOUNT NUMBERS 2415964, 2415967, 2416207, 2441054, AND 2458336, AND NINE (9) PARCELS OF REAL ESTATE TOTALING 15.32 ACRES, MORE OR LESS, AND GENERALLY LOCATED EAST OF CLEARLAKE ROAD AND SOUTH OF MICHIGAN AVENUE IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED ON EXHIBIT "A" ATTACHED HERETO, FROM C-R (RESTRICTED COMMERCIAL) TO C-G (GENERAL COMMERCIAL) AND IDENTIFIED BY THE BREVARD COUNTY PROPERTY APPRAISER AS TAX ACCOUNT NUMBERS 2416205, 2442075, 2416206, 2416170, 2455270, 2416203, 2449993, 2450009, AND 2415958; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council is granted the authority, under Section 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa recommended approval of this Ordinance at a public hearing on February 15, 2017; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Zoning Map Amendment. That the Official Zoning Map of the City of Cocoa, as described in City of Cocoa Code, Appendix A, Article VIII, Section 1, is hereby amended to include a change of classification from "C-N (Neighborhood Commercial) to C-G (General Commercial)," for the real property depicted and legally described on **Exhibit "A,"** attached and incorporated herein by this reference, specifically tax account numbers 2415964, 2415967, 2416207, 2441054, and 2458336. The Official Zoning Map of the City of Cocoa, as described in City of Cocoa Code, Appendix A, Article VIII, Section 1, is also hereby amended to include a change of classification from "C-R (Restricted Commercial) to C-G (General Commercial)," for the real property depicted and legally described on **Exhibit "A,"** attached and incorporated herein by this reference, specifically tax account numbers 2416205, 2442075, 2416206, 2416170, 2455270, 2416203, 2449993, 2450009, and 2415958. City Staff is hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

Section 3. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the ____ day of _____, 2017.

Henry U. Parrish, III, Mayor

ATTEST:

City of Cocoa
Ordinance No. 05-2017
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Exhibit "A"

Legal Descriptions

Tax Account No. 2415964:

A PARCEL OF LAND 100.00 FEET BY 250.00 FEET LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SUBJECT TO AN EASEMENT OVER THE EAST 50 FEET OF SAID PARCEL FOR INGRESS, EGRESS, AND PARKING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20 AND RUN SOUTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SECTION 20, A DISTANCE OF 712.18 FEET; THENCE RUN NORTH 89 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY LINE OF CLEARLAKE ROAD, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM THE POINT OF BEGINNING RUN NORTH 89 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 250.00 FEET (AS MEASURED 250.04 FEET); THENCE RUN SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET (AS MEASURED 99.96 FEET); THENCE RUN SOUTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 250.00 FEET (AS MEASURED 250.14 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLEARLAKE ROAD; THENCE RUN NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.00 (AS MEASURED 99.95 FEET) FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND 50 FEET WIDE BY 250 FEET DEEP LYING IN THE NORTHWEST ONE-FOURTH OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND FIRST DESCRIBED IN DEED TO ZIPPY MART, INC. B-5, A FLORIDA CORPORATION, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 921, PAGE 1033, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; FROM THENCE AND FOR A FIRST COURSE OF THE PROPERTY TO BE CONVEYED BY THIS DEED PROCEED SOUTH AND ALONG THE EASTERLY RIGHT OF WAY LINE OF CLEARLAKE ROAD A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED DATED AUGUST 29, A.D. 1975 AND RECORDED IN OFFICIAL RECORDS BOOK 1555, PAGE 558, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; FROM THENCE AND FOR A SECOND COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION PROCEED EAST AND ALONG THE PROPERTY LINE OF SAID SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY A DISTANCE OF 250 FEET TO A POINT ON THE PROPERTY LINE OF SAID SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY; FROM THENCE AND FOR A THIRD COURSE OF THE PROPERTY TO BE INCLUDED IN THE DESCRIPTION PROCEED NORTH FOLLOWING THE PROPERTY LINE OF SAID SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO ZIPPY MART, INC. B-5 BY DEED RECORDED IN OFFICIAL RECORDS BOOK 921, PAGE 1033 OF THE AFORESAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; FROM THENCE AND FOR A FOURTH COURSE OF THE PROPERTY TO BE INCLUDED IN THIS DESCRIPTION PROCEED WEST AND ALONG THE SOUTH LINE OF PROPERTY SO CONVEYED TO ZIPPY MART, INC. B-5 A DISTANCE OF 250 FEET (AS MEASURED 250.14 FEET) THE SOUTHWEST CORNER OF THIS PROPERTY SO CONVEYED TO ZIPPY MART, INC. B-5, A FLORIDA CORPORATION, BEING THE POINT OF COMMENCEMENT OF THE DESCRIPTION OF THE PROPERTY TO BE CONVEYED BY THIS DEED. THIS ENTIRE PARCEL SUBJECT TO AN INGRESS, EGRESS EASEMENT

Tax Account No. 2415967:

Commence at the Northwest corner of Section 20 Township 24 South Range 36 East and run South 0 deg. 12' East along the West line of Section 20 a distance of 862.18 feet; thence North 89 deg. 48' East 40.0 feet to the Southwest corner of a public street as described in Official Records Book 921, page 1033 for a Point of Beginning; thence and for a first course, run South 0 deg. 12' East and along the East Right-of-Way line of Clear Lake Road a distance of 350 feet to a point, from thence and for a second course run North 89 deg. 48' East parallel with the South line of property described in Official Records Book 921, page 1033 and parallel with the extension thereof a distance of 400 feet to a point; from thence and for a third course run North 0 deg. 12' West 100 feet; thence for a fourth course run North 89 deg. 48' East 100 feet; thence for a fifth course run North 0 deg. 12' West and parallel with the East line of Clear Lake Road a distance of 400 feet to a point; from thence and for a sixth course run South 89 deg. 48' West and parallel with the second course a distance of 300 feet to a point which is the Northeast corner as described in Official Records Book 921, page 1033 aforesaid; from thence and for a seventh course proceed South 0 deg. 12' East along the East line of lands as described in Official Records Book 921, page 1033 aforesaid a distance of 150 feet to a point; from thence and for an eighth course run South 89 deg. 48' West a distance of 200 feet to the Point of Beginning.

Tax Account No. 2416207:

A parcel of land lying in Section 20, Township 24 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows

Commence at the Northwest corner of said Section 20, and run South 00°12'00" East along the West line of said Section 20, and along the centerline of Clearlake Road, a distance of 420 00 feet, thence run North 72°46'50" East, 61 83 feet to a point on the Northerly right of way line of Michigan Avenue, said point being the point of beginning, thence continue North 72°46'50" East along said Northerly right of way line, a distance of 205 00 feet, thence run North 17°13'10" West, a distance of 166 43 feet, thence run South 89°48'00" West, 166 43 feet to a point on the East right of way line of Clearlake Road, thence run South 00°12'00" East, along said East right of way line, a distance of 200 00 feet, thence run South 45°09'41" East, a distance of 27 06 feet to the point of beginning

Tax Account No. 2441054:

A parcel of land lying in Sections 17 and 20, Township 24 South, Range 36 East, City of Cocoa, Brevard County, Florida. Said parcel of land being a part of lands described in Official Records Book 1698, Page 358, of the Public Records of Brevard County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 17 and run North 00 degrees 22 minutes 30 seconds West along the West line of said Section 17, a distance of 9.95 feet; thence North 89 degrees 48 minutes 00 seconds East a distance of 40.00 feet to a point lying on the Easterly right of way line of Clearlake Road, said point being the Point of Beginning for lands herein described; thence continue North 89 degrees 48 minutes 00 seconds East a distance of 325.86 feet to a point on the Westerly boundary line of lands described in O.R. Book 1771, Page 290, of said Public Records; thence South 23 degrees 54 minutes 10 seconds East along the Westerly line of said O.R. Book 1771, Page 290, and the Westerly line of lands described in O.R. Book 2568, Page 1444 of said Public Records, a distance of 306.23 feet to a point on the North line of Michigan Avenue as described in O.R. Book 1144, page 45; thence South 72 degrees 45 minutes 33 seconds West along said North right of way line a distance of 244.55 feet to the Southeasterly corner of lands described in O.R. Book 2996, Page 4663 and 4664 of said Public Records; thence North 17 degrees 13 minutes 10 seconds West along the Easterly boundary line of lands described in O.R. Book 2996, Pages 4663 and 4664 and the Northerly prolongation thereof, a distance of 182.04 feet; thence South 89 degrees 48 minutes 00 seconds West, parallel with and 15.00 feet North of as measured at right angles to the North boundary line of lands described in said O.R. Book 2996, Pages 4663 and 4664, to a point on the East line of aforesaid Clearlake Road; thence along said East right of way line the following two (2) courses and distances: North 00 degrees 12 minutes 00 seconds West 168.11 feet; North 00 degrees 22 minutes 30 seconds West 9.89 feet to the Point of Beginning.

Tax Account No. 2458336:

A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, AND RUN N 00 DEGREES 22'30" W., ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 9.95 FEET; THENCE RUN N 89 DEGREES 48'00" E., 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CLEARLAKE ROAD (AN 80 FOOT WIDE RIGHT OF WAY), THE POINT OF BEGINNING; THENCE CONTINUE N 89 DEGREES 48'00" E., A DISTANCE OF 325.86 FEET; THENCE RUN S 23 DEGREES 54'10" E., ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN O.R. BOOK 5274, PAGE 2533 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 306.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE (A 100 FOOT WIDE RIGHT OF WAY); THENCE N 72 DEGREES 46'50" E., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 325.92 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. 2481, PAGE 685 OF SAID PUBLIC RECORDS; THENCE N 43 DEGREES 39'20" W., ALONG A WEST LINE OF SAID LANDS, A DISTANCE OF 76.17 FEET TO AN ANGLE POINT; THENCE N 23 DEGREES 54'10" W., ALONG SAID WEST LINE, A DISTANCE OF 499.18 FEET TO AN ANGLE POINT; THENCE N 33 DEGREES 50'00" W., ALONG SAID WEST LINE, A DISTANCE OF 252.85 FEET; THENCE DEPARTING SAID WEST LINE, RUN THENCE S 72 DEGREES 46'50" W., A DISTANCE OF 205.74 FEET; THENCE S 17 DEGREES 13'10" E., A DISTANCE OF 128.77 FEET; THENCE S 72 DEGREES 46'50" W., A DISTANCE OF 35.00 FEET; THENCE S 89 DEGREES 37'30" W., PERPENDICULAR TO THE AFORESAID EAST RIGHT OF WAY LINE OF CLEARLAKE ROAD, A DISTANCE OF 176.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF CLEARLAKE ROAD; THENCE S 00 DEGREES 22'30" E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 343.85 FEET TO THE POINT OF BEGINNING.

Tax Account No. 2416205:

A parcel of land lying in Section 20, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 20, and run S. 00°12'00"E., along the West line of said Section 20, a distance of 712.18 feet to a point on the Westerly extension of the North line of lands described in O.R. 921, Page 1033; thence N. 89°48'00"E., along said Westerly extension, a distance of 40.00 feet to a point on the East right of way line of Clearlake Road, the Point of Beginning; thence N. 00°12'00"W., along said right of way line, a distance of 189.84 feet to a point of right of way transition; thence N. 36°17'25"E., along said transition, a distance of 16.08 feet to a point on the Southerly right of way line of Michigan Avenue (a 100 foot wide right of way); thence N. 72°46'50"E., along said right of way line, a distance of 246.22 feet; thence S. 00°12'00"E., parallel to said West line of Section 20, a distance of 274.84 feet to a point on the North line of lands described in O.R. 1555, Page 558; thence S. 89°48'00"W., along said North line and along the aforesaid North line of lands described in O.R. 921, Page 1033, a distance of 245.00 feet to the Point of Beginning. Subject to all easements and rights of way of record.

