

City of Cocoa

*65 Stone Street
Cocoa, FL 32922*



Meeting Agenda

Wednesday, March 1, 2023

6:00 PM

Cocoa City Council Chambers

Planning and Zoning / Local Planning Agency

I. CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

[23-156](#) Approval of the March 1, 2023 Planning and Zoning Board Agenda

Attachments: [March 1, 2023 Short Agenda.pdf](#)

MINUTES:

[23-91](#) Approval of the November 2, 2022 Regular meeting Minutes as written or with amendments.

Attachments: [11-02-2022 DRAFT.pdf](#)
[Exhibit A - PZ-22-00000021 Zoning Text Amendment.pdf](#)

[23-157](#) Approve the December 7, 2022 Regular meeting minutes as written or with amendments.

Attachments: [12-07-2022 DRAFT.pdf](#)

[23-92](#) Approval of the February 1, 2023 Regular meeting Minutes as written or with amendments.

Attachments: [02-01-2023 DRAFT.pdf](#)
[Exhibit A - Planning and Zoning Board Training Feb 2023.pdf](#)

III: OLD BUSINESS:

IV: NEW BUSINESS:

[23-145](#) Staff is requesting to remove the staff initiated rezoning application for PZ-22-00200013 (Quail Ridge) to rezone various parcels from C-N (Commercial Neighborhood) to RU-2-15 (Multifamily Dwelling) from this agenda.

23-146

Staff is requesting the Planning and Zoning Board to affirm the determination of the Community Development Director to deny the Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2)...End

Attachments:

[Exhibit A - Location Map.pdf](#)

[Exhibit B - Zoning Map.pdf](#)

[Exhibit C - FLU Map.pdf](#)

[Community Development Director Determination.pdf](#)

[12 14 2022 Appeal Ltr received from K. Rezanka.pdf](#)

[Legal Ad.pdf](#)

[Ord 06-2020 - \(Signed\) Self-Service Storage Facilities.pdf](#)

[2.\) APP-SS-ADVANTAGE SELF STORAGE.pdf](#)

[City Council Agenda Item -Ord. 06-2020](#)

[June 16 2020 PZ Minutes.pdf](#)

[City Council June 24 2020 Meeting Minutes.pdf](#)

[PZ Presentation - Text Amend - Self Service Storage.pdf](#)

[23-144](#)

Consideration of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

.End

.body

body

BACKGROUND:

Project Name: Grissom Parkway Storage

Project No: PZ-22-00200012

Applicant: Tannath Design, Inc. Bryan Potts 2494 Rose Spring Drive
Orlando, FL, 32825

Property Owner: OSG Storage Cocoa, LLC Thomas Martucci 2277 Lee
Road, Suite B Winter Park, FL, 32789

Project Location: The subject property is comprised of five separate
parcels located south of Grissom Parkway and north of State Road 528.
The property is identified by the Brevard County Property Appraiser as
Parcel ID 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-
-00-779, 24-35-12-00-780 and is depicted within Exhibit A - Location Map.

Public Notice Advertised in the newspaper on February 22, 2023.

Project Information:

The applicant is proposing to construct a recreational vehicle (RV) storage facility within the Manufacturing and Industrial Zoning District (M-2). RV Storage facilities are an allowed use within this Zoning District. The project proposes two enclosed RV storage buildings, an office, covered recreational vehicle storage, open-air RV storage, and the associated infrastructure related to the construction of this site. The Office Building is 640 SF, but the square footage less then restroom and storage areas is about 360 SF. The enclosed RV storage is 51,750 SF. The remaining open-air and canopy RV storage areas are 85,150 SF. The site overview is provided as Exhibit D.

Future Land Use Designation: Industrial/Conservation

Zoning District: Manufacturing and Industrial (M-2)

Existing Land Use: Vacant Land

Council District: District 3 - Councilmember Rip Dyal

Please see the existing site and surrounding zoning and future land uses on the map included as Exhibits "B" and "C"

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Industrial M-2	Vacant	
South	Unincorporated County	Unincorporated County	Single Family Residence south of SR 528
East	Industrial/Conservation M-2	Manufacturing	
West	Industrial M-2	Manufacturing	

I. Site Plan Analysis

"Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

Consistency with the Code of the City of Cocoa

The Development Review Committee, consisting of the Building Official, the Code Enforcement Manager, the Environmental Control Coordinators, the Fire Department Chief and/or Inspector, the Planning & Zoning Manager and/or staff, the Public Works Director, and the Utilities Director, have reviewed the site plan and determined that it generally meets the minimum requirements of all applicable City Code requirements.

The site is 9.66 acres. The maximum impervious area is .90 and .725 is provided. A maximum of 1.0 FAR is allowed, and 0.315 is provided.

Building setbacks required are:

Front: 25 feet

Side Interior: None, except 25 feet if abutting a residential zoning district.

Side Corner: 15 feet

Rear: 15 feet

These setbacks have been satisfied.

The maximum height allowed by the zoning code is 60 feet and the highest building is 20 feet.

The project is required to provide parking in accordance with Appendix A, Zoning, Article XII, Off Street Parking. There is no specific parking requirement established in the City Code for RV storage uses. However, Section 1(d)(41) was utilized since it provides similar requirements for RV storage when combined with self-service storage facilities. Per Section

1(d)(44), when a use is not specifically defined, a similar use can be utilized. Self-service storage parking requirements are the most similar use provided. Section 1(d)(41) provides: Storage facilities. One (1) space for every thousand (1,000) gross square feet of floor area. Self-service storage facilities shall have one (1) parking space for the office manager, one (1) parking space for each six hundred (600) square feet of office space, one (1) parking space for each fifty (50) storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area. Since all of the storage units are for major recreational equipment, the 1 parking space for each 5,000 square feet of major recreational equipment storage area standard was used. The site plan provides 2 handicapped parking and 27 regular parking spaces, for a total of 29 spaces. Based on the RV storage standard, a total of 29 spaces would be required, which is met by the site plan provided by the applicant. Calculations are provided below:

136,900 SF RV Parking X 1 spot/5000 SF =	27.38 Spots
360 SF Office X 1 spot/600 SF =	0.60 Spots
1 Spot for office manager =	1 Spot
Total =	28.98 Spots

Landscaping and tree removals are addressed in the Site Plan. The site was previously cleared in the 1980s and tree mitigation requirements are met through the landscaping plans. Landscaping has been provided to concentrate trees on the frontage of the property along Grissom Parkway, the stormwater pond, and the perimeter of the site.

Consistency with Comprehensive Plan Policies and Objectives

Future Land Use Element, Policy 1.1.2.13: The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S.

B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development site.

Staff Response: The current boundaries of the Conservation FLU are not within the jurisdictional line determination of the wetlands onsite. Therefore, the upland portion of the site is to be considered Industrial, which is the future land use category assigned to the rest of the development site.

Future Land Use Element, Comprehensive Plan, Policy 1.1.2.10: Industrial (IND): Industrial areas shall be regarded as appropriate for activities

associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals.

Staff Response: The proposed use of RV Storage will serve the surrounding neighborhoods to provide additional storage options in this area.

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

C. New development and redevelopment with no significant impact. New development and redevelopment having no significant impact on the net wetland functions shall be permitted.

Staff Response: The proposed project has 5 isolated wetlands that will be impacted by this project. The wetlands, as determined by the St. Johns River Water Management District, do not necessitate mitigation. The wetlands were determined not to be used by endangered or threatened species, are not located in an "area of critical state concern", are not connected by standing or flowing surface water at the seasonal high water level to one or more wetlands, and do not provide more than a minimal value to fish and wildlife. Therefore, no significant impact on wetland functions is present since the wetlands are not considered significant.

E. Upland buffers.

1. General. Upland buffers are considered an integral component of a functioning wetland and shall be afforded the same types and levels of protection as the wetland itself. Upland buffers shall not be developed, cleared, or landscaped that would decrease their effectiveness in supporting wetland functions, and shall not include turfed, landscaped, or impervious surfaces.

2. Minimum width. Where wetlands exist, upland buffers shall be provided at a minimum width of fifteen (15) feet and an average width of twenty-five (25) feet beyond the perimeter of the wetland.

Staff Response: Existing wetlands on-site will be impacted. The wetlands will be removed from the site with no required mitigation per the response as part of Conservation Element, Policy 12.1.6.15. No upland buffers will be provided since no wetlands will exist post development.

Conservation Element, Objective 12.1.9: Floodplain Management. The City shall protect the flood storage and conveyance functions of the 100-year floodplain.

Policy 12.1.9.1: In order to reduce the adverse consequences of floodplain development and simultaneously encourage the conservation of natural habitat, the City's Flood Damage Prevention ordinance shall be updated as needed to maintain compliance with the National Flood Insurance Program and to discourage construction in the floodplain, unless the proposed construction is expressly authorized by this Comprehensive Plan. Developmental plans shall preserve the natural functions of floodplains when practical. The provision of compensatory storage for fill placed within the floodplain shall be allowed only when the applicant demonstrates the absence of adverse consequences of compensatory storage and demonstrates compliance with other applicable provisions of this Comprehensive Plan.

Policy 12.1.9.2: Developers shall be encouraged to incorporate those portions of sites that are within the 100-year floodplain as open space preservation.

Staff Response: The proposed site is not within the 100-year floodplain.

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

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

Staff Response: An Environmental Report was provided indicating that the project does not anticipate impacting the species listed as part of the US Fish and Wild Service, Florida Fish and Wildlife Conservation Commission, and Florida Department of Agriculture and Consumer Services Regulatory Reviews.

Concurrency Management/Adequate Public Facilities

Wastewater

The proposed project will not exceed the City of Cocoa Wastewater System capacity.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event 25-year frequency/24-hour duration event

On-site Stormwater Management: Retention of the first one inch of rainfall for areas of more than one acre.

Stormwater Quantity: Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.

Stormwater Quality: No significant degradation of water quality in receiving water bodies.

Staff Response: The proposed project meets or exceeds the City of Cocoa Stormwater Requirements. The project will require a SJRWMD Permit prior to the start of construction.

Potable Water

Policy 7.1.1.3:

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

Staff Response: The Utilities Department has reviewed the proposed project and capacity is available.

Solid Waste

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

Solid Waste Disposal (Brevard County Landfill) Cocoa Distribution Rate:
1.2 tons per capita per year

Collection Residential: 1 to 2 times per week as needed, each household
Non-residential: 2 to 6 times per week as needed, each location
Green Waste and Recyclable: Once per week

Staff Response: Staff finds that this project will not exceed this LOS standard.

Roadways (Transportation)

The main entry/exit location for this project is located on Grissom Parkway. Policy 2.1.1.1 of the City's Transportation Element: The City shall maintain for the purpose of issuing building permits and development orders the following list of major roadway facilities: Grissom Parkway has Minimum LOS E. Utilizing the ITE Code 151 Mini-Warehouse (ITE Trip Generation, 11th Edition), the following is the Engineer's Trip Generation Estimate for the Project:

- Average Daily Trips: 75
- PM Peak Hour Trips: 12
- AM Peak Hour Trips: 7

A Traffic Impact Analysis was performed for this project and indicated all study segments will continue to operate at a satisfactory LOS.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Staff recommends APPROVAL of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

Attachments:

[Exhibit A - Location Map](#)
[Exhibit B - Zoning Map](#)
[Exhibit C - Future Land Use Map](#)
[Exhibit D - Site Plan](#)
[Exhibit E - Application](#)
[Legal Ad 2-22-23.pdf](#)
[Hydraulic Report for Grissom Parkway Storage Revised 12-29-22.pdf](#)
[Landscape Plans.pdf](#)
[Photometric Plan.pdf](#)
[Traffic Letter.pdf](#)
[Geotech Report.pdf](#)
[Stormwater Report.pdf](#)
[Grissom Pkwy. 9.67 Acres Env. Rpt.pdf](#)
[TSR - Grissom.pdf](#)

23-134

Consideration of Ordinance 01-2023 a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, changing the Official Zoning Map designation of two (2) parcels totaling ±.64 acres from County Single-Family Residential (RU-1-9) to City Single-Family Residential (RU-1-7).

Attachments:

[Exhibit A - Paradise Church Site Location.pdf](#)
[Exhibit B - Paradise Zoning Map.pdf](#)
[Exhibit C - FLU Paradise Church.pdf](#)
[Exhibit D - Application 2424558-242457 Paradise Church.pdf](#)
[Ordinance 01-2023 Rezoning Paradise Church County RU-1-9 to RU-1-7](#)
[Notice of Public Hearing - Zoning Map & Text Amendments](#)

[23-130](#)

Consider a Zoning Text AMENDMENT CONSISTENT WITH APPENDIX A, ARTICLE XI, SECTIONS 10A THROUGH 17, AND SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA; CHANGING THE DISTRICT REGULATIONS REGARDING GYM AND FITNESS FACILITIES AS FOLLOWS: ALLOWING GYM AND FITNESS FACILITIES OF ANY SIZE AS A PERMITTED USE IN THE GENERAL COMMERCIAL, COMMERCIAL PARKWAY, WHOLESALE COMMERCIAL, AND PLANNED UNIT DEVELOPMENT DISTRICTS; ALLOWING GYM AND FITNESS FACILITIES OF LESS THAN 7,500 SQUARE FEET AS A PERMITTED USE IN THE RESTRICTED COMMERCIAL AND NEIGHBORHOOD COMMERCIAL DISTRICTS; ALLOWING GYM AND FITNESS FACILITIES OF 7,500 SQUARE FEET OR GREATER AS A SPECIAL EXCEPTION IN THE RESTRICTED COMMERCIAL AND NEIGHBORHOOD COMMERCIAL DISTRICTS; AND ALLOWING GYMS AND FITNESS FACILITIES OF LESS THAN 7,500 SQUARE FEET AS A PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT AND CERTAIN SUBDISTRICTS OF THE COCOA WATERFRONT OVERLAY DISTRICT.

Attachments:

[Exhibit A - Ordinance](#)

[Exhibit B - Legal Ad.pdf](#)

V. OTHER BUSINESS:

[23-56](#)

Authorize Public Works to remove 2 separate oak trees in 2 different locations.

Attachments:

[2514 suwanee dr.pdf](#)

[2514 Suwannee Dr \(1\).jpg](#)

[2514 Suwannee Dr \(2\).jpg](#)

[307 Blake Avenue \(1\).jpg](#)

[307 Blake Avenue \(2\).jpg](#)

VI. NEXT MEETING DATE:

The next regularly scheduled meeting of the Planning & Zoning Board will be on Wednesday, April 5, 2023 at 6:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

VII. ADJOURNMENT

NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

- (1) <https://tinyurl.com/s5e875r> or
- (2) <https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.



Legislation Details (With Text)

File #: 23-156 **Version:** 1 **Name:**
Type: Agenda **Status:** Agenda Ready
File created: 2/24/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Approval of the March 1, 2023 Planning and Zoning Board Agenda
Sponsors:
Indexes:
Code sections:
Attachments: [March 1, 2023 Short Agenda.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 24, 2023
Agenda Date: March 1, 2023
Prepared By: Bryant Smith III, P.E., CFM - Public Works Director / Interim Growth and Economic Development Director
Through: Bryant Smith III, P.E., CFM - Public Works Director / Interim Growth and Economic Development Director
Requested Action:
Approval of the March 1, 2023 Planning and Zoning Board Agenda

BACKGROUND:

None.

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

Approval of the March 1, 2023 Planning and Zoning Board Agenda



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 1, 2023
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of March 1, 2023
2. MINUTES: Meeting of November 2, 2022
3. MINUTES: Meeting of December 7, 2022
4. MINUTES: Meeting of February 1, 2023

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-22-00200013 (Quail Ridge) – Staff is requesting removal of the staff initiated rezoning application

B. PZ-23-00200002 – Small-Scale Site Plan Appeal (Advantage Self Storage)

An appeal relating to the denial of a Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning, Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2). The 2.99-acre site is identified as Parcel 24-35-12-00-759 through the Brevard County Property Appraiser.

C. PZ-22-00200012 – Large-Scale Site Plan (Grissom Parkway Storage)

Consideration of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA;

amending the Official Zoning Map designation of two (2) parcels of real property, totaling 0.64 acres, more or less, and generally located on the southeast corner of Aurora Street and Jackson Street, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County RU-1-9 (Single

Family Residential) to City of Cocoa RU-1-7 (Single-Family Residential District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Parcel ID numbers: 24-36-32-29-6-7 and 24-36-32-29-6-8.

- E. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA**; changing the lists of Permitted and Special Exception Uses in Appendix A, Article XI of the zoning ordinance of the City of Cocoa related to gym and fitness facilities in the Restricted Commercial, Neighborhood Commercial, General Commercial, Central Business District, Commercial Parkway, Wholesale Commercial, Planned Unit Development, and Cocoa Waterfront Overlay Districts; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

V. OTHER BUSINESS:

1. Tree Board Update: Request to Remove Two Oak Trees at 2514 Suwannee Dr. and 307 Blake Avenue.

VI. NEXT MEETING DATE:

Wednesday, April 5, 2023

VII. ADJOURNMENT

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA 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. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Justin Lee, Senior Planner, at (321) 433-8510 or jlee@cocoafl.gov, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Mr. Lee via email or mail at least three (3) days prior to the hearing.



URL Blocked by FortiClient



cocoa.legistar.com/gateway.aspx

is in the category Unknown

Your FortiClient administrator has blocked this category

FortiClient has been configured to block unrated urls.
This url was categorized as unrated because the FortiGuard url rating service is inaccessible.

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
November 2, 2022**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on November 2, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Sengel called the meeting to order at 6:00 PM.

ROLL CALL:

Russell Sengel	Chairperson
Marilyn Green	Vice Chairperson
Todd Anderson	Board Member
Michael Dobrin	Board Member
Aleck Greenwood	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Al Washington	Board Member
Merrybeth Burgess	Alternate Member
Thomas Barton	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Russell Sengel	Chairperson
Marilyn Green	Vice Chairperson
Todd Anderson	Board Member
Michael Dobrin	Board Member
Aleck Greenwood	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Al Washington	Board Member
MerryBeth Burgess	Alternate Member
Thomas Barton	Alternate Member

ABSENT:

Debbie Joyce	School Board Representative
--------------	-----------------------------

STAFF PRESENT:

Kristin Eick, Board Attorney; Bryant Smith, Interim Growth and Economic Development Director; and Monica Arsenault, Recording Secretary.

Chairperson Sengel led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of November 2, 2022

* **MOTION BY VICE CHAIRPERSON GREEN; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE AGENDA AS WRITTEN.**

AYES: SENDEL, GREEN, ANDERSON, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, WASHINGTON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (10-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

1. PZ-22-00000021 – Zoning Text Amendment (Ordinance No. 15-2022)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTIONS 18 AND 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA; CHANGING THE LIST OF SPECIAL EXCEPTION USES IN THE CORE COMMERCIAL ZONING DISTRICT AND COCOA WATERFRONT OVERLAY DISTRICT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Mr. Smith provided a presentation¹ and explained that this zoning text amendment will allow printing, engraving, and related reproduction uses within the C-C Zoning District as a Special Exception. Printing, engraving and related reproduction uses will also be added in the Waterfront Overlay as a Special Exception where C-C is the underlying zoning district.