Tax Account No. 2442075:

A parcel of land being a portion of that parcel recorded in Official Records Book 2660, pages 2183 and 2184 of the Public Records of Brevard County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 20, Township 24 South, Range 36 East, thence South 00 degrees, 12 minutes, 00 seconds East, along the West line of said Section 20 for 862.18 feet; thence North 89 degrees, 48 minutes 00 seconds East, for 40.00 feet to the Southwest corner of that parcel as described in Official Records Book 3058, Pages 3923 and 3924 said point being the Point of Beginning; thence South 00 degrees, 12 minutes, 00 seconds East, along the East right of way line of Clearlake Road for 125.00 feet to the Northwest corner of that parcel described in Official Records Book 2887, Page 1443 of said Public Records; thence North 89 degrees, 48 minutes, 00 seconds East, along the North line of said parcel for 200.00 feet to the Northeast corner of said parcel; thence North 00 degrees, 12 minutes, 00 seconds West, parallel with the East right of way line of Clearlake Road for 25.00 feet; thence North 89 degrees, 48 minutes, 00 seconds East, for 50.00 feet; thence North 00 degrees, 12 minutes, 00 seconds West, parallel with the East right of way line of Clearlake Road for 100.00 feet to the Southeast corner of that parcel described in Official Records Book 3058, Pages 3923 and 3924 of said Public Records; thence 89 degrees, 48 minutes, 00 seconds West along the South line of said parcel described in Official Records Book 3058, Pages 3923 and 3924 for 250.00 feet, to the Point of Beginning.

and

A parcel of land lying in Section 20, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 20 and run S 00°12'00" E along the West line of said Section a distance of 987.18 feet, thence N 89°48'00" E perpendicular to said West line a distance of 40.00 feet to a point on the East R/W line of Clearlake Road, thence continue N 89°48'00" E a distance of 200.00 feet to the point of beginning, thence continue N 89°48'00" E a distance of 171.00 feet to a point on the approximate West edge of pavement of a 24 foot wide driveway, thence N 00°12'00" W parallel with said West line and along said edge of pavement a distance of 162.00 feet, thence run S 89°48'00" W perpendicular to said West line a distance of 121.00 feet, thence run S 00°12'00" E parallel to said West line a distance of 137.00 feet, thence run S 89°48'00" W perpendicular to said West line a distance of 50.00 feet, thence run S 00°12'00" E parallel with said West line of 25.00 feet to the point of beginning.

Together with the easement created under and described in Declaration of Access Easement recorded in Official Records Book 4259, Page 2982, of the Public Records of Brevard County, Florida.

Tax Account No. 2416206:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING, BEING AND SITUATE IN BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 225 FEET OF THE WEST 200 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1555, PAGE 558, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 36 EAST; RUN THENCE SOUTH 00 DEG 12 MIN 00 SEC EAST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 862.18 FEET; THENCE NORTH 89 DEG 48 MIN 00 SEC EAST, 40.00 FEET TO THE POINT OF BEGINNING OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1555, PAGE 558, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF CLEARLAKE ROAD (A 100 FOOT RIGHT-OF-WAY) THENCE SOUTH 00 DEG 12 MIN 00 SEC EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 125.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1555, PAGE 558, THE FOLLOWING TWO COURSES AND DISTANCES: CONTINUING SOUTH 00 DEG 12 MIN 00 SEC EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 225.00 FEET; THENCE NORTH 89 DEG 48 MIN 00 SEC EAST, 200.00 FEET; THENCE NORTH 00 DEG 12 MIN 00 SEC WEST, 225.00; THENCE SOUTH 89 DEG 48 MIN 00 SEC WEST, 200.00 FEET TO THE POINT OF BEGINNING.

Tax Account No. 2416170:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20, AND RUN SOUTH 00°12'00" EAST, ALONG THE WEST LINE OF SAID SECTION AND ALONG THE CENTERLINE OF CLEARLAKE ROAD, A DISTANCE OF 987.18 FEET, THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°48'00" EAST, AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3973, PAGE 1210, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°48'00" EAST, A DISTANCE OF 171.00 FEET, THENCE SOUTH 00°12'00" EAST, A DISTANCE OF 225.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF UNIVERSITY LANE (A 61 FOOT WIDE RIGHT OF WAY), THENCE SOUTH 89°48'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 171.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3973, PAGE 1210, THENCE NORTH 00°12'00" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.883 ACRES.

Tax Account No. 2455270:

A parcel of land being a portion of that parcel recorded in Official Records Book 2660, pages 2183 and 2184 of the Public Records of Brevard County, Florida, more particularly described as follows:

Commence at the Northwest corner of Section 20, Township 24 South, Range 36 East, thence South 00 degrees, 12 minutes, 00 seconds East, along the West line of said Section 20 for 862.18 feet; thence North 89 degrees, 48 minutes 00 seconds East, for 40.00 feet to the Southwest corner of that parcel as described in Official Records Book 3058, Pages 3923 and 3924 said point being the Point of Beginning; thence South 00 degrees, 12 minutes, 00 seconds East, along the East right of way line of Clearlake Road for 125.00 feet to the Northwest corner of that parcel described in Official Records Book 2887, Page 1443 of said Public Records; thence North 89 degrees, 48 minutes, 00 seconds East, along the North line of said parcel for 200.00 feet to the Northeast corner of said parcel; thence North 00 degrees, 12 minutes, 00 seconds West, parallel with the East right of way line of Clearlake Road for 25.00 feet; thence North 89 degrees, 48 minutes, 00 seconds East, for 50.00 feet; thence North 00 degrees, 12 minutes, 00 seconds West, parallel with the East right of way line of Clearlake Road for 100.00 feet to the Southeast corner of that parcel described in Official Records Book 3058, Pages 3923 and 3924 of said Public Records; thence 89 degrees, 48 minutes, 00 seconds West along the South line of said parcel described in Official Records Book 3058, Pages 3923 and 3924 for 250.00 feet, to the Point of Beginning.

and

A parcel of land lying in Section 20, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 20 and run S 00°12'00" E along the West line of said Section a distance of 987.18 feet, thence N 89°48'00" E perpendicular to said West line a distance of 40.00 feet to a point on the East R/W line of Clearlake Road, thence continue N 89°48'00" E a distance of 200.00 feet to the point of beginning, thence continue N 89°48'00" E a distance of 171.00 feet to a point on the approximate West edge of pavement of a 24 foot wide driveway, thence N 00°12'00" W parallel with said West line and along said edge of pavement a distance of 162.00 feet, thence run S 89°48'00" W perpendicular to said West line a distance of 121.00 feet, thence run S 00°12'00" E parallel to said West line a distance of 137.00 feet, thence run S 89°48'00" W perpendicular to said West line a distance of 50.00 feet, thence run S 00°12'00" E parallel with said West line of 25.00 feet to the point of beginning.

Together with the easement created under and described in Declaration of Access Easement recorded in Official Records Book 4259, Page 2982, of the Public Records of Brevard County, Florida.

Tax Account No. 2416203:

A parcel of land lying in Section 20, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:
Commence at a Florida Department of Transportation Marker monumenting the Northwest corner of said Section 20, and run S. 00 degrees 12'00"E., along the West line of said Section, a distance of 524.59 feet to a point on the Westerly extension of the Southerly Right of Way line of Michigan Avenue (a 100 foot wide right of way); thence N. 72 degrees 46'50"E., along said Westerly extension and along said Southerly right of way line, a distance of 298.05 feet to the Point of Beginning; Thence continue N. 72 degrees 46'50"E., along said right of way line, a distance of 614.11 feet to a point on the West Right of Way line of University Lane (a 60 foot wide right of way); thence S. 00 degrees 11'08"E., along said West right of way line, a distance of 551.38 feet to the point of curvature of a 230.00 foot radius curve to the left; thence Southerly along the arc of said curve and along said right of way line, thru a central angle of 13 degrees 37'53", a distance of 54.72 feet to the Northeast corner of "College Oaks Condominium", Phases I and II, recorded in O.R. 2411, page 880 and O.R. 2424, page 1345 of the public records of Brevard County, Florida; thence S. 89 degrees 48'00"W., along the North line of said "College Oaks Condominium" Phases I and II, a distance of 338.54 feet to the Northwest corner thereof; thence S. 00 degrees 12'00"E., along the West line thereof, a distance of 249.00 feet to the Northeast corner of lands described in O.R. 1555, page 558 of said public records; thence S. 89 degrees 48'00"W., along the North line of said lands, a distance of 100.00 feet to the Northwest corner thereof; thence S. 00 degrees 12'00"E., along the West line of said lands, a distance of 100.00 feet to the Southwest corner of lands described in O.R. 1555, page 558, said point lying 1.00 foot north, by right angle measurement, of the North right of way line of University Lane (a 60 foot wide right of way); thence S. 89 degrees 48'00"W., parallel with and 1.00 foot distant North from said North right of way line, a distance of 29.00 feet; thence N. 00 degrees 12'00"W., a distance of 387.00 feet to the Northeast corner of lands described in O.R. 4259, page 2968; thence S. 89 degrees 48'00"W., a distance of 121.00 feet to a point on the East line of lands described in O.R. 3395, page 3787 of said public records; thence N. 00 degrees 12'00"W., along said East line, a distance of 113.00 feet to the Northeast corner of said lands; thence S. 89 degrees 48'00"W., along the North line of said lands, a distance of 5.00 feet to the Southeast corner of lands described in O.R. 2862, page 2913 of said public records; thence N. 00 degrees 12'00"W., along the East line of said lands, a distance of 274.84 feet to the Point of Beginning.

Tax Account No. 244993:

A TRACT OR PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 36 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, RUN S 00-12'-00" E ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 712.18 FEET; THENCE N 89-48'-00" E A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLEAR LAKE ROAD; THENCE CONTINUE N 89-48'-00" E ALONG THE NORTHERLY BOUNDARY OF PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 921, AT PAGE 1033, AND OFFICIAL RECORD BOOK 1555, AT PAGE 558, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 500.00 FEET, THENCE S 00-12'-00" E ALONG THE EASTERLY BOUNDARY OF PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 921, AT PAGE 1033, AND OFFICIAL RECORD BOOK 1555, AT PAGE 558, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING PROCEED N 89-48'-00" E A DISTANCE OF 338.55 FEET TO A POINT ON A CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY LANE, THENCE PROCEED ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS = 230.00 FEET, DELTA = 14-50'-17", CHORD = 59.40 FEET, CHORD BEARING = S 21-14'-09" E) A DISTANCE OF 59.56 FEET TO THE POINT OF TANGENCY; THENCE S 28-39'-18" E A DISTANCE OF 106.64 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE PROCEED S 89-31'-38" W A DISTANCE OF 121.25 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS = 110.00 FEET, DELTA = 22-54'-46", CHORD = 43.70 FEET) A DISTANCE OF 43.99 FEET; THENCE N 65-12'-00" W A DISTANCE OF 136.43 FEET; THENCE N 00-12'-00" W A DISTANCE OF 50.00 FEET; THENCE S 89-48'-00" W A DISTANCE OF 123.00 FEET; THENCE N 00-12'-00" W A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING.
SUCH DESCRIBED PARCEL CONTAINING 0.94 ACRES, MORE OR LESS.