Additionally, this will allow craft breweries as a Special Exception to the Waterfront Overlay where C-C and CBD are the underlying zoning districts, subject to the conditions of each underlying zoning district. This will update the Waterfront Overlay to be consistent with C-C and CBD underlying zoning.

¹ Exhibit A: PZ-22-00000021 – Zoning Text Amendment

Chairperson Sengel opened the hearing to the public. There being no questions or comments the public portion of the hearing was closed.

- * **MOTION BY BOARD MEMBER SIMPSON; SECONDED BY BOARD MEMBER GREENWOOD TO REQUEST APPROVAL TO CITY COUNCIL OF THE REQUESTED ZONING TEXT AMENDMENT TO ALLOW FOR PRINTING, ENGRAVING, AND RELATED REPRODUCTION USES; AND CRAFT BREWERIES AS SPECIAL EXCEPTION USES AS PROVIDED IN ORDINANCE NO. 15-2022.**

AYES: SENDEL, GREEN, ANDERSON, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, WASHINGTON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (10-0)

V. OTHER BUSINESS:

1. Tree Board Update

None.

2. Open Discussion

Mr. Smith mentioned the Orchid Lake and Diamondback projects which will be starting to develop soon. He added that hopefully there will be more projects coming before the Board by the beginning of the New Year.

Vice Chairperson Green asked if it would be possible to get a listing of current developments at the beginning of the New Year.

Board member Washington wished to share that he will be resigning from the Board after tonight. He has served for a long time and feels it is time to let someone else serve. He expressed that it was a pleasure working with everyone.

Chairperson Sengel also shared that his term has ended and he will be off the Board after this evening as well. A new Chairperson will need to be elected at the next meeting.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, December 7, 2022 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY CHAIRPERSON SENDEL; SECONDED BY VICE CHAIRPERSON GREEN TO ADJOURN THE REGULAR MEETING OF NOVEMBER 2, 2022.**

AYES: SENDEL, GREEN, ANDERSON, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, WASHINGTON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (10-0)

MEETING WAS ADJOURNED AT 6:12 PM.

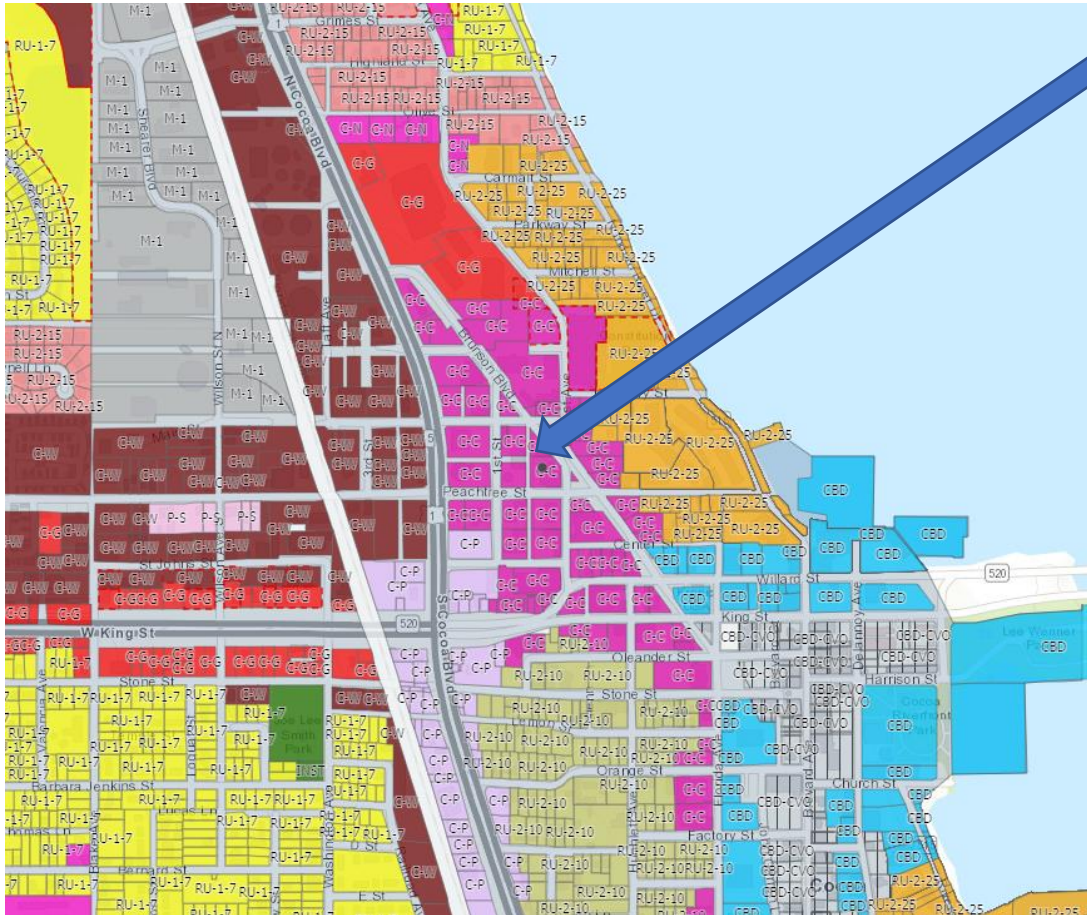
Russell Sendel, Chairperson

Respectfully Submitted By:

Monica Arsenault, Recording Secretary

PZ-22-00000021 - Zoning Text Amendment – printing, engraving, and related reproduction uses; and craft breweries.

COCOA
FLORIDA

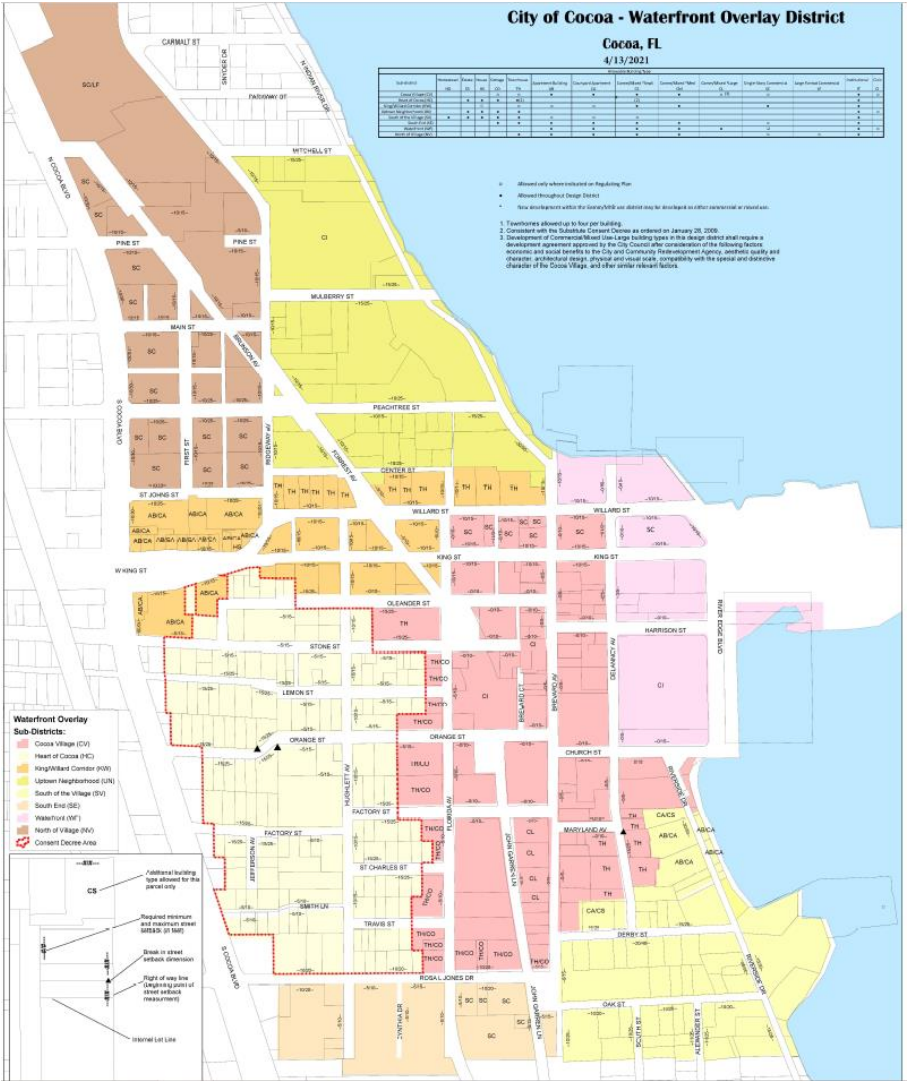


Allows printing, engraving, and related reproduction uses within the C-C Zoning District as a Special Exception. Printing, engraving and related reproduction uses will also be added in the Waterfront Overlay as a Special Exception where C-C is the underlying zoning district.

Allows Craft Breweries as a Special Exception to the Waterfront Overlay where C-C and CBD are the underlying zoning districts, subject to the conditions of each underlying zoning district. Updates the Waterfront Overlay to be consistent with C-C and CBD underlying zoning.

PZ-22-00000021 - Zoning Text Amendment – printing, engraving, and related reproduction uses; and craft breweries.

COCOA
FLORIDA



PZ-22-00000021 - Zoning Text Amendment – printing, engraving, and related reproduction uses; and craft breweries.

COCOA
FLORIDA





Legislation Details (With Text)

File #: 23-157 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 2/24/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Approve the December 7, 2022 Regular meeting minutes as written or with amendments.
Sponsors:
Indexes:
Code sections:
Attachments: [12-07-2022 DRAFT.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 24, 2023
Agenda Date: March 1, 2023
Prepared By: Monica Arsenault, Recording Secretary
Through:
Requested Action:
Approve the December 7, 2022 Regular meeting minutes as written or with amendments.

BACKGROUND:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve the December 7, 2022 Regular meeting minutes as written or with amendments.

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
December 7, 2022**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on December 7, 2022 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Board member Dobrin called the meeting to order at 6:00 PM.

ROLL CALL:

Michael Dobrin	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Merrybeth Burgess	Alternate Member
Thomas Barton	Alternate Member
Debbie Joyce	School Board Representative

PRESENT:

Michael Dobrin	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Merrybeth Burgess	Alternate Member
Thomas Barton	Alternate Member
Debbie Joyce	School Board Representative

ABSENT:

STAFF PRESENT:

Kristin Eick, Board Attorney; Bryant Smith, Interim Growth and Economic Development Director; and Joanna Zurinsky, Recording Secretary.

Board member Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of December 7, 2022

- * **MOTION BY BOARD MEMBER DOBRIN; SECONDED BY ALTERNATE MEMBER BARTON TO AMEND THE AGENDA TO POSTPONE THE ELECTION OF CHAIR AND VICE CHAIR TO THE JANUARY MEETING.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

2. MINUTES: Meeting of September 7, 2022

- * **MOTION BY ALTERNATE MEMBER BARTON; SECONDED BY BOARD MEMBER SIMPSON TO APPROVE THE MINUTES AS WRITTEN.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

1. PZ-22-00000021 – StorQuest Express Self Storage

Mr. Smith explained that this item is to consider a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 12, General Commercial District (C-G) to allow construction of a self-storage facility with recreational vehicle parking with associated infrastructure on a ±6.38-acre portion of a site identified as Parcel 24-35-23-00-505 through the Brevard County Property Appraiser.

Mr. Smith showed the location on a map and pointed out that the parcel is near SR524 and Friday Road. He added that, as a reminder, this was a Special Exception that was approved by Board of Adjustment at their April 20, 2022 meeting.

The project proposes five storage buildings, an office, recreational vehicle storage, and the associated infrastructure related to the construction of this site. The building area includes 329 storage units and an office that totals approximately 57,735 square feet (SF) along with 34,155 SF of recreational equipment storage. The site provides 19 parking spaces, exceeding the minimum 17 parking spaces required per the City Code.

Dave Schmitt, Dave Schmitt Engineering, 12301 Lake Underhill Rd., Orlando, concurs with staff's recommendations and is happy to answer any questions from the Board.

There being no further questions or comments from the Board, Board member Dobrin opened the hearing up to the public.

There being no questions or comments from the public, the public portion of the hearing was closed.

- * **MOTION BY ALTERNATE MEMBER BARTON; SECONDED BY BOARD MEMBER SIMPSON TO STAFF RECOMMENDS APPROVAL OF THE LARGE-SCALE SITE PLAN FOR THE STORQUEST EXPRESS SELF STORAGE WITH THE CONDITIONS RECOMMENDED BY STAFF.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

Tree Board Update: None.

Recent Development Update:

Mr. Smith shared that Quail Ridge is an apartment complex project that was previously approved by the Board but it has since expired and has to make its way through the process again before it can come back before the Board.

Open Discussion by Board Members: None.

VII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, January 4, 2023 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

- * **MOTION BY BOARD MEMBER SIMPSON; SECONDED BY ALTERNATE MEMBER BARTON TO ADJOURN THE REGULAR MEETING OF DECEMBER 7, 2022.**

AYES: DOBRIN, LOPEZ, SIMPSON, BURGESS, BARTON

MOTION PASSED UNANIMOUSLY (5-0)

MEETING WAS ADJOURNED AT 6:17 PM.

Respectfully Submitted By:

Michael Dobrin, Board member

Monica Arsenault, Recording Secretary



Legislation Details (With Text)

File #: 23-92 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 2/6/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Approval of the February 1, 2023 Regular meeting Minutes as written or with amendments.
Sponsors:
Indexes:
Code sections:
Attachments: [02-01-2023 DRAFT.pdf](#)
[Exhibit A - Planning and Zoning Board Training Feb 2023.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 6, 2023
Agenda Date: March 1, 2023
Prepared By: Monica Arsenault, Recording Secretary
Through:
Requested Action:
Approval of the February 1, 2023 Regular meeting Minutes as written or with amendments.

BACKGROUND:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approval of the February 1, 2023 Regular meeting Minutes as written or with amendments.

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
February 1, 2023**

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on February 1, 2023 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Board member Dobrin called the meeting to order at 6:00 PM.

ROLL CALL:

Todd Anderson	Board Member
Chris Bankhead	Board Member
Ron Chabot	Board Member
Michael Dobrin	Board Member
Aleck Greenwood	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Wesley Park	Board Member
Marcus Wheeler	Board Member
Merrybeth Burgess	Alternate Member
Katherine Stewart	Alternate Member

PRESENT:

Todd Anderson	Board Member
Ron Chabot	Board Member
Michael Dobrin	Board Member
Aleck Greenwood	Board Member
Veronica Lopez	Board Member
Justin Simpson	Board Member
Wesley Park	Board Member
Marcus Wheeler	Board Member
Merrybeth Burgess	Alternate Member

ABSENT:

Chris Bankhead	Board Member
Katherine Stewart	Alternate Member

STAFF PRESENT:

Kristin Eick, Board Attorney; Luci Ribeiro, Planner; Justin Lee, Senior Planner; and Monica Arsenault, Recording Secretary.

Board member Dobrin led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of February 1, 2023

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE AGENDA AS WRITTEN.**

AYES: ANDERSON, CHABOT, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (9-0)

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

1. Annual Election of Chair and Vice Chair

Board member Dobrin opened nominations to the Board.

Board member Greenwood nominated Board member Simpson for the Chairperson position. He explained his reasonings for his nomination.

No further nominations were made.

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ANDERSON TO ELECT JUSTIN SIMPSON AS CHAIRPERSON.**

AYES: ANDERSON, CHABOT, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (9-0)

Nominations were opened for the Vice Chair position.

Board member Greenwood nominated Mike Dobrin for Vice Chairperson.

*** MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER LOPEZ TO ELECT MIKE DOBRIN AS VICE CHAIRPERSON FOR DISCUSSION.**

Board member Dobrin noted that if anyone else is interested in the position he will decline the nomination.

Board member Greenwood added that he will nominate Todd Anderson as Vice Chairperson if Board member Dobrin does not want the position. In response, Board member Anderson shared that with his full-time work schedule he is not sure he can commit to the position.

Board member Dobrin accepted the position as Vice Chairperson.

AYES: ANDERSON, CHABOT, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (9-0)

2. Board Training

Board Attorney Eick provided a Board Training presentation¹ to serve as a refresher for the current board members as well as an introductory training for the new board members.

V. OTHER BUSINESS:

- 1. Tree Board Update: None.**
- 2. Recent Development: None.**
- 3. Open Discussion by Board Members:**

Board member Dobrin asked if there are any updates regarding the previous hotel project that was supposed to be developed in the Village. In response, Board member Greenwood shared that an opportunity to submit RFPs will be opening soon, however there is a process that has to be gone through.

Board member Anderson asked if at the next meeting the Board would be interested in taking a group photo in front of the dais. If acceptable by staff, he thought this could be something to be included in the next FYI Newsletter since there are so many new board members.

VI. NEXT MEETING DATE:

¹ Exhibit A: Planning & Zoning Training 02/01/2023

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, March 1, 2023 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VII. ADJOURNMENT:

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER LOPEZ TO ADJOURN THE REGULAR MEETING OF FEBRUARY 1, 2023.**

AYES: ANDERSON, CHABOT, DOBRIN, GREENWOOD, LOPEZ, SIMPSON, PARK, WHEELER, BURGESS

MOTION PASSED UNANIMOUSLY (9-0)

MEETING WAS ADJOURNED AT 7:49 PM.

Justin Simpson, Chairperson

Respectfully Submitted By:

Monica Arsenault, Recording Secretary



PLANNING AND ZONING BOARD TRAINING

Kristin Eick, Assistant City Attorney
Garganese, Weiss, D'Agresta & Salzman, P.A.
February 01, 2023



GARGANESE | WEISS
D'AGRESTA & SALZMAN
ATTORNEYS AT LAW ^{PA}

Outline

- ▶ Role of the Planning and Zoning Board
- ▶ The Comprehensive Plan
- ▶ Zoning
- ▶ Site Plans
- ▶ Plats
- ▶ Planned Unit Developments (PUDs)
- ▶ Development Permits and Orders
- ▶ Quasi-Judicial Procedure
- ▶ Property Rights
- ▶ Government in the Sunshine
- ▶ Public Records
- ▶ Ethics
- ▶ Voting Conflicts

Role of the Board

▶ **Duties:**

- ▶ Advise the City Council on questions related to zoning
- ▶ Investigate proposals to change zoning regulations
- ▶ Hear applications and make recommendations to the City Council on:
 - ▶ Proposed changes to the permitted use of a property
 - ▶ Proposed amendments to the zoning code
 - ▶ Proposed subdivision plats
- ▶ See Article XIX of the City of Cocoa Code of Ordinances
 - ▶ Available [Here](#)

Role of the Board

- ▶ **Act as the City's Local Land Planning Agency, Community Planning Act, Part II, Chapter 163.3161, F.S.**
- ▶ Conduct the comprehensive planning program and prepare the comprehensive plan or elements or portions thereof for the city;
- ▶ Coordinate the comprehensive plan or elements or portions thereof with the comprehensive plan or elements of appropriate local governments, the East Central Florida Regional Planning Council, and the state;
- ▶ Recommend the comprehensive plan or elements or portions or amendments thereto to the council for adoption, modification, or rejection;
- ▶ Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the council such changes in the comprehensive plan as may be required from time to time, including the preparation of periodic evaluation and analysis reports as required by the Act;
- ▶ Review proposed land development regulations, as that term is defined in [Chapter 15, Section 15-4](#), City Code of Cocoa, Florida, and land development codes, or amendments thereto, and make recommendations to the governing body as to the consistency of the same with the adopted comprehensive plan, or element, or portion thereof; and
- ▶ Perform any other functions, duties, and responsibilities assigned to it by the city council or by general or special law.