Tax Account No. 2450009:

A TRACT OR PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 36 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, RUN S 00-12'-00" E ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 712.18 FEET; THENCE N 89-48'-00" E A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLEAR LAKE ROAD; THENCE CONTINUE N 89-48'-00" E ALONG THE NORTHERLY BOUNDARY OF PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 921, AT PAGE 1033, AND OFFICIAL RECORD BOOK 1555, AT PAGE 558, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 500.00 FEET, THENCE S 00-12'-00" E ALONG THE EASTERLY BOUNDARY OF PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 921, AT PAGE 1033, AND OFFICIAL RECORD BOOK 1555, AT PAGE 558, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING PROCEED N 89-48'-00" E A DISTANCE OF 123.00 FEET; THENCE S 00-12'-00" E A DISTANCE OF 50.00 FEET; THENCE S 65-12'-00" E A DISTANCE OF 136.43 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS = 110.00 FEET, DELTA = 66-24'-30", CHORD = 120.48 FEET, CHORD BEARING = S 33-24'-37" W) A DISTANCE OF 127.50 FEET TO THE POINT OF TANGENCY; THENCE S 00-12'-22" W A DISTANCE OF 101.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY LANE; THENCE N 80-09'-55" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 47.63 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS = 170.00 FEET, DELTA = 10-02'-05", CHORD = 29.74 FEET) A DISTANCE OF 29.77 FEET TO THE POINT OF TANGENCY; THENCE S 89-48'-00" W A DISTANCE OF 102.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE PROCEED N 00-12'-00" W 1.00 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 921, AT PAGE 1033, AND OFFICIAL RECORD BOOK 1555, AT PAGE 558, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE N 00-12'-00" W ALONG THE EASTERLY BOUNDARY OF PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 921, AT PAGE 1033, AND OFFICIAL RECORD BOOK 1555, AT PAGE 558, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 298.00 FEET TO THE POINT OF BEGINNING.

SUCH DESCRIBED PARCEL CONTAINING 1.23 ACRES, MORE OR LESS.

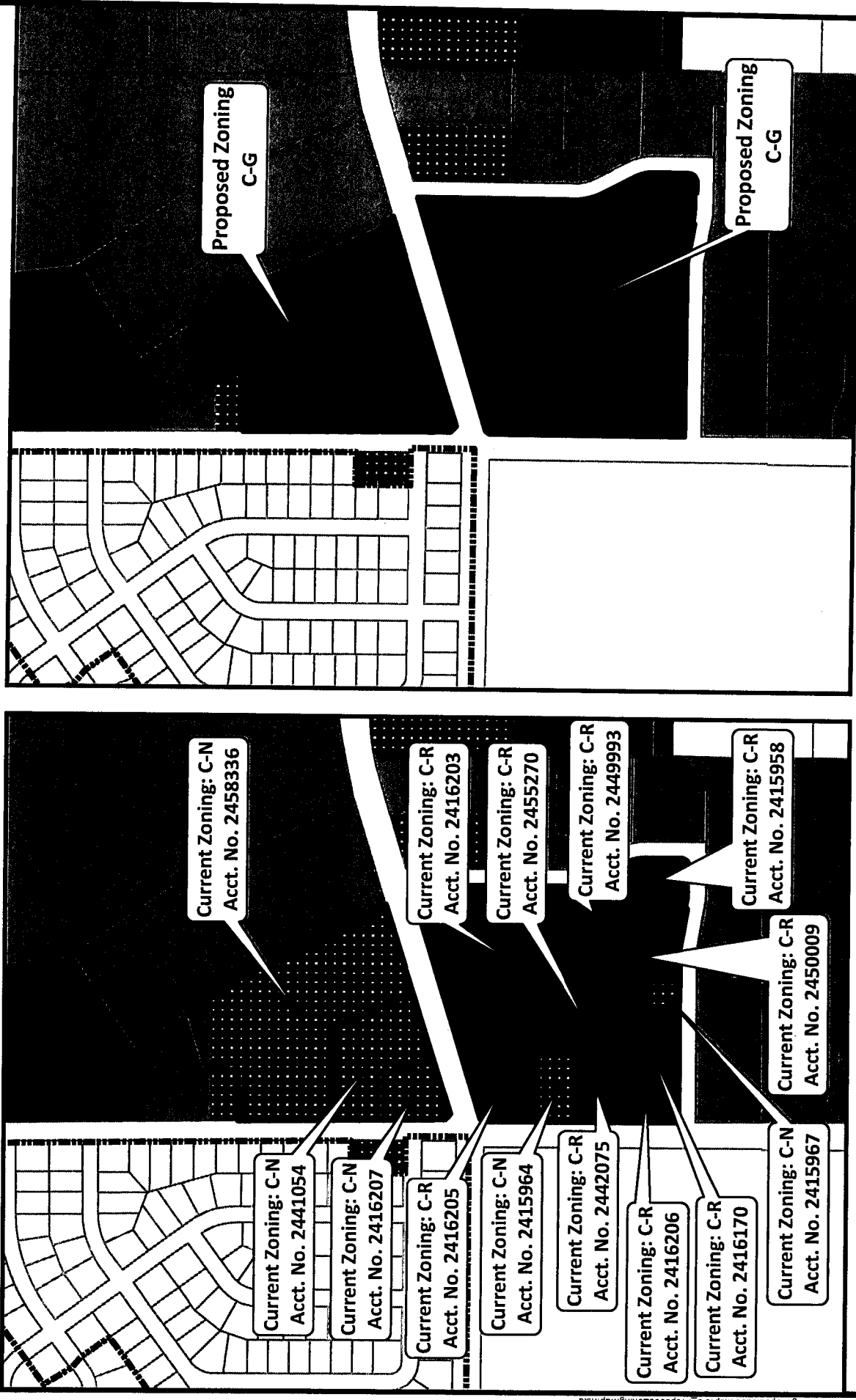
Tax Account No. 2415958:

A parcel of land lying in Section 20, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

BEGIN at the Southeasterly corner of COLLEGE OAKS CONDOMINIUM, PHASE TWO, and run S 80°09'55"E.. along the North right of way line of University Boulevard, a distance of 76.99 feet to a point on a Northerly line of COLLEGE PINES, PHASE THREE, A CONDOMINIUM; thence N.19°32'08"E.. a distance of 133.14 feet to an angle point; thence S.27°39'31"E.. along said Northerly line, a distance of 148.15 feet to a point on the aforesaid North right of way line of University Boulevard; thence N.89°31'38"E.. along said right of way line, a distance of 36.06 feet to the point of curvature of a 30.00 foot radius curve to the left; thence East and North along the arc of said curve and along a right of way transition, thru a central angle of 89°44'11" a distance of 48.99 feet to a point of tangency; thence N.00°12'33"W.. along a Westerly right of way line of University Boulevard, a distance of 119.85 feet to the point of curvature of a 150.00 foot radius curve to the left; thence Northwesterly, along the arc of said curve and along said right of way line, thru a central angle of 28°26'45" a distance of 74.47 feet to a point of tangency; thence N.28°39'18"W.. along said right of way line, a distance of 12.26 feet to a point on a South line of COLLEGE OAKS CONDOMINIUM, PHASE ONE; thence S.89°31'38"W.. along said South line, a distance of 121.55 feet to the point of curvature of a 110.00 foot radius curve to the left, thence West and South, along the arc of said curve and along said South line and a South and West line of aforesaid COLLEGE OAKS CONDOMINIUM, PHASE TWO, thru a central angle of 89°44'00" a distance of 172.28 feet to a point of tangency, thence S.00°12'22"E.. along said West line, a distance of 101.91 feet to the POINT OF BEGINNING; containing 1.08 acres.
Subject to all easements and rights of way of record.

City of Cocoa Zoning Map

Proposed Rezoning of 14 Parcels on Michigan Ave and east of Clearlake Rd
From: C-N (Neighborhood Commercial) and C-R (Restricted Commercial) To: C-G (General Commercial)



C-N: Neighborhood Commercial C-R: Restricted Commercial C-G: General Commercial

Exhibit "B"

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 Commercial⁴</u>	<u>Regional Activity Center⁵</u>	<u>Industrial</u>	<u>Open Space Recreational</u>	<u>Institutional</u>	<u>Mixed Use</u>
Maximum Intensity/ Density	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 25 du/acre	25 du/acre ^{2&3} 1.0 FAR ³
Allowable Uses	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 ⁶	Not Applicable	Institutional	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/ Recreational
Minimum Transportation Access	4 lane collector 2 lane arterial	2 lane collector	2 lane arterial that intersects SR528 or I-95	2 lane collector 2 lane arterial	Not Applicable	Not Applicable	Not Applicable
Applicable Zoning Districts	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
Maximum Impervious Surface Ratio	.90	.80	.95	.75	.25	.65	.95 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 subdistrict. 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 s.f. for all structures.
6. Commercial uses that are complementary to and support industrial development and operations.



**City of Cocoa
Planning & Zoning Board
STAFF REPORT**

Date:	March 3, 2017
Project Name:	2075 W. King Street Land Trust
Project No:	PZ-17-00500001
Meeting Date:	March 8, 2017
Project Planner:	Steven Biel, Senior Planner
Applicant:	Kimberly B. Rezanka 96 Willard St., Suite 302 Cocoa, FL 32922
Property Owner:	2075 W. King Street Land Trust 2720 Park Street, Unit 205 Jacksonville, FL 32205
Project Location:	South side of W. King Street, approximately 0.25 miles east of S. Range Road. The Property Appraiser identifies the parcel as Tax Account Number 2423993.
Requested Action:	LARGE-SCALE COMPREHENSIVE PLAN MAP AMENDMENT consistent with Florida Statute, Chapter 163. The property owner is requesting approval to amend the Future Land Use Map designation of one parcel (102.0 acres of the total 130.66-acre parcel) from "Low Density Residential" to "Neighborhood Commercial."

I. Project Information

The applicant, Kimberly B. Rezanka, on behalf of the property owner, 2075 W. King Street Land Trust, is requesting to amend the future land use map designation of approximately 102.2 acres of the overall 130.66-acre subject parcel from "Low Density Residential" to "Neighborhood Commercial" as depicted on Exhibit A.

Currently, the subject parcel has two future land use and zoning designations. The northern portion of the parcel, along W. King Street, is approximately 1,300 feet wide by 950 feet deep, totaling approximately 28.46 acres. This portion of the parcel has a "Commercial" future land use designation and is zoned C-W (Wholesale Commercial).

The southern portion of the property measures approximately 3,300 feet wide by 1,340 feet deep. This portion of the parcel currently has a future land use designation of “Low Density Commercial” with a RR-1 (Rural Residential) zoning designation.

The reason for the proposed change to the future land use designation is to allow for the property owner to construct an adult congregate living facility (ACLF) on the 102.02-acre portion of the property. The current future land use and zoning designations of “Low Density Residential” and RR-1 does not allow for an ACLF use.

In addition to this application, the applicant has submitted an application to rezone the property from the existing RR-1 zoning designation to a C-N zoning designation, which allows for an ACLF use.