Role of the Board

- ▶ **Act as the City's Tree Board**
- ▶ Investigate, develop, and advise the city council regarding policies and standards relating to the care, preservation, planting, replanting, removal, or disposition of trees and shrubs in parks, along streets, and in all other public areas.
- ▶ When requested by the City Council, consider, investigate, make findings of fact, report, and make recommendations upon any special matter within the scope of its duties.
- ▶ No oak tree located on city public right-of-way or city owned property shall be removed or significantly pruned prior to review and recommendation by the tree board and approved by the city council, subject to certain exceptions.
 - ▶ Include in recommendation location and species of replacement tree
- ▶ Open Discussion for Board members and guest speakers

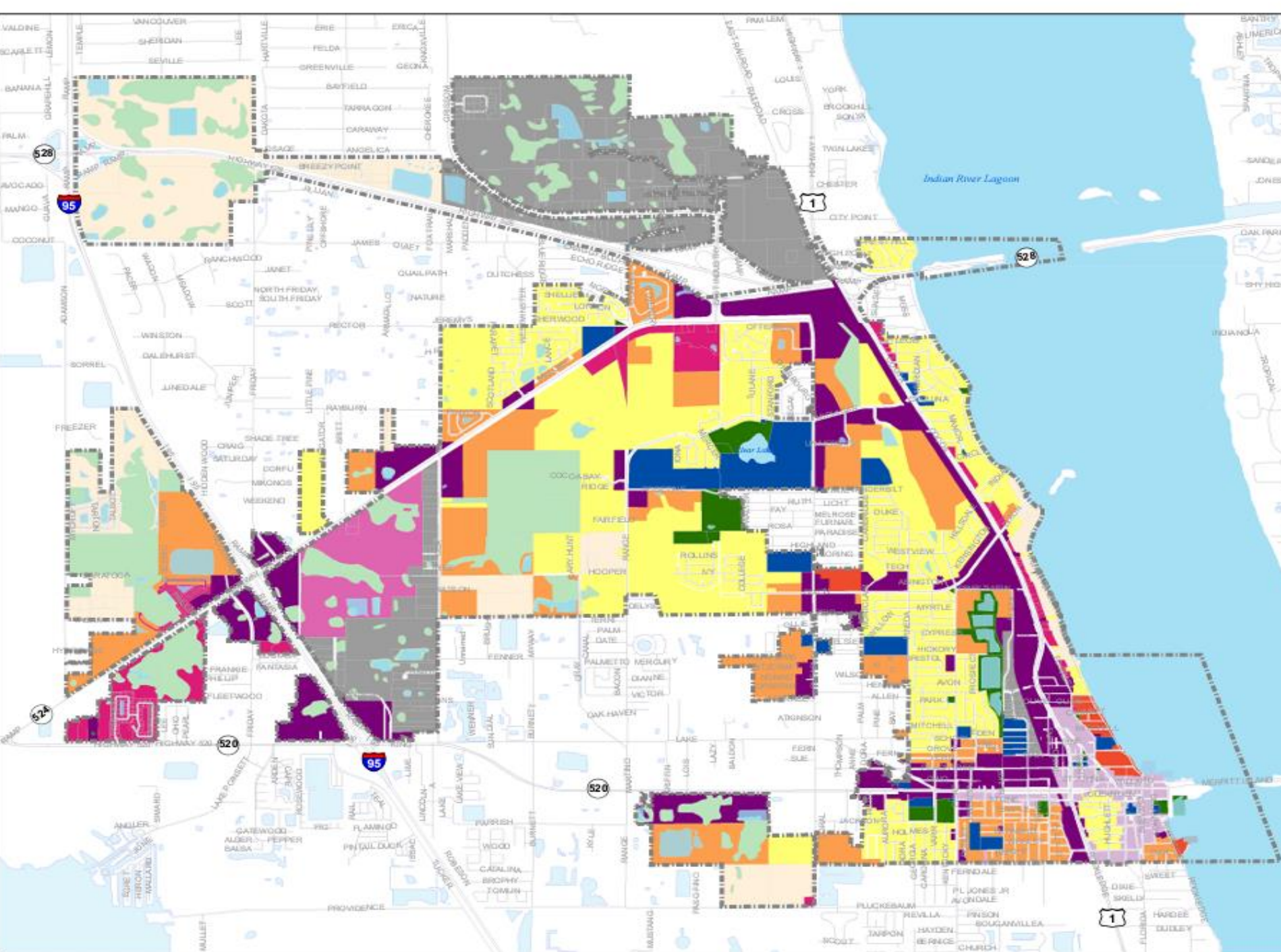
The Comprehensive Plan

- ▶ The Comprehensive Plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements.
 - ▶ In short, provides general guidelines to control future development.
 - ▶ “The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.” 163.3177, F.S.
 - ▶ All counties and cities in Florida must have a comprehensive plan.
 - ▶ The Comprehensive Plan is not a zoning map; it is a legal document adopted pursuant to § 163.3161 *et. seq.*, Florida Statutes.
 - ▶ Required and Optional Elements in accordance with state law - ex. Future Land Use Element, Conservation Element,
 - ▶ Within Elements, goals, objectives, policies, and strategies
 - ▶ Shall be based on relevant and appropriate data and analysis by the City that may include: surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. Must be taken from professionally accepted sources.
 - ▶ Sometimes includes regulatory language. Ex. Density, wetland impacts.
 - ▶ Elements must be consistent with each other (internal consistency).
 - ▶ Future Land Use Element - designates proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category.

The Comprehensive Plan

- ▶ It is the intent of the Community Planning Act that adopted comprehensive plans or elements thereof shall be implemented, in part, by the adoption and enforcement of appropriate local regulations on the development of lands and waters within an area. Sec. 163.3201, F.S.
- ▶ Each municipality in FL shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan. Sec. 163.3202, F.S.
- ▶ All development in the City must conform with the Comprehensive Plan.
- ▶ The City of Cocoa's Comprehensive Plan can be accessed [here](#). [Chapter 15 Article II](#) of the Code of Ordinances regulates the Comprehensive Plan.
 - ▶ The current Comprehensive Plan was adopted by Ordinance 13-2019 and plans for 2020 - 2030.

Future Land Use Map



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

Map M-I-7

Comprehensive Plan Amendments

- ▶ Applications to amend the Comprehensive Plan may be initiated by the City Council, the general public, a real property owner, or a governmental agency.
- ▶ May be map or text amendments, or both
- ▶ Factors to consider when reviewing proposed Comprehensive Plan amendments include:
 - ▶ Effect on the City's budget
 - ▶ Effect on public facilities
 - ▶ Includes - transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and rec facilities
 - ▶ Impact on the environment and natural and historical resources
 - ▶ Compatibility with surrounding neighborhoods and land uses
 - ▶ Compatibility with remainder of the Plan
 - ▶ Impact on the health, safety, aesthetics, and welfare of the City
 - ▶ Impact on ability of people to find adequate housing reasonably accessible to their places of employment
 - ▶ Consistency with the state comprehensive plan, regional plans
- ▶ A full list of factors to consider can be found in Sections 15-10 and [15-11](#) of the Code.
 - ▶ Planning Staff should provide a detailed Staff Report to the Board outlining how staff believes a proposed Plan amendment meets or does not meet all the enumerated factors. (Data and analysis)

Board's Review of Comprehensive Plan Amendment

- ▶ The Board must hold a public hearing to consider Plan amendments.
 - ▶ The hearing must be noticed not more than 15 or less than 7 days before the hearing
- ▶ The Board should encourage and accept public comment at the hearing on the proposed Plan amendment.
- ▶ Following the hearing, the Board will make a recommendation to the City Council regarding each Plan amendment application. **The recommendation should be based upon all factors in the City Code.**
- ▶ The Board may ultimately recommend that the Council deny an application, approve an application, or approve an application with modifications.
- ▶ Following City Council readings, does not become immediately effective. Involves state review.

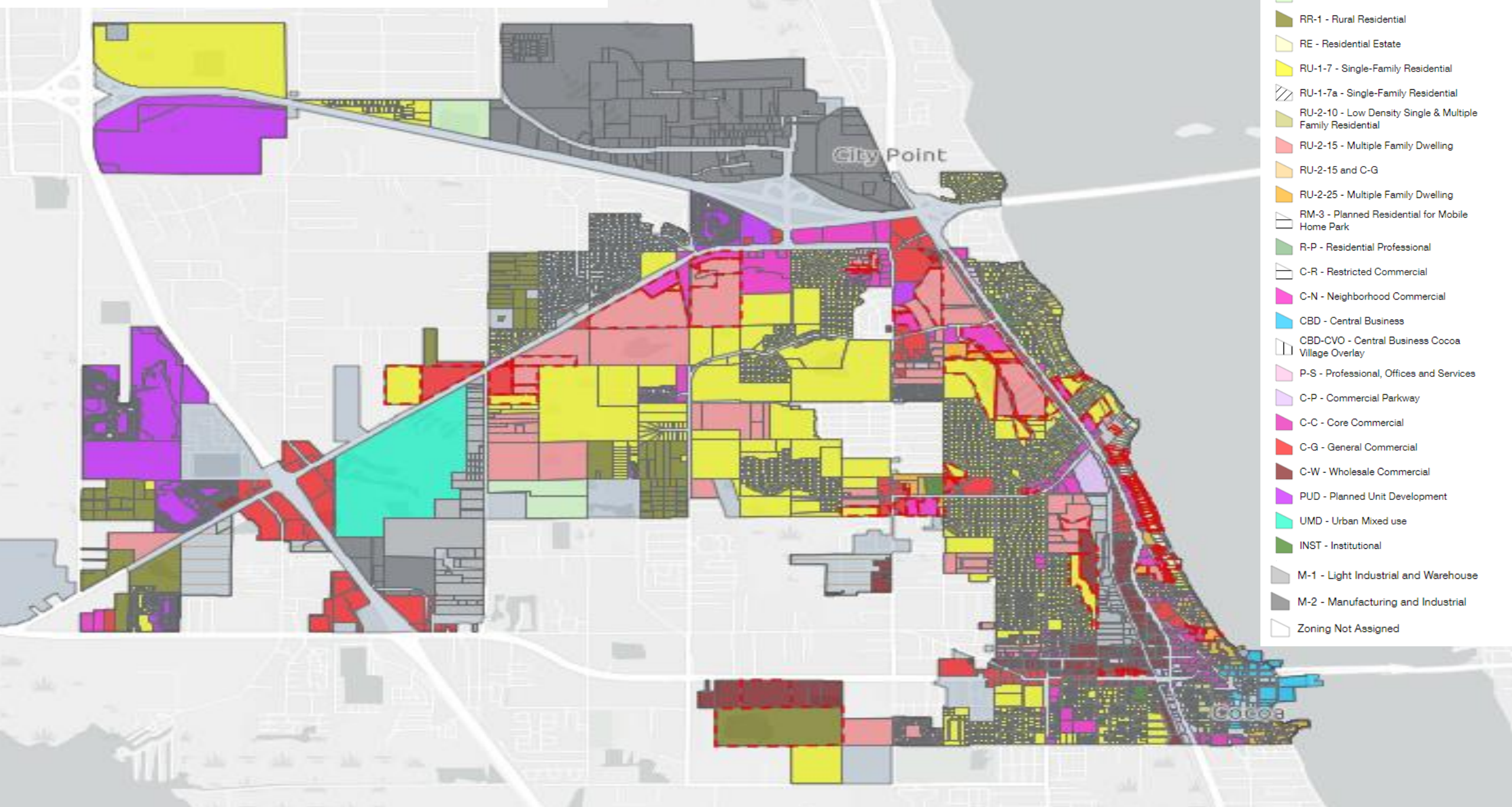
Zoning - Land Development Regulations

- ▶ [Appendix A](#) of the City Code is the Zoning Ordinance of the City of Cocoa.
- ▶ “Land development regulations” means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. [163.3213](#).
- ▶ LDRs contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall at a minimum:
 - ▶ Regulate the subdivision of land.
 - ▶ Regulate the use of land and water for those land use categories included in the land use element and ensure the compatibility of adjacent uses and provide for open space.
 - ▶ Provide for protection of potable water wellfields.
 - ▶ Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.
 - ▶ Ensure the protection of environmentally sensitive lands designated in the comprehensive plan.
 - ▶ Regulate signage.
 - ▶ Provide that public facilities and services meet or exceed the standards established in the capital improvements element required by s. [163.3177](#) and are available when needed for the development

Zoning - Land Development Regulations

- ▶ The City is divided into different zoning districts on the City's official zoning map. Each zone allows different types of development (allowed uses) and sets out specific requirements for development within the zone. Certain types of development (uses) are allowed only in certain zones.
- ▶ Each zone has a basic descriptor to guide development. Within each zone, land uses are broken up into four categories: principal uses, accessory uses, special exceptions, and prohibited uses.
 - ▶ For example: The Residential Estates (RE) district is described as “an area of estate density single-family residential development. Large lot sizes and other restrictions are intended to promote and protect the highest quality residential development.” The principal use is single-family dwellings. Accessory uses include patios and swimming pools. Special exceptions include churches and playgrounds.
 - ▶ All uses not specifically allowed as principal uses, accessory uses, or special exceptions are prohibited in a zone. This applies to all zoning districts.
- ▶ The Board is required to make a recommendation to the City Council regarding all proposed zoning changes within the City.
 - ▶ Map or text amendments

ZONING MAP - CITY OF COCOA



Rezoning Applications

- ▶ Must hold a public hearing to consider rezoning requests or text amendment requests.
 - ▶ Zoning map amendments 15 day public notice
- ▶ Board should encourage and accept public comment at the hearing on the proposed amendment.
- ▶ Following the hearing, the Board will make a recommendation to the City Council. **The recommendation should be based upon all factors in the City Code.**
- ▶ The Board may ultimately recommend that the Council deny an application, approve an application, or approve an application with conditions.
- ▶ Proponents of a zoning change must demonstrate that a rezoning is consistent with the Comprehensive Plan.
- ▶ Application to rezone is not analyzed with regard to a particular project unless also presented with a development agreement.

Rezoning Applications

- ▶ **Analyze the following criteria:**
- ▶ The proposed change is contrary to the established land use pattern.
- ▶ The proposed change would create an isolated district unrelated to adjacent and nearby districts.
- ▶ 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.
- ▶ Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
- ▶ The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.
- ▶ Changed or changing conditions make the passage of the proposed amendment necessary.
- ▶ The proposed change will adversely influence living conditions in the neighborhood.
- ▶ The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- ▶ The proposed change will create a drainage problem.
- ▶ The proposed change will seriously reduce light and air to adjacent areas.
- ▶ The proposed change will adversely affect property values in the adjacent areas.
- ▶ The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- ▶ The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- ▶ There are substantial reasons why the property cannot be used in accord with existing zoning.
- ▶ Whether the change suggested is out of scale with the needs of the neighborhood of the city.
- ▶ It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Site Plans

- ▶ Except for single family homes or a single duplex unit, any development, change of use, any use approved as a special exception, mobile home parks, and mobile home cooperatives shall require a site plan approval prior to the issuance of any building permit.
 - ▶ Site plan signed and sealed by a Florida registered engineer, surveyor or architect.
 - ▶ Area of site in square feet and acres.
 - ▶ Area of lot covered by a structure.
 - ▶ Height and number of floors of structure and total floor area.
 - ▶ Floor area ratio.
 - ▶ Landscape plan in accordance to the application.
 - ▶ Drainage plan in accordance to the application.
 - ▶ Parking and circulation plan, points of ingress to and egress from the site, and dimension of parking areas.
 - ▶ Location and availability of capacity for potable water and wastewater facilities to serve the proposed site, including a description of and required improvements or extensions of existing off-site facilities.
- ▶ P&Z makes the final decision on site plans. City Council does not approve.
- ▶ Deny an application, approve an application, or approve an application with conditions.
 - ▶ Conditions must be related to the adverse impact of the development.
 - ▶ Must be sufficiently clear.
- ▶ Appeals of small scale site plans

Planned Unit Developments (PUDs)

- ▶ A Planned Unit Development (“PUD”) is an area of land developed as a single entity, or in approved stages in conformity with a final development plan by a developer, which is totally planned to provide for a variety of compatible uses and common open space.
- ▶ PUD is a zoning district unto itself.
- ▶ PUDs are unique because requirements like lot size, setbacks, etc. are not as rigid. The PUD gains flexibility on density/lot size in exchange for extra (accessible and usable) open space, enhanced amenities, etc.
- ▶ PUDs are not final (and zoning not final) until the final development plan has been approved. Then the zoning is inextricable from the development plan.
 - ▶ PUD = (zoning) + (built-in site plan).
- ▶ [Article XI Section 17](#) of the Code covers PUDs.

Platting

- ▶ [Chapter 18 Article II](#) of the Code concerns plats and platting.
- ▶ The transfer of, sale of, agreement to sell, or negotiation to sell land by reference to or exhibition of, or other use of a plat of a subdivision that has not been given final approval by the city council and recorded in the office of the clerk of the circuit court of Brevard County is prohibited.
- ▶ *Subdivision* includes all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions, for the purpose, whether immediate or future, of sales or building development, and shall include all divisions of land involving the dedication of a new street or a change in existing streets, with exceptions. Sec. 18-7.
- ▶ “Plat or replat” means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this part and of any local ordinances.
- ▶ Every plat offered for recording pursuant to the provisions of this part must be prepared by a professional surveyor and mapper.
- ▶ Chapter 177, Florida Statutes, establishes minimum requirements for plat. City surveyor reviews plat, as well as staff and city attorney.

Platting

- ▶ Lays out lots, roads, common areas
- ▶ Each plat contains a dedication of the owners of the land (and mortgagees if not signing a joinder and consent) for the uses established in the plat; includes what areas are dedicated to the public.
- ▶ Two-step platting process - preliminary and final.
 - ▶ Preliminary plat approval "shall not be construed as authority for filing of the plan with the clerk of the circuit court of Brevard County, nor as authority for the sale of lots in reference thereto. Approval of the preliminary plan authorizes the subdivider to install all required improvements in accordance with the approved plans and specifications. All work shall be inspected and approved by the city engineer."
- ▶ The planning board shall review the preliminary plan to determine its conformity with the land development plan and these regulations. Upon completing its review, the planning board shall recommend to the city council the approval, approval subject to conditions, or denial of the preliminary plan.
- ▶ Failure to apply for final plat approval within one (1) year shall cause the preliminary plan approval to cease and become void. A time extension may be granted by the city council upon written request by the subdivider.
- ▶ More information regarding platting requirements may be found in Section 18-31 *et. seq.* of the Code.