The following table summarizes the current FLUM and Zoning designations for the adjacent parcels:

Overview of Surrounding Area:			
	Future Land Use	Zoning	Existing Use
North	Commercial	C-W	Vacant, Space Coast Honda, & County School Bus Facility
South	Very Low Density Residential (City); RES 4 (County)	RU-1-7 (City); AU (County)	Single-family Residential & Vacant
East	Low Density Residential (City); RES 4 (County)	RU-1-7 (City); AU (County)	Vacant
West	NC – Neighborhood Commercial (County)	RR-1 & GU (County)	Single-family Residential & Vacant

II. Large Scale Comprehensive Plan Amendment Analysis

Consistency with Code of the City of Cocoa

Planning & Zoning staff has addressed the criteria contained in Chapter 15, Article II, Sections 15-10 and 15-11 below:

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

Applicant Response: *The proposal should have no impact upon the City's budget. However, the proposed developments will positively impact the City's and region's economies. The commercial uses and the ACLF will bring jobs, increase tax revenue and more consumer spending.*

Staff Response: The proposed amendment would have no negative impact on the city's budget or the regional economy. The "Neighborhood Commercial" Future Land Use designation allows a wide range of commercial uses while also providing for protection against incompatible uses with adjacent residential uses. An ACLF use is permitted by Special Exception approval by the Board of Adjustment. The applicant has submitted an application for an ACLF use which is scheduled to be heard by the Board of Adjustment on March 15, 2017. If the Special Exception request is approved by the Board of Adjustment, the approval will be conditioned upon future land use and rezoning approval by City Council.

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

Applicant Response: *The proposal will not diminish the service level of public facilities and there is adequate capacity for all public facilities.*

Staff Response: The future land use amendment will not negatively impact or diminish the service level of public facilities.

Potable Water: The subject property can be served by the City of Cocoa Utilities Department for water service and reclaimed service. Level of service would not be diminished as a result of the amendment.

Sanitary Sewer: The subject property is served by the City of Cocoa Utilities Department for sanitary sewer service. Level of service would not be diminished as a result of the amendment.

Solid Waste: As the property is currently vacant, there is no solid waste service to the parcel. If the property is developed in the future, a private hauler would provide service.

Transportation: The subject property would be accessed from an existing entrance on W. King Street. The City of Cocoa Comprehensive Plan 2010-2020, Volume 1 Goals, Objectives, & Policies, Map M-II-2: Functional Roadway Classification Map identifies W. King Street as an arterial road and is functioning at a "C" level of service. If the proposed future land use amendment is approved by City Council, the expected effect to W. King Street would be neutral. Therefore, the level of service would not be diminished as a result of the amendment.

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

Applicant Response: *The proposal will favorably impact the environment as the improvements will be constructed to comply with all regulations of the DEP, SJRWMD and the City. The proposal will have no impact upon the natural or historical resources of the City or region.*

Staff Response: Any future development of the subject site would have to comply with all applicable local, state, and federal environmental regulations.

- 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, Florida Administrative Code;**

Applicant Response: *The proposal is consistent with the goals of the state comprehensive plan because the proposed development is not contrary to the public interest and is consistent with private property rights. This is a redevelopment project which will efficiently and effectively create a mixed-use project of commercial development and a transitional use from the commercial uses to nearby residential uses.*

Staff Response: State Comprehensive Plan, Chapter 187.201(15) LAND USE.--

(a) *Goal.*--In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

The subject property has availability to water and sewer and would have a minimal impact to the transportation corridors in the area. There would be no need for the City to extend any additional services to the site.

East Central Florida Regional Planning Commission Strategic Regional Policy Plan (now called East Central Florida 2060 Plan):

Chapter 5 – Transportation, Policy 5.25: Non-urban arterial roads should be protected by access management policies that limit curb cuts to preserve their capacity.

As previously noted, the subject property has an existing entrance from W. King Street. Future development may or may not include additional entrances.

Chapter 4 – Economic Development, Policy 4.3: Support emerging economic centers that are located in the most appropriate areas, such as along transit corridors or in existing or planned employment centers.

The subject property is located on W. King Street, which as noted above, is classified as an arterial roadway. The subject property is also within 1.75 miles of access to Interstate 95.

- 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;**

Applicant Response: *The proposal will not diminish the service level of public facilities and there is adequate capacity for all public facilities.*

Staff Response: A preliminary concurrency review has not been completed. However, the requested future land use, and subsequent rezoning, would provide tax revenue to the City. A final concurrency evaluation will be required prior to the issuance of a development permit.

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

Applicant Response: *The proposal is compatible with surrounding residential uses and commercial uses. It removes an excavation operation and replaces that use with a less intense use of a quiet ACLF.*

Staff Response: This portion of W. King Street is primarily of a commercial nature. The portion of the subject property under consideration for the future land use change, and subsequent rezoning, is nearly 1,000 feet to the south of W. King Street. Uses to the east, south, and west of the portion of the subject property are residential or vacant. Staff believes the proposed future land use, zoning, and ACLF use would be compatible with the immediate surrounding area.

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; and

Applicant Response: *The proposal will have no impact on adequate housing.*

Staff Response: The proposed future land use amendment would have no direct impact on the provision of housing and its relation to places of employment. If the proposed future land use, subsequent rezoning, and ACLF use are approved, elderly citizens would have a greater choice for housing needs.

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

Applicant Response: *The amendment is consistent with the elements of the City's Comprehensive Plan, Policy 1.1.2.8. As NCOMM is allowed to be closer to residential neighborhoods (none here). The development will not impact the five residents to the west, not have a negative impact on the character of the area, or impact the environment. Policy 1.1.4 encourages redevelopment, a goal of this project, and the property is in the Diamond Square Redevelopment Area.*

Staff Response: The proposed future land amendment is consistent with the following Comprehensive Plan policy:

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.

- A. Neighborhood commercial areas may be allowed closer to the residential neighborhoods.

III. Recommendation

Staff recommends the Planning & Zoning Board recommend **APPROVAL** of the Large-Scale Comprehensive Plan Map Amendment changing the Future Land Use Map designation of one parcel (102.0 acres of the total 130.66-acre parcel) from "Low Density Residential" to "Neighborhood Commercial" as depicted on Exhibit A.



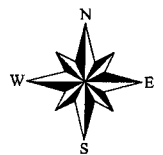
Location Map

South Side of W. King St., Approx. 0.25 Miles East of S. Range Rd.



Legend

-  Subject Property
-  Water Bodies
-  Publish.GISDL.CityBoundary



0 0.125 0.25 Miles

Disclaimer: Maps are for reference purposes only and do not replace official documents.

City of Cocoa GIS - 2017

ORDINANCE NO. 06-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; PROVIDING FOR ADOPTION OF AN AMENDMENT TO THE FUTURE LAND USE MAP FOR A PORTION OF ONE (1) PARCEL OF REAL PROPERTY WITHIN THE CITY OF COCOA CONSISTING OF APPROXIMATELY 102.2 TOTAL ACRES, MORE OR LESS, GENERALLY LOCATED ON THE SOUTH SIDE OF W. KING STREET, APPROXIMATELY 0.25 MILES EAST OF S. RANGE ROAD, IN COCOA, SAID PORTION OF THE PARCEL BEING MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION ON THE PORTION OF THE PARCEL FROM "LOW DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; INCORPORATION INTO THE COMPREHENSIVE PLAN; SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

WHEREAS, section 163.3161 et. seq., Florida Statutes, established the Community Planning Act, which was formerly known as the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the Community Planning Act requires each municipality in the State of Florida to prepare, adopt, and update a Comprehensive Plan; and

WHEREAS, in accordance with the provisions of the Community Planning Act, the Local Planning Agency of the City of Cocoa held a duly noticed public hearing on March 8, 2017, in accordance with the procedures established in Chapter 163, Part II, Florida Statutes, on the proposed comprehensive plan amendment; and

WHEREAS, the Local Planning Agency recommended the City Council adopt the comprehensive plan amendment set forth in this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed amendment set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and

City of Cocoa
Ordinance No. 06-2017
Page 1 of 3

analysis, and after complete deliberation, hereby approves and adopts the Comprehensive Plan Amendment set forth hereunder; and

WHEREAS, the City Council of the City of Cocoa hereby finds that this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Authority. This Ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, sections 163.3161 et. seq., Florida Statutes.

Section 3. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to adopt a comprehensive plan amendment incorporating the revisions stated herein as part of the City of Cocoa Comprehensive Plan.

Section 4. Adoption of Amendment to the Future Land Use Map. The City of Cocoa's Comprehensive Plan, Future Land Use Map, is hereby amended by changing the designation of a portion of the real property legally described and depicted on **Exhibit "A"** from "Low Density Residential" to "Neighborhood Commercial." Exhibit "A" is attached hereto and fully incorporated herein by this reference.

Section 5. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. Incorporation into Comprehensive Plan. Upon the effective date of the Comprehensive Plan Amendment adopted by this Ordinance, said Amendment shall be incorporated into the City of Cocoa Comprehensive Plan and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

Section 8. Effective Date. The effective date of the Comprehensive Plan Amendment adopted by this Ordinance shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to section

City of Cocoa
Ordinance No. 06-2017
Page 2 of 3

163.3184(3)(c)(4.), Florida Statutes. If the plan amendment is timely challenged, the plan amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land use dependent on this plan amendment may be issued or commenced before it has become effective. After and from the effective date of this plan amendment, the Comprehensive Plan Amendment set forth herein shall amend the City of Cocoa Comprehensive Plan and become a part of that plan and the plan amendment shall have the legal status of the City of Cocoa Comprehensive Plan, as amended.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the ____ day of _____, 2017.

Henry U. Parrish, III, Mayor

ATTEST:

Carie Shealy, City Clerk

Exhibit A

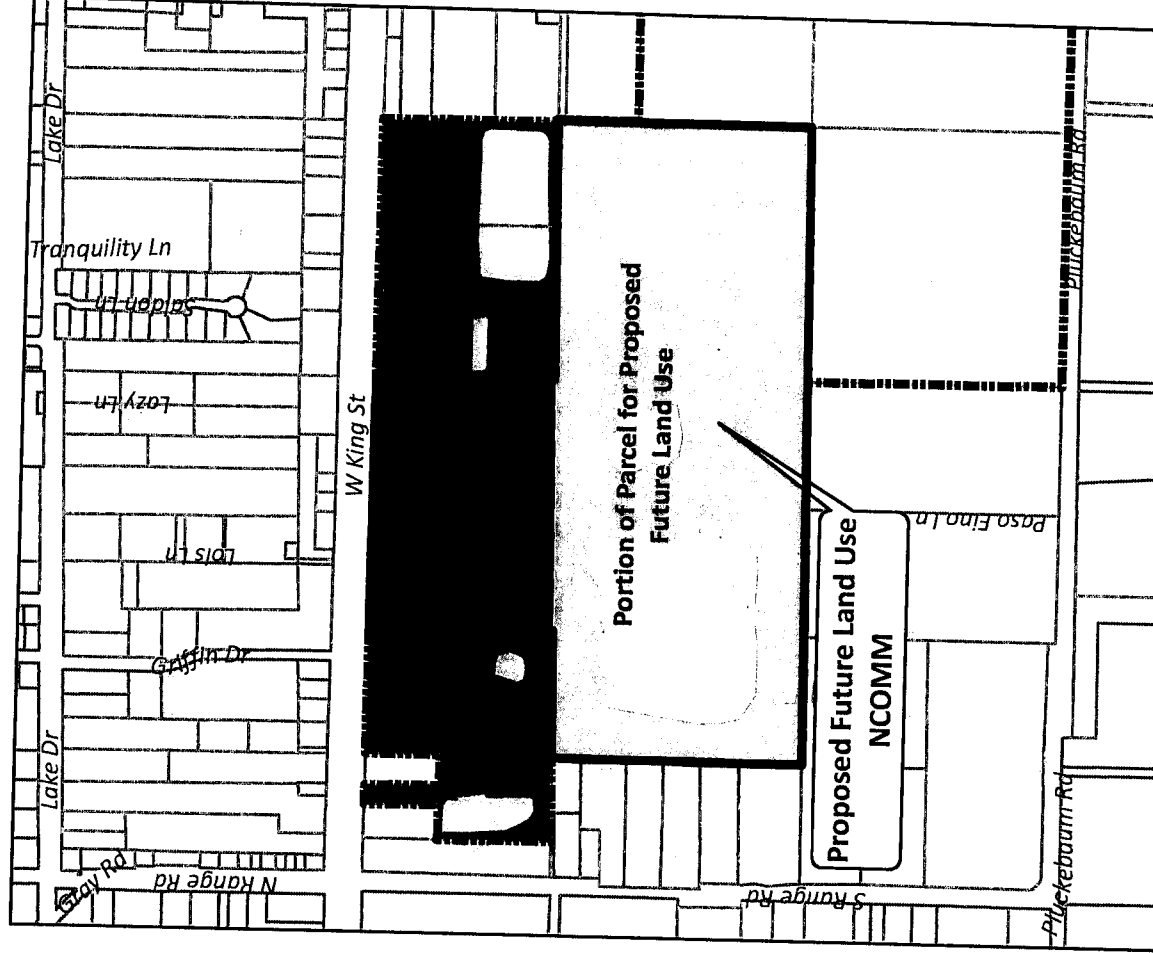
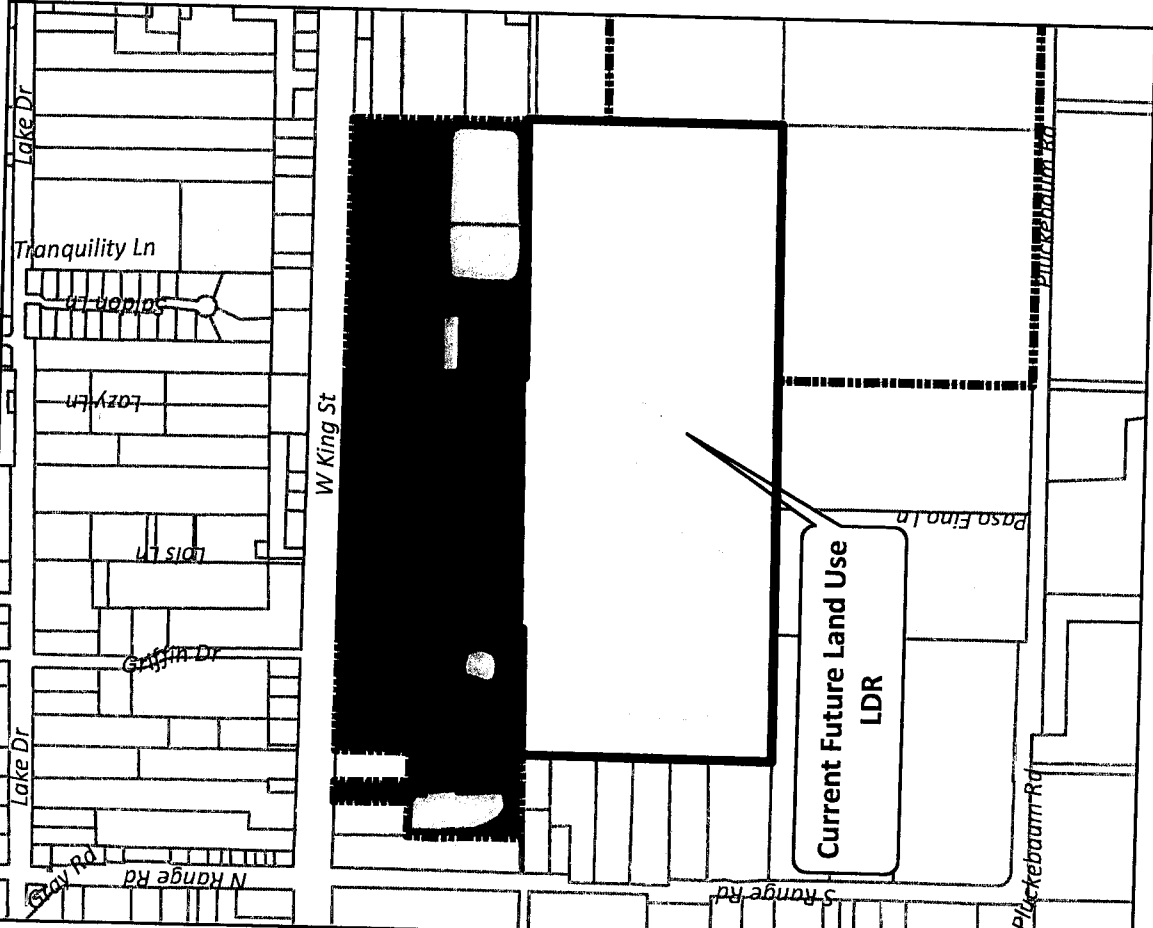
Legal description will be provided prior to City Council first reading.

City of Cocoa Future Land Use

Exhibit A

South Side of W. King St.

From: LDR (Low Density Residential) To: NCOMM (Neighborhood Commercial)

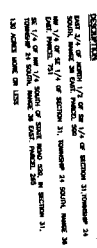


COMM: Commercial

LDR: Low Density Residential

VLDR: Very Low Density Residential

NCOMM: Neighborhood Commercial



LEADS AND REFERENCES: O = 34, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870,

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MAP OF BOUNDARY SURVEY											
PREPARED FOR: <u>DEBROW BUILDERS</u>						PREPARED BY: <u>Eric Nielsen Land Surveying, Inc.</u>					
SITE ADDRESS: <u>2075 WEST KING STREET, COCOA, FL.</u>						<u>12 STONE STREET, COCOA FL 32922</u> <u>PHONE (321) 654-0444 FAX (321) 651-9874</u> STATE OF FLORIDA LICENSE NO. 3676 & JUDICIAL DEPT. OF FLORIDA LICENSE NO. 3676					
DEBROW BUILDERS						ERIC NIELSEN LAND SURVEYING, INC.					



**City of Cocoa
Planning & Zoning Board
STAFF REPORT**

Date:	March 3, 2017
Project Name:	2075 W. King Street Land Trust
Project No.:	PZ-17-02100002
Meeting Date:	March 8, 2017
Project Planner:	Steven Biel, Senior Planner
Applicant:	Kimberly B. Rezanka 96 Willard St., Suite 302 Cocoa, FL 32922
Property Owner:	2075 W. King Street, Unit 205 2720 Park St., Unit 205 Jacksonville, FL 32205
Project Location:	South side of W. King Street, approximately 0.25 miles east of S. Range Road. The Property Appraiser identifies the parcel as Tax Account Number 2423993.
Requested Action:	ZONING MAP AMENDMENT consistent with Appendix A, Zoning, Article XXII, to change the Zoning Map designation of one parcel (102.2 acres of the total 130.66-acre parcel) from RR-1 (Rural Residential) TO C-N (Neighborhood Commercial).

I. Project Information

The applicant, Kimberly B. Rezanka, on behalf of the property owner, 2075 W. King Street Land Trust, is requesting to amend the Zoning Map designation of approximately 102.2 acres of the overall 130.66-acre subject parcel from RR-1 (Rural Residential) to C-N (Neighborhood Commercial) as depicted on Exhibit A. The reason for the proposed change to the zoning designation is to allow for the property owner to construct an adult congregate living facility (ACLF) on the 102.02-acre portion of the property. The current zoning designation of RR-1 does not allow for an ACLF use.

The applicant has also submitted an application to amend the Comprehensive Plan in order to change the future land use designation from "Low Density Residential" to "Neighborhood

The following table summarizes the current FLUM and Zoning designations for the adjacent parcels:

Future Land Use:	Current: Low Density Residential Proposed: Neighborhood Commercial		
Zoning District(s):	Current: RR-1 (Rural Residential) Proposed: C-N (Neighborhood Commercial)		
Existing Land Use:	Vacant		
Council District:	District 1 – Councilmember Whipple, Jr.		
Overview of Surrounding Area:			
	Future Land Use Designations	Zoning Districts	Land Uses
North	Commercial	C-W	Vacant, Space Coast Honda, & County School Bus Facility
South	Very Low Density Residential (City); RES 4 (County)	RU-1-7 (City); AU (County)	Single-family Residential & Vacant
East	Low Density Residential (City); RES 4 (County)	RU-1-7 (City); AU (County)	Vacant
West	NC – Neighborhood Commercial (County)	RR-1 & GU (County)	Single-family Residential & Vacant

II. Rezoning Analysis

Consistency with Code of the City of Cocoa

In accordance with Appendix A of the City of Cocoa, Article XXII, Section 1(G), the following criteria are to be considered in the review of an application for a rezoning:

- a. The proposed change is contrary to the established land use pattern.

Applicant Response: *The proposed change is not contrary to established land patterns. Applicant seeks a change of the zoning from RR-1 to C-N, Neighborhood Commercial. The change is necessary to allow the redevelopment of the existing excavation/borrow pit that exists on the western portion of the land. Additionally, despite the property being over 100 acres, very little uplands exist for development. This zoning change is appropriate because it will serve as a transitional use between the commercial*

- c. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

Applicant Response: *The rezoning will not materially alter population, increase the load on public facilities, or decrease the transportation LOS (Level of Service). Please see CPA application for traffic counts and trip analysis of ACLF's (Exhibit C).*

Staff Response: Rezoning the 102.2-acre portion of the subject parcel would not materially alter the population, increase the load on public facilities, or decrease the transportation level of service, or add any burden to schools or utilities as an ACLF use is considered a low impact use.

- d. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Applicant Response: *The existing boundaries are not "illogically drawn", but are no longer valid based upon the lack of residential development that has occurred in the area since the zoning classification was adopted. The area has trended toward commercial use, including excavation and borrow pits.*

Staff Response: Staff believes the boundaries are logically drawn in relation to the existing uses in the area.

- e. The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.

Applicant Response: *The rezoning would not be contrary to the land use plan or adversely impact the Comprehensive Plan. Please see Comprehensive Plan Addendum for additional information.*

Staff Response: The FLUM designation for the subject lot is proposed to be amended to "Neighborhood Commercial." The proposed rezoning would be consistent with the following Future Land Use Element of the Comprehensive Plan:

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.

- f. Changed or changing conditions make the passage of the proposed amendment necessary.

Applicant Response: *Yes, the land use patterns in the area have changed, necessitating the rezoning requested.*

Applicant Response: *The rezoning will have no reduction of light or air to adjacent areas.*

Staff Response: The proposed ACLF use associated with the proposed rezoning, or any new construction, would be required to meet the requirements of the City Code to ensure light and air to adjacent areas are not reduced.

- k. The proposed change will adversely affect property values in the adjacent areas.

Applicant Response: *The proposed change will likely enhance the property values in the adjacent areas.*

Staff Response: It is not anticipated that property values would be affected by the proposed rezoning. The proposed zoning will require adequate buffering to protect the adjacent residential properties.

- l. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Applicant Response: *The proposed change will not be a deterrent to the improvement or development of adjacent property per existing regulations. The proposed ACLF will be low intensity and unobtrusive, so the surrounding residentially zoned properties will not be deterred from building single family homes.*

Staff Response: It is not anticipated that the proposed rezoning would be a deterrent to the improvement or development of adjacent property.

- m. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Applicant Response: *The proposed change will not grant a special privilege to the applicant. The change will allow for positive redevelopment of an old borrow pit.*

Staff Response: The proposed change will not constitute a grant of special privilege to the property owner of the subject property as contrasted with the public welfare.

- n. There are substantial reasons why the property cannot be used in accord with existing zoning.