Development Permits and Orders

Florida Statutes § 166.033

- ▶ An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision.
 - ▶ Development Permit - any zoning permit, subdivision approval, rezoning, special exception, variance, or other official action of local government having the effect of permitting the development of land.
- ▶ Denials - written notice to the applicant is required. Notice must include citation to applicable portions of ordinance, rule, statute, or other legal authority for the denial of the permit or order.
- ▶ Motion should incorporate staff findings or amend staff findings.
 - ▶ Staff reports must contain sufficient analysis upon which the Board can support its decision.

Quasi-Judicial vs Legislative Procedures

	Quasi-Judicial	Legislative
Examples	Variances, waivers, special exceptions, plat approvals, site specific rezones	Comprehensive Plan amendments, text amendments to LDRs, changing a property's future land use designation
Standard of Review	Competent and substantial evidence	Fairly debatable
Type of Decision	Applying policy to a specific set of facts	Creating policy
Affects	A limited number of specific property owners	The public at large

Quasi-Judicial Procedures

- ▶ Quasi-judicial decisions have an impact on a limited number of property owners and are “contingent on facts adduced at a hearing and where the decision can be functionally viewed as policy application rather than policy setting.” *Board of County Com’rs of Brevard County v. Snyder*, 627 So.2d 469 (Fla. 1993).

QUASI-JUDICIAL	NOT QUASI-JUDICIAL
Variances Waivers Special Exceptions Plat approval Site specific rezones	Comprehensive Plan amendments Text amendments to LDRs

- ▶ 3 Requirements for a Quasi-Judicial Hearing - (1) Afford procedural due process; (2) observe essential requirements of law; (3) decision must be based on competent and substantial evidence.

- ▶ **1. Procedural Due Process:**

- ▶ Due Process requires reasonable notice of the hearing and an opportunity to be heard on the matters (should inquire about whether proper notice has been given). Variances, special exceptions all require that certain notices be given pursuant to City Code. 15 days prior to hearing - posting property, posting at City Hall and on the city’s website and published in a newspaper of regular circulation. Mailers to property owners within 500ft.
- ▶ Parties must be able to present evidence, cross-examine witnesses (participants), and be informed of all facts presented to the quasi-judicial body (evidence presented in the record).
- ▶ Impartial decision maker - approach in an unbiased and fair manner, without prejudgment of the issues (recusal).
- ▶ Ex parte communications - contacts made by an interested party to a proceeding with a decision maker outside the presence of the other parties - must be disclosed on the record at the beginning of the hearing. Undermines the concept of an impartial, neutral decision maker. TIP: If approached by an interested party, ask them to come to the meeting and provide comments there. Let them know you should not be receiving information outside of the hearing.

Quasi-Judicial Procedures

▶ 2. Observe the essential requirements of law:

- ▶ Apply the correct law applicable to the land use decision (strict compliance with the criteria).
- ▶ Burden of Proof: Applicant has initial burden, then burden shifts to the City to demonstrate by competent and substantial evidence that the action is adverse to the public interest.
- ▶ Ex. Variance decision overturned because did not apply correct legal definition of hardship. *Bernard v. Town of Palm Beach*, 569 So.2d 853 (Fla. 4th DCA1990) (“eye of the beholder”).

▶ 3. Decision must be based on competent and substantial evidence:

- ▶ Relevant evidence that a reasonable mind would accept as adequate to support a conclusion.
- ▶ Some quantity (more than a scintilla) of legally admissible evidence supporting each criteria.
- ▶ Court will not re-weigh the evidence.
- ▶ Must be contained in the record.
 - ▶ Testimony and documentary evidence presented at the hearing.
- ▶ Generally, witnesses should be sworn in.
- ▶ General objections (not fact-based) by neighbors are not competent and substantial evidence. Neighbors are competent to give facts about which they have first-hand knowledge, such as aesthetics, recreational needs, compatibility with the neighborhood. They are not competent to testify regarding traffic or real estate values if they are not experts in the field.

Legislative Procedures

- ▶ Legislative actions result in the formulation of a general rule or policy that affects a large portion of the public. Legislative decisions are policy decisions.
Board of County Com'rs of Brevard County v. Snyder, 627 So.2d 469 (Fla. 1993).
- ▶ Comprehensive Plan amendments and small-scale development amendments are legislative in nature.
- ▶ Legislative decisions are subject to the “fairly debatable” standard of review.
Martin County v. Yusem, 690 So. 2d 1288 (Fla. 1997).
 - ▶ Legislative decisions must be reasonable based upon the evidence presented.
 - ▶ “The fairly debatable rule is a rule of reasonableness.” Where reasonable persons could differ as to the propriety of a planning action, it should be affirmed. *Payne v. City of Miami*, 52 So. 3d 707 (Fla. 3d DCA 2010).
 - ▶ Testimony of neighboring landowners or other concerned citizens is not a sufficient basis upon which the denial of a comprehensive plan amendment may rest. When testimony is presented in favor of the proposed amendment and the only rebuttal testimony is citizen opposition, a denial of the proposed amendment is not fairly debatable and thus should not be upheld in court. *Island, Inc. v. Bradenton Beach*, 884 So. 2d 107 (Fla. 2d DCA 2004).

Property Rights

- ▶ Complex constitutional and statutory principals governing property rights apply on a case-by-case, very fact specific basis.
- ▶ Florida Community Planning Act - required Comprehensive Plan updates to include a new Private Property Rights Element - governmental entities must respect judicially acknowledged and constitutionally protected private property rights.
- ▶ For example:
 - ▶ Unlawful government exactions - conditions imposed on the use of property lacking essential nexus to a legitimate government purpose; not roughly proportionate to the impacts of the development.
 - ▶ Bert Harris Property Rights Act - Inordinate Burden Test.
 - ▶ Takings Clause - Depriving an owner of all economically beneficial use of land.

Government in the Sunshine

- ▶ Section 286.011, Florida Statutes, provides: “All meetings of any board of commission of any state agency or authority of any agency or authority of any county or municipality...at which official acts are to be taken are declared to be **public meetings**.”
- ▶ Could be rephrased as follows: “Any communication between two members of the same board on any matter which may reasonably or foreseeably come in front of the board must take place at a time and place of which the public has **reasonable notice** and location where the public has reasonable access.”
- ▶ **Minutes** of the meeting must be taken.
- ▶ Boards may not take action on or engage in private discussion of board business via written correspondence, emails, text messages, or other electronic communications (Facebook).

Government in the Sunshine

- ▶ Email communication of information from one board member to another may not violate the Sunshine Law if there is no interaction related to the report but circulating “position statements” is highly discouraged and may pose other procedural due process concerns.
- ▶ Sunshine Law does not prohibit board from taking action on an item not on the agenda, but other procedural due process concerns or code requirements regarding notice may be implicated.
- ▶ Public Comment. Members of the public shall be given a reasonable opportunity to be heard on a proposition before a board or commission. The opportunity to be heard need not occur at the same meeting at which the board or commission takes official action on the proposition if the opportunity occurs at a meeting that is during the decision-making process and is within reasonable proximity in time before the meeting at which the board or commission takes the official action.
 - ▶ The opportunity does not apply to a meeting during which the board is acting in a quasi-judicial capacity (though would not affect right of person to be heard as otherwise provided by law).
 - ▶ The opportunity does not apply to an official act that is ministerial, such as approval of minutes.
- ▶ Abstention from Voting. Sunshine Law requires voting, unless there is or appears to be a possible conflict of interest OR, in a quasi-judicial proceeding, a member may abstain if the abstention is to assure a fair proceeding free from potential bias or prejudice.

Government in the Sunshine

- ▶ Sunshine Law Don'ts:
 - ▶ Do not talk about matters during recesses.
 - ▶ Do not talk about matters before or after meetings.
 - ▶ Do not talk about matters between meetings (even at City Hall).
 - ▶ Do not pass notes or whisper to other members during a meeting.
 - ▶ Do not talk about Board business in social settings.
 - ▶ Do not talk about votes, hearings, or actions after the public meeting as the matter may come back before the Board in a different context
- ▶ Penalties for violation of Sunshine Law:
 - ▶ Criminal misdemeanor for knowing violation
 - ▶ Removal from office
 - ▶ Noncriminal infraction - fine not exceeding \$500
 - ▶ Reasonable attorney's fees assessed
 - ▶ Final action taken is void

Public Records

- ▶ Municipal records are to be open for personal inspection and copying by any person. Providing access to public records is a duty of each agency.
 - ▶ Florida Statutes § 119.01(1).
- ▶ “Public records” means all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency. Florida Statutes § 119.011(12).
- ▶ Includes: written materials, tapes and recordings, photographs and film, electronic databases and files, emails, Facebook posts, texts, and tweets.
- ▶ Records must be retained in accordance with records retention schedules.
- ▶ There is no requirement that requests for records must be in writing or in a particular form; let the city clerk know immediately if you believe you have received a request for records. Records must be produced within a reasonable time.

Code of Ethics

Chapter 112 Florida Statutes

- ▶ Board Members are considered “public officers” - includes elected and appointed officials.
- ▶ Cannot solicit or accept anything of value, such as a gift, loan, favor, or service given for the purpose of influencing votes or actions.
- ▶ Cannot do business with one’s own agency, i.e., sell, lease or rent property, goods or services to the City.
- ▶ Cannot use position to secure a special privilege or benefit.
- ▶ Cannot hold conflicting employment or contractual relationship, i.e, cannot have contractual relationship or be employed by an agency or business entity that does business with the City and cannot have contractual relationship or employment that will create a continuing or frequently occurring conflict of interest.
- ▶ Cannot misuse privileged information.
- ▶ Cannot appoint, employ, promote, or advance relatives.
- ▶ Cannot vote on any measure which would inure to the special private gain or loss.
- ▶ Must disclose personal interests, financial interests, clients represented, contributions and honoraria.
- ▶ Penalties include removal from office, censure, restitution and civil penalty up to \$10,000.