Applicant Response: *There are substantial reasons why the property cannot be developed as an ACLF. The only principal use allowed is one-acre single family homes. There exists insufficient uplands to make creation of a subdivision feasible. Additionally, the cost to develop such a subdivision would be insurmountable. An ACLF cannot be constructed under current zoning.*

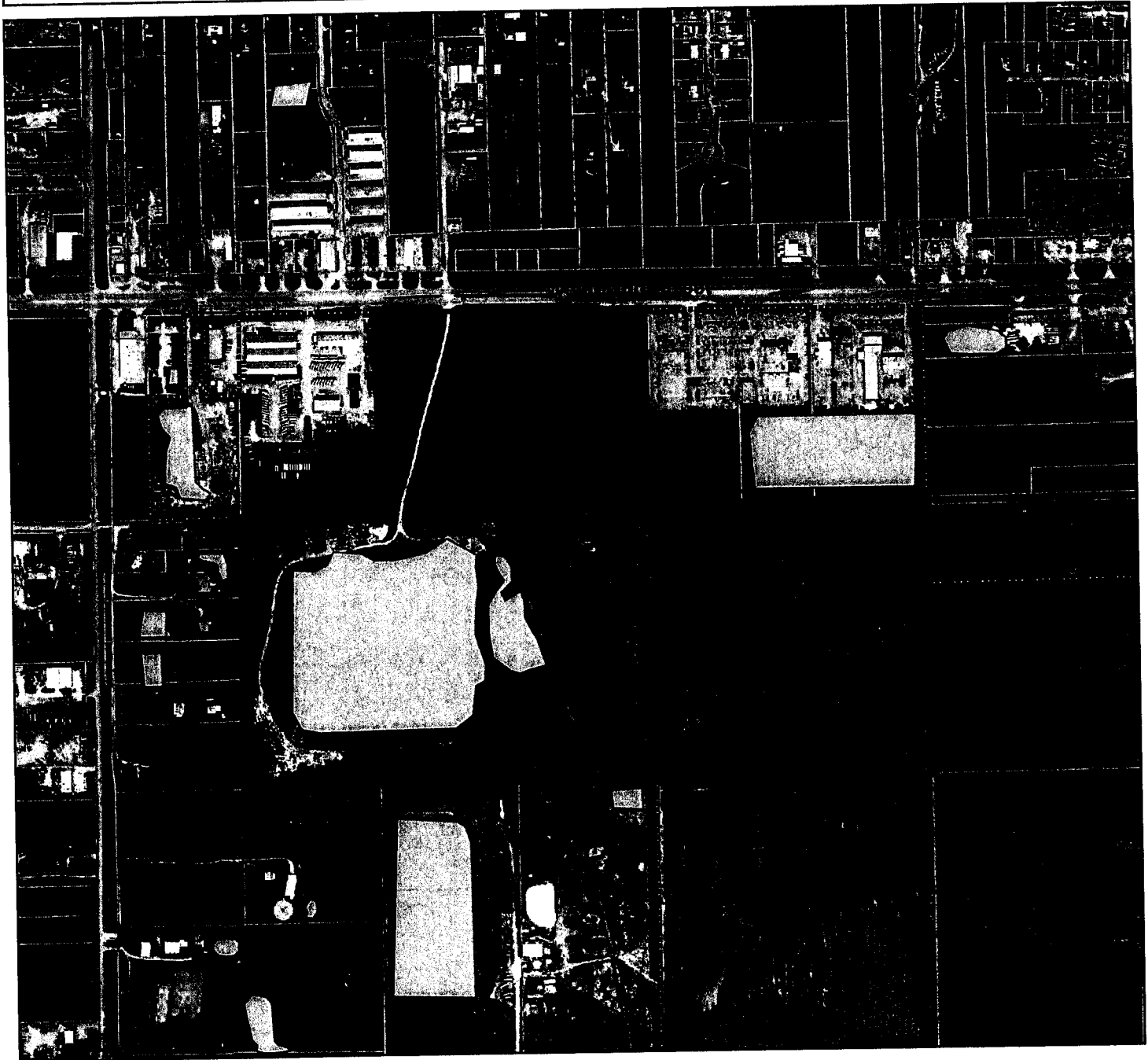
III. Recommendation

Staff recommends that the Planning & Zoning Board recommend **approval** to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, to change the Zoning Map designation of one parcel (102.2 acres of the total 130.66-acre parcel) from RR-1 (Rural Residential) TO C-N (Neighborhood Commercial) as depicted on Exhibit A.



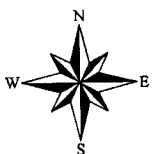
Location Map

South Side of W. King St., Approx.
0.25 Miles East of S. Range Rd.



Legend

-  Subject Property
-  Water Bodies
-  Publish.GISDL.CityBoundary



0 0.125 0.25 Miles

Disclaimer: Maps are for reference purposes only and do not replace official documents.

City of Cocoa GIS - 2017

ORDINANCE NO. 07-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, CHANGING THE ZONING MAP DESIGNATION OF A PORTION OF ONE (1) PARCEL OF REAL PROPERTY TOTALING 102.2 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON THE SOUTH SIDE OF W. KING STREET, APPROXIMATELY 0.25 MILES EAST OF S. RANGE ROAD, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED ON EXHIBIT "A" ATTACHED HERETO, FROM RURAL RESIDENTIAL (RR-1) TO NEIGHBORHOOD COMMERCIAL (C-N); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council is granted the authority, under Section 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa have recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held a duly noticed public hearing on the proposed zoning change set forth hereunder and considered findings and advice of staff, citizens, and all interested parties submitting written and oral comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Cocoa, Florida.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA ORDAINS, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

Section 2. Zoning Map Amendment. That the Official Zoning Map of the City of

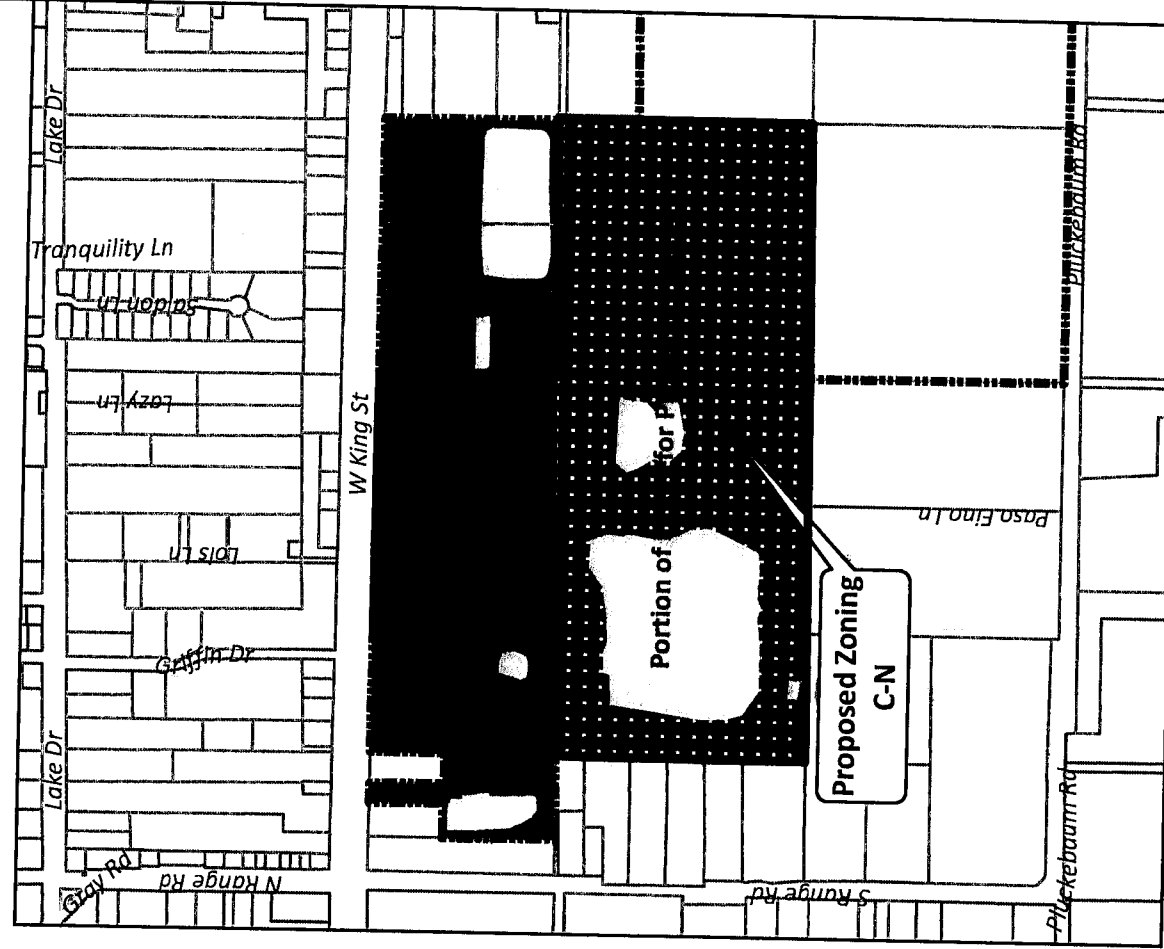
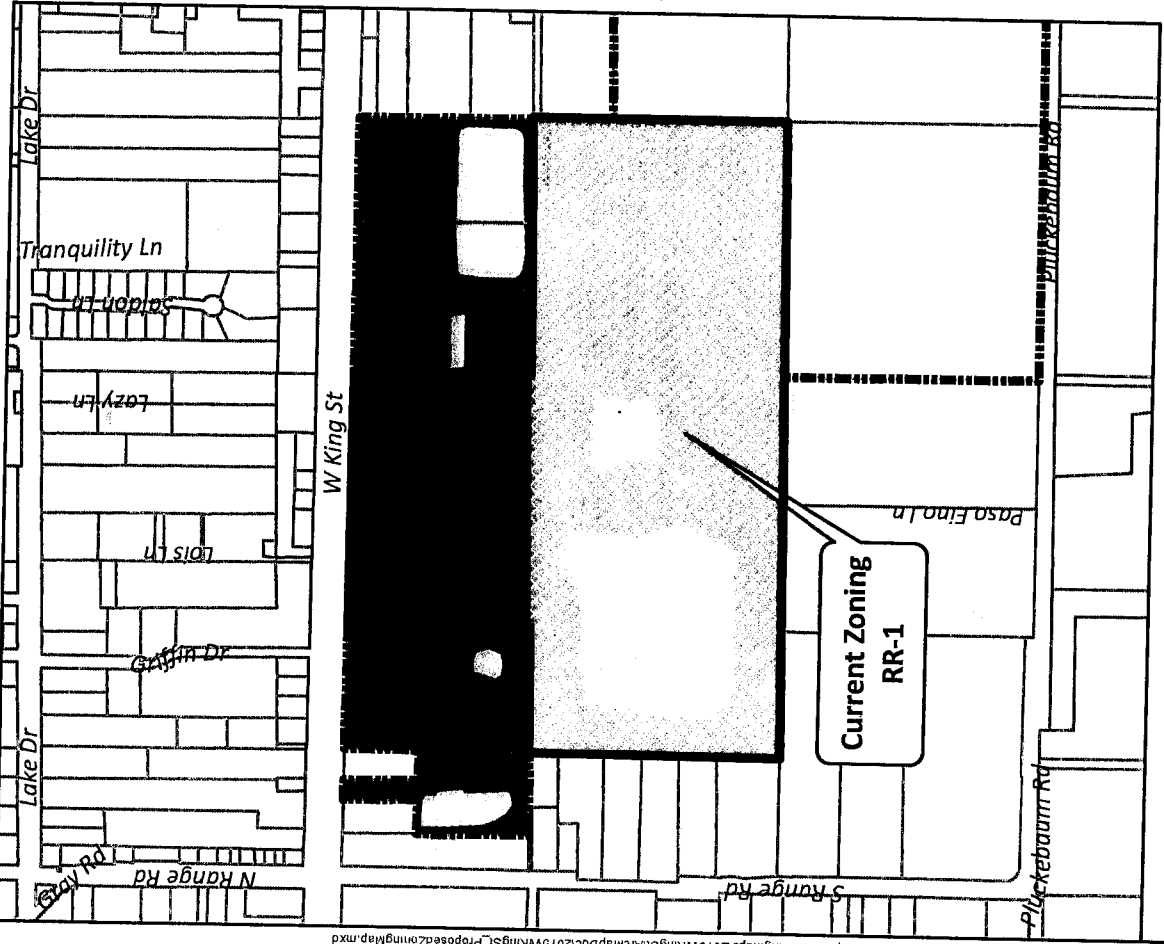
City of Cocoa
Ordinance No. 07-2017
Page 1 of 2

City of Cocoa Zoning Map

South Side of W. King St.

Exhibit A

From: RR-1 (Rural Residential) To: C-N (Neighborhood Commercial)

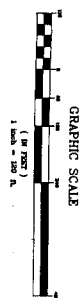
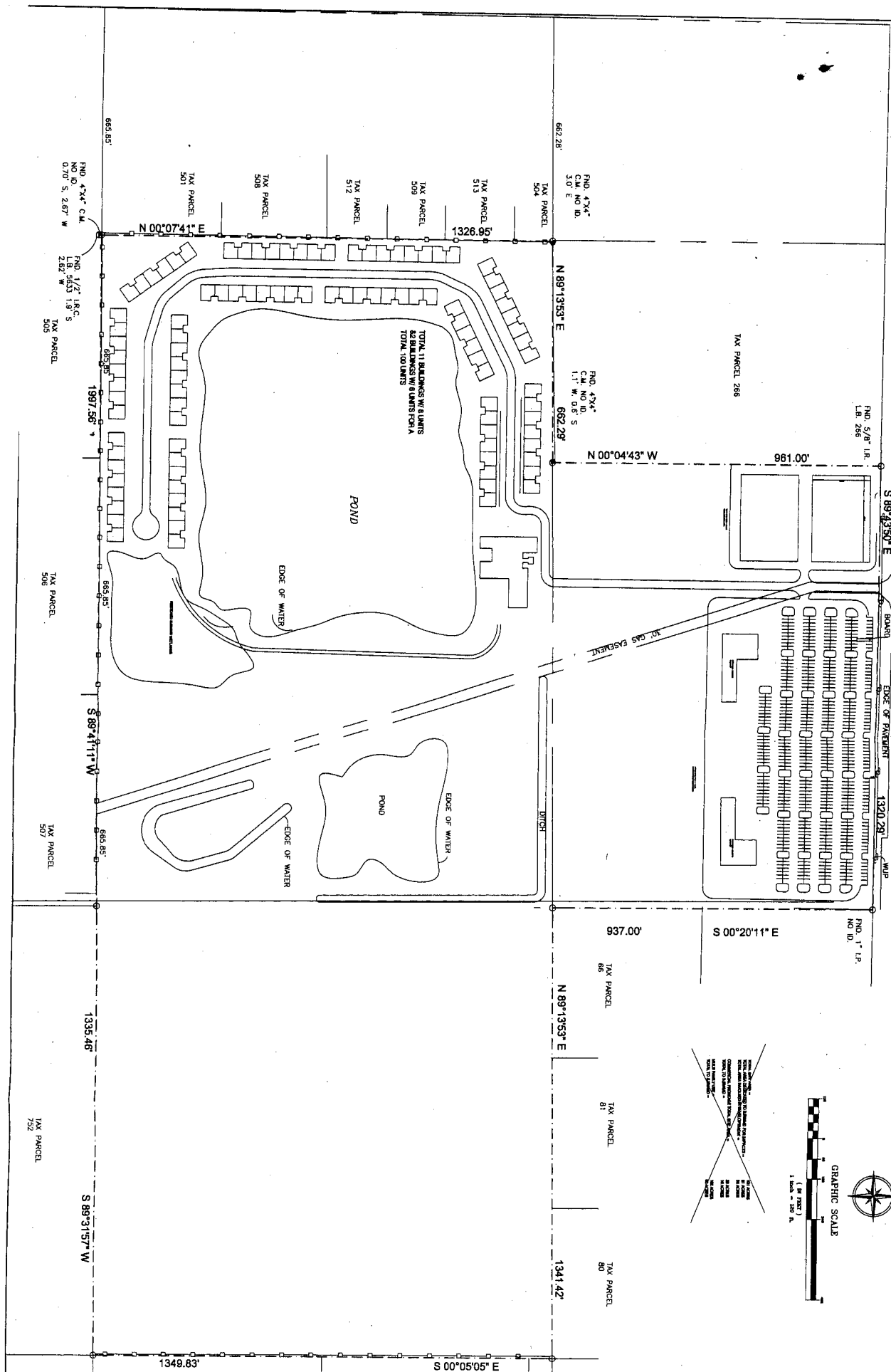


C-W: Wholesale Commercial

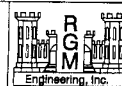
RR-1: Rural Residential

RU 1-7: Single Family Residential

C-N: Neighborhood Commercial



THIS PLAN IS THE PROPERTY OF DISBROW PROPERTIES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DISBROW PROPERTIES, INC.



1925 RIVER LAGOON TRACE
ST. AUGUSTINE, FLORIDA 32092
804-814-7823
C.A. 030786

Date	Revision

DISBROW PROPERTIES

OVERALL SITE PLAN

ROBERT G. MORGAN JR., P.E.
#58118

12-20-16
2
OF X

SENIOR HOUSING TRIP GENERATION AND PARKING DEMAND CHARACTERISTICS

by

Stephen B. Corcoran, P.E. (M)^a

presented at the
**Institute of Transportation Engineers
66th Annual Meeting**

INTRODUCTION

As the baby boomer generation ages, special housing projects have been developed for them in lieu of the traditional single-family home or apartment. Congregate care facilities, independent living apartments, assisted-care units, and senior apartments are being marketed, developed, and built to handle the needs of older adults.

The changing lifestyle of older adults affects their transportation needs and usage as well. Trip generation and parking demand within this age group vary significantly from traditional residential uses because residents no longer have to be at work, pick up their children, or do their shopping at specific times. Also many senior communities provide on-site services to meet their residents' needs. This paper will present the author's experiences with senior housing and its trip and parking characteristics along with data on projects in suburban Chicago, Illinois and around the United States.

SENIOR HOUSING TYPES

Older adults have many special needs that change over time. Many seniors are clearly independent and need little assistance other than help with major chores or repairs. They are generally active and healthy. As time goes by, however, their needs change and grab bars become important, as well as, other features such as higher electrical outlets, emergency response systems, and lower reach cabinets. Good nutrition, socialization, and access to medical and supportive care also becomes more important. Several distinct types of housing have been developed to accommodate these needs:

Senior Single Family Homes are senior-only subdivisions which have been developed for retirees ages 55 and up in the southeast and southwest sections of the United States. These developments typically include recreational facilities. Many of the residents are retired.

Senior Apartments are traditional apartment complexes with a minimum age requirement of 55 years old. Some amenities include recreational facilities, security, and special design features. Residents are independent and may still be working.

Independent Living Units are cottages or apartments where older adults live independently but without the worries of maintenance or housekeeping. Medical care can be available at the facility or by visiting medical staff. A variety of amenities are provided for the residents depending on the size of the community.

^a Senior Transportation Consultant, Metro Transportation Group, Inc, Hanover Park, Illinois

FACTORS AFFECTING TRIP GENERATION AND PARKING

Several factors affect the trip generation and parking demand at any particular facility. These include the number of dwelling units, nursing beds, average age of residents, resident's affluence, number of employees, and available bus shuttle/chauffeur service. More data needs to be collected in order to properly analyze their relationship to trip generation and parking demand. The trip generation rates for individual facilities varied. Insufficient information on all the survey locations made it difficult to statistically draw conclusions on individual impact of those factors.

However, experience has indicated that as the average age of residents increases, the number of trips and parking demand decreases. This is an obvious affect of the aging process. Nursing beds require more staff to service a patient needs than a more independent resident. When the proportion of nursing beds to residential units increases, the amount of traffic and parking generally increase. The economic well being of residents increases the likelihood that they own a car and thus drive and park. Lastly, bus shuttle/chauffeur service will provide an option to the auto for residents keeping traffic and parking rates lower.

DAILY TRAFFIC GENERATION

Information on daily trip ends was obtained from surveys by the California Department of Transportation (Caltrans) and the Florida and Arizona Departments of Transportation. This data generally categorized the facilities as retirement communities but included CCFs, senior apartment complexes, and may have nursing beds. The author's data consisted of one CCF in Pennsylvania. **Table 2** summarizes the trip data and rates. The average trip rate daily varied between 2.78 and 8.91 trips per unit. The variation in rates supports the conclusion that the number of units/beds is not the only variable influencing trip production. The weighted average trip ends were 4.52 trips per unit which included one large development of 3,122 units. Without the 3,122 unit project, the weighted average rate was 5.64 trips per units.

The weighted daily trip generation rate, was 5.64 trip ends a day for senior housing developments. Senior housing generates two-thirds the amount of traffic compared to a typical single-family development. It's closer to other multi-family categories, including apartments (6.47 trips/unit) and condominiums or townhouses (5.86 trips/units). **Table 3** shows the weekly variation in volumes based on one facility. The weekday volumes were consistent. Weekend traffic volumes were slightly lower.

Table 4 illustrates the hourly distribution of traffic throughout an average weekday, Saturday, and Sunday. The peak-hour volumes of the facility occurred at lunch time and mid-afternoon (2:00 to 4:00 PM). Caltrans data indicated that the peak-hour occurred between 11:00 AM and 4:00 PM, depending on the facility. These peak-hour times do not coincide with the peak-hour of adjacent street traffic because the residents do not have or want to travel during the rush hour. Also, the employee shifts are generally off peak. Most facilities are staffed 24 hours a day with a 7:00 AM-3:00 PM, 3:00 PM -11:00 PM, 11:00 PM-7:00 AM shift schedule. Some administrative staff follow a typical 9:00 AM to 5:00 PM shift.

PEAK-HOUR TRIP GENERATION RATES

Table 5 shows the trip generation rates for eight facilities during the morning and evening peak-hour of the adjacent street system. The weighted average trip rate was 0.222 trips per unit/bed in the morning peak and 0.247 trips per unit/bed in the evening peak. Trip rates ranged from 0.085 to 0.450 per unit. The directional splits were 65% inbound and 35% outbound in the morning and 40% inbound and 60% outbound in the evening. Compared to other residential land-uses, senior developments generate significantly less traffic on a per unit basis.

Table 5

Peak-Hour Trip Generation Rates

Facility	Location	Occupied Units		Total	AM Peak Volume	Rate	PM Peak Volume
		Dwelling Units	Nursing Beds				
Covenant Village	Northbrook, IL	220	151	371	86	.231	133
Friendship Village	Lombard, IL	620	100	720	86	.120	180
Presbyterian Home	Evanston, IL	312	166	478	92	.193	139
Glenview Terrace	Glenview, IL	243		243			21
Good Shephard Manor	Barrington, IL	102		102	18	.180	17
Mayslake	Oakbrook, IL	630		630	67	.106	75
Leisure Village	New Jersey	200		200	65	.325	62
Pennsylvania CCF		210	37	247	78	.316	111
Totals		2537	454	2991	492		738
Weighted Average Trip Rate					.164		.247
Inbound Percentage					65%		40%
Outbound Percentage					35%		60%
<u>Comparison to other ITE Residential Rates</u>							
Single Family Homes (Land Use Code 26)					0.74		1.01
Apartments (Land Use Code 220)					0.51		0.63
Condominiums/Townhouses (Land Use Code 230)					0.44		0.55

Conclusions

Based on the analyses and studies for this paper, the following findings were made:

1. The overall category of senior housing should be broken down into at least five categories for trip generation and parking demand purposes. These categories could be:
 - Senior Single-Family Housing
 - Senior Apartments
 - Independent Living Units
 - Assisted-Care Units
 - Congregate Care Facility
2. Several factors affect the trip generation and parking demand at any particular facility. Any new survey should include the number of dwelling units, nursing beds, average age of residents, resident's affluence, number of employees, and available bus shuttle/chauffeur service. More data needs to be collected in order to properly analyze their relationship to trip generation and parking demand.
3. Daily trip generation rates were found to be 4.52 to 5.64 trip ends a day for senior housing developments. Senior housing generates two-thirds the amount of traffic compared to a typical single-family development. Its daily rates are similar to other multi-family categories, including apartments (6.47 trips/unit) and condominiums/townhouses (5.86 trips/units).
4. Trip generation rates during the peak hour of adjacent street traffic are significantly less because most employees arrive/depart during off-peak periods and residents avoid the peak-hour congestion. The peak hour rates are one-half to one-fourth that of other residential land-uses.
5. The peak-hours of site traffic occurs in the late-morning or early afternoon.
6. The peak parking demand at most senior facilities occurred midday with an average peak demand of 0.40 vehicles per dwelling unit for residents, employees, and visitors. Mother's Day is the highest parking day of the year with many facilities short of spaces for that one day.

References

1. Trip Generation Manual, 5th Edition; Institute of Transportation Engineers; January, 1991
2. Parking Generation Manual, 2nd Edition; Institute of Transportation Engineers; August, 1987
3. Parking Requirements for Retirement Centers Requirements and Demands; EJM Engineering; May, 1987
4. 6th Progress Report of Trip Ends Generation Research Counts; California Department of Transportation; 1965-1970
5. Florida Department of Transportation Trip Generation Data
6. Arizona Department of Transportation Trip Generation Data

SPACE COAST TRANSPORTATION PLANNING ORGANIZATION TRAFFIC COUNTS: 2007 - 2016

ID	ROAD	SEGMENT (Sections)	2007	2008	2009	2010	2011	2012	2013	2014	2015	Current	Last Count	Functional Classification
			AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	MAV	Taken	
18	SPYGLASS HILL	MURRELL-PINEHURST	4,230	4,100	3,970	4,320	4,250	3,980	3,880	3,780	3,980	4,300	1/27/16	Urban Minor Collector
534	SR 520	ORANGE CO-SR 524	10,280	10,300	12,750	12,790	14,750	13,480	13,140	12,760	15,950	15,090	3/1/16	Rural Principal Arterial Other
	SR 520	SR 524-I-95	12,960	13,290	16,200	16,010	16,860	15,370	16,060	16,370	17,860	17,650		
1	SR 520	SR 524-Friday	7,960	11,560	14,340	14,110	15,180	13,290	14,050	13,990	15,720	15,220	2/24/16	Urban Principal Arterial-Other
84	SR 520	Friday-I-95	12,860	15,030	18,060	17,910	18,540	17,450	18,080	18,750	19,980	20,070	2/2/16	Urban Principal Arterial-Other
	SR 520	I-95-CLEARLAKE	20,310	19,500	20,370	21,340	19,950	19,850	20,370	20,580	23,860	22,720		
2	SR 520	I-95-Burnett	19,680	18,700	19,820	20,710	19,420	19,910	20,200	21,440	24,190	22,310	2/2/16	Urban Principal Arterial-Other
3	SR 520	Burnett-Range	20,280	18,990	20,190	21,640	20,040	20,350	19,980	19,580	24,180	23,100	2/2/16	Urban Principal Arterial-Other
14	SR 520	Range-Clearlake	20,980	20,800	21,120	21,680	20,410	19,290	20,920	20,630	23,200	22,760	2/2/16	Urban Principal Arterial-Other
	SR 520	CLEARLAKE-FISKE	22,790	22,340	23,020	22,120	21,390	20,040	20,820	21,390	24,880	25,000		
4	SR 520	Clearlake-Lake	20,910	20,770	20,710	19,950	19,630	18,380	19,160	19,560	22,880	23,570	1/27/16	Urban Principal Arterial-Other
5	SR 520	Lake-Fiske	24,660	23,920	25,330	24,280	23,150	21,710	22,470	23,210	26,900	26,420	2/16/16	Urban Principal Arterial-Other
	SR 520	FISKE-US 1	25,320	24,910	25,100	25,510	25,210	23,380	23,780	25,160	28,120	29,110		
6	SR 520	Fiske-Blake	25,660	25,080	25,320	25,490	25,310	23,390	23,820	25,090	28,270	29,290	1/27/16	Urban Principal Arterial-Other
7	SR 520	Blake-US 1	24,970	24,730	24,880	25,520	25,110	NC	23,730	25,230	27,970	28,920	1/27/16	Urban Principal Arterial-Other
	SR 520	US 1-CAUSEWAY (EB)	21,100	20,580	19,850	19,700	20,120	19,210	19,840	19,020	21,480	18,740		
8	SR 520	US 1-Forrest	15,040	15,360	13,920	13,790	15,200	14,530	15,570	17,090	18,210	14,130	2/17/16	Urban Principal Arterial-Other
9	SR 520	Forrest-Brevard	22,520	21,570	21,190	21,780	21,710	20,280	21,020	19,560	21,850	19,630	1/28/16	Urban Principal Arterial-Other
10	SR 520	Brevard-Delannoy	22,570	22,190	21,790	20,970	21,450	20,280	20,900	19,450	22,930	22,130	2/2/16	Urban Principal Arterial-Other
	SR 520	Delannoy-Riverside	24,270	23,200	22,510	22,240	22,140	21,770	21,860	19,980	22,940	19,050	2/2/16	Urban Principal Arterial-Other
11	SR 520	CAUSEWAY-US 1 (WB)	21,680	20,190	21,380	20,790	21,090	20,200	20,770	20,640	21,700	20,320		
12	SR 520	Causeway-Delannoy	24,210	22,270	22,960	22,570	23,220	21,860	22,160	21,250	23,700	23,180	2/2/16	Urban Principal Arterial-Other
13	SR 520	Delannoy-Brevard	24,810	23,610	24,920	24,230	24,360	23,150	23,970	23,100	23,460	22,020	2/2/16	Urban Principal Arterial-Other
15	SR 520	Brevard-Forrest	23,650	20,770	22,980	21,710	21,530	21,080	21,220	21,560	22,400	18,800	2/2/16	Urban Principal Arterial-Other
87	SR 520	Forrest-US 1	14,090	14,120	14,680	14,650	15,230	14,730	15,730	16,660	17,250	17,260	1/27/16	Urban Principal Arterial-Other
86	SR 524	SR 520-I-95	4,630	4,140	4,090	4,680	4,650	4,400	4,670	4,530	5,690	5,360	3/2/16	Urban Minor Arterial
	SR 524	I-95-INDUSTRY RD	10,870	10,500	11,120	11,490	11,180	10,800	11,220	10,880	12,770	12,880		
73	SR 524	I-95-Cox	9,640	9,230	9,510	10,050	9,610	9,610	9,780	9,670	11,440	11,410	2/3/16	Urban Minor Arterial
76	SR 524	Cox-Industry Rd	12,100	11,760	12,740	12,930	12,550	11,980	12,660	12,080	14,090	14,340	2/3/16	Urban Minor Arterial
91	SR 528	ORANGE CO-SR 407	39,780	29,290	29,280	29,770	31,790	28,950	30,820	30,220	37,830	35,310	2/23/16	Rural Principal Arterial - Freeways & Expressways
90	SR 528	SR 407-I-95	32,760	27,750	25,060	23,730	24,690	23,460	24,850	26,420	30,580	28,510	2/23/16	Rural Principal Arterial - Freeways & Expressways
93	SR 528	I-95-INDUSTRY RD	24,650	22,500	22,730	20,820	21,360	20,720	21,000	23,050	22,930	22,930	2/2/16	Urban Principal Arterial - Freeways & Expressways
92	SR 528	INDUSTRY RD-US 1	35,100	31,470	29,510	30,280	30,540	28,170	30,720	27,580	37,300	32,820	2/23/16	Urban Principal Arterial - Freeways & Expressways
25	STADIUM PKWY	WICKHAM-JAMIESON	3,930	3,710	4,310	4,590	5,080	5,910	6,550	6,880	7,810	8,520	1/26/16	Urban Minor Arterial
	STADIUM PKWY	JAMIESON-I-95	11,140	12,400	14,340	15,380	15,880	15,580	16,510	16,970	17,710	18,320		
26	STADIUM PKWY	Jamieson-Viera Blvd	11,140	12,400	14,340	15,380	15,880	15,580	16,510	16,970	17,710	18,320	1/26/16	Urban Minor Arterial
535	STADIUM PKWY	VIERA BLVD-ROSEMOUNT DR	11,140	13,190	15,380	16,570	17,350	17,250	18,270	18,910	19,950	20,990	1/26/16	Urban Minor Arterial
606	STADIUM PKWY	ROSEMOUNT DRIVE-I-95/FISKE											1/27/16	Urban Local
607	TAVISTOCK	JAMIESON-VIERA BLVD											1/26/16	Urban Local
608	TAVISTOCK	VIERA BLVD-STADIUM PARKWAY											1/27/16	Urban Local
	US 1	PINEDA-BARNES	31,200	33,390	32,960	32,480	33,950	27,120	29,530	31,850	32,580	33,320		
89	US 1	Pineda-Sunrise Blvd	34,950	38,020	38,440	39,470	42,600	NC	33,100	37,580	37,310	39,320	1/26/16	Urban Principal Arterial-Other
567	US 1	Sunrise Blvd-Viera Blvd			32,170	30,740	31,160	28,880	28,770	31,550	32,650	31,990	1/29/16	Urban Principal Arterial-Other
36	US 1	Sunrise Blvd-Barnes	27,450	28,770	28,260	27,230	28,090	25,560	26,720	26,430	27,770	28,640	1/27/16	Urban Principal Arterial-Other
70	US 1	BARNES-EYSTER	24,680	27,460	27,810	24,700	25,800	23,920	26,150	25,690	25,980	26,440	2/16/16	Urban Principal Arterial-Other
	US 1	EYSTER-FLORIDA	36,640	38,190	38,900	UC	32,330	35,680	35,640	36,500	37,460	37,440		
34	US 1	Eyster-Barton	32,580	35,330	35,040	UC	32,330	32,860	33,220	32,820	34,440	33,830	2/16/16	Urban Principal Arterial-Other
33	US 1	Barton-Florida	40,710	43,050	42,760	UC	39,440	38,510	38,070	40,180	40,480	41,050	1/27/16	Urban Principal Arterial-Other
	US 1	FLORIDA-SR 520	33,630	34,130	32,800	UC	33,630	33,230	33,230	33,910	33,880	32,720		
88	US 1	Florida-Rosa Jones (Poinsett)	33,340	34,240	32,800	UC	32,830	32,740	33,640	32,910	33,880	32,720	2/24/16	Urban Principal Arterial-Other

*Notes: 2016 AADT's adjusted using FDOT 2015 seasonal factors. Will update in 2017 when 2016 factors are released by FDOT.
 NC=Not Counted; UC=Under Construction