Code of Ethics - Voting Conflicts

Florida Statutes § 112.3143

- ▶ No municipal or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss OR to the special private gain or loss of:
 - ▶ A principal by whom the officer is retained (e.g., employer or clients).
 - ▶ To the parent organization or subsidiary of a corporate principal by which the officer is retained.
 - ▶ A relative or business associate of the officer (father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law; but may extent broader to other relatives such as brother-in-law if the benefit would impact a relative such as sister). (Note that measure affecting relative's employer may also create a conflict).
- ▶ Special private gain or loss = economic benefit or harm.
- ▶ Impact of nearby development? Too remote or speculative?
- ▶ Before the vote is taken, officer shall publicly state to the Board the nature of the interest in the matter from which he or she is abstaining and within 15 days after the vote occurs, disclosure the nature of the interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum into the minutes.
- ▶ No appointed officer shall PARTICIPATE in any manner that would insure to the special private gain or loss of any of the persons or entities listed above without first disclosing the nature of the interest.
 - ▶ If interest is not given to person responsible for recording minutes BEFORE the meeting, disclosure must be made orally at the meeting when it becomes known that a conflict exists. Memorandum must be filed 15 days after.
- ▶ Voting conflict is analyzed separately from procedural due process and impartial decision maker standard.



Legislation Details (With Text)

File #: 23-145 **Version:** 1 **Name:**
Type: Agenda **Status:** Agenda Ready
File created: 2/22/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Staff is requesting to remove the staff initiated rezoning application for PZ-22-00200013 (Quail Ridge) to rezone various parcels from C-N (Commercial Neighborhood) to RU-2-15 (Multifamily Dwelling) from this agenda.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 22, 2023
Agenda Date: March 1, 2023
Prepared By: Bryant Smith III, P.E, CFM - Public Works Director / Interim Growth and Economic Development Director
Through: Bryant Smith III, P.E, CFM - Public Works Director / Interim Growth and Economic Development Director
Requested Action:
Staff is requesting to remove the staff initiated rezoning application for PZ-22-00200013 (Quail Ridge) to rezone various parcels from C-N (Commercial Neighborhood) to RU-2-15 (Multifamily Dwelling) from this agenda.

BACKGROUND:

The staff initiated rezoning application for PZ-22-00200013 will be advertised for a future Planning and Zoning Board Meeting. The purpose of this agenda item is to formally remove this as a hearing item for the March 1, 2023 Planning and Zoning Board Meeting.

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

Staff recommends to remove the staff initiated rezoning application for PZ-22-00200013 to rezone various parcels from C-N (Commercial Neighborhood) to RU-2-15 (Multifamily Dwelling) from this agenda.



Legislation Details (With Text)

File #: 23-146 **Version:** 1 **Name:**
Type: Agenda **Status:** Agenda Ready
File created: 2/22/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Staff is requesting the Planning and Zoning Board to affirm the determination of the Community Development Director to deny the Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2)...End

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Exhibit B - Zoning Map.pdf](#)
[Exhibit C - FLU Map.pdf](#)
[Community Development Director Determination.pdf](#)
[12 14 2022 Appeal Ltr received from K. Rezanka.pdf](#)
[Legal Ad.pdf](#)
[Ord 06-2020 - \(Signed\) Self-Service Storage Facilities.pdf](#)
[2.\) APP-SS-ADVANTAGE SELF STORAGE.pdf](#)
[City Council Agenda Item -Ord. 06-2020](#)
[June 16 2020 PZ Minutes.pdf](#)
[City Council June 24 2020 Meeting Minutes.pdf](#)
[PZ Presentation - Text Amend - Self Service Storage.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 22, 2023
Agenda Date: March 1, 2023
Prepared By: Bryant Smith III, P.E., CFM - Public Works Director / Interim Growth and Economic Development Director
Through: Bryant Smith III, P.E., CFM - Public Works Director / Interim Growth and Economic Development Director
Requested Action:

Staff is requesting the Planning and Zoning Board to affirm the determination of the Community Development Director to deny the Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2).

BACKGROUND:

Project Name:	Advantage Self Storage
Project No:	PZ-23-00200002
Applicant:	ADG Cocoa Holding, LLC John King P.O. Box 271107 Louisville, CO 80027
Property Owner:	Same as Applicant
Project Location:	The subject property is comprised of one parcel located on the south side of Grissom Parkway. The property is identified by the Brevard County Property Appraiser as Parcel ID 24-35-12-00-759 and is depicted within Exhibit A - Location Map.
Public Notice	Advertised in the newspaper on February 22, 2023.

Project Information:

The applicant is proposing to construct a self-storage facility within the Manufacturing and Industrial District (M-2). Self-storage facilities are not permitted within the M-2 District. The City received an application in October 2022 for a small-scale site plan on the above-referenced 2.99-acre parcel. On November 1, 2022, the Interim Growth and Economic Development Director (this role serves as the Community Development Director) notified the Applicant that the application appears to be complete. Upon review of the site plan application and associated documents, staff determined that based on the permitted uses within the M-2 Zoning District, the proposed use was not allowed. Staff notified the applicant by email on November 14, 2022, of the denial. Since this project was denied due to the prohibited use of Self-Service Storage, which is explicitly defined within the City Code, the complete review process for compliance with the City Code did not begin. All site plans are required to meet all current applicable code requirements. Self-Storage cannot meet the applicable code requirements of the M-2 District since it is not a permitted use.

Furthermore, the City removed Self-Service Storage from the M-2 Zoning District through Ordinance 06-2020 on July 8, 2020. This was a large-scale text amendment to the code which amended locations for self-service storage facilities and applied specific regulations for these facilities related to parking, recreational equipment storage, and landscaping. The rationale specific to the removal of self-service storage facilities, which at the time was referred to as “personal storage”, in the M-2 Zoning District was that this use is incompatible with the district's intent. Staff proposed this amendment to remove M-2 in an effort to limit the proliferation of self-storage facilities within a zoning district that is intended for more intensive uses. This district intent, as stated in Appendix A, Article XI, Section 19 of the City Code is below.

The provisions of this district are intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses. This district shall be located in areas accessible to collector or higher classification roadways and be served by public services and facilities. These districts shall be discouraged from locating next to areas designated for residential or low-intensity commercial uses.

The applicant has argued in their appeal letter that self-service storage facilities are encompassed within the definition of Warehousing/Distribution. These uses are defined as follows in Appendix A, Article V of the City Code:

SELF-SERVICE STORAGE FACILITIES. A fully enclosed building or buildings having individual compartmentalized units, stalls or lockers with privately controlled access points

which are to be rented only as storage space for customer's goods, wares or personal property. The term is synonymous with mini-warehouses, mini-storage, self-storage facilities and self-storage warehouses.

WAREHOUSING/DISTRIBUTION. An activity involving the storage of goods or materials before or after manufacture and before final sales or use, and includes transshipment of such goods or materials (loading and unloading) but excludes manufacturing and processing.

The Self-Service Storage Facility use is intended for the personal storage of property, while Warehousing/Distribution is clearly defined as a transition point in the supply chain of goods or materials after they are manufactured and prior to them being transported to a final sales point or use.

Furthermore, while "general storage" is included as a principal use as part of Appendix A, Article XI, Section 19 (A) (4), Self-Service Storage is not within this list and is a specific use that is defined within Appendix A, Article V. As stated in Appendix A, Article XI, Section 19 (D)(1), which defines Prohibited Uses and Structures within the M-2 Zoning District, "All uses not specifically or provisionally permitted herein". Since Self-Service Storage is not specifically or provisionally permitted within the Principal Uses or Special Exceptions of the M-2 Zoning District, it is prohibited.

Based on the definitions provided within Appendix A, Article V of the City Code, and personal storage being explicitly removed, staff does not feel that there is any ambiguity regarding this use.

Should the Planning and Zoning Board reverse the decision of the Community Development Director to deny to site plan application, the application will be further processed and reviewed for compliance with the City Code.

As a result of the decision of denial, the applicant has elected to appeal the decision of the Community Development Director as part of Appendix A, Article XIII, Section 1(H)(1) which allows any party to appeal a determination. It is the Planning and Zoning Board's responsibility to hear and consider the evidence and testimony of the interested party and either affirm or reverse, wholly or in part, the determination of the Community Development Director.

Future Land Use Designation: Industrial (IND)

Zoning District: Manufacturing and Industrial (M-2)

Existing Land Use: Vacant Land

Council District: District 3 - Councilmember Rip Dyal

Please see the existing site and surrounding zoning and future land uses on the map included as Exhibits "B" and "C"

Overview of Surrounding Area:

	Future Land Use Des	Zoning Districts	Land Uses
North	Industrial	M-2	Vacant M-2

South	Unincorporated County	Unincorporated County	Residential
East	Industrial	M-2	Vacant M-2
West	Industrial	M-2	Plant Nursery and Landscaping Services

I. Site Plan Analysis

“Consistent with Appendix A, Article XIII, Section 1(D), “All site plans shall be required to meet all current applicable code requirements.”

Consistency with the Code of the City of Cocoa

The site plan does not meet the applicable code requirements related to M-2 since it is a prohibited use.

Consistency with Comprehensive Plan Policies and Objectives

Future Land Use Element, Comprehensive Plan, Policy 1.1.2.10: Industrial (IND): Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals.

Staff Response: The proposed use of Self-Storage may not provide the higher industrial use as intended by the underlying zoning district.

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

The City Council approved the removal of Self-Service Storage (formally known as Personal Storage) from the M-2 Zoning District on the second and final reading at the July 8, 2020, City Council Meeting.

RECOMMENDED MOTION:

Staff is requesting the Planning and Zoning Board to affirm the determination of the Community Development Director to deny the Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2).

Exhibit A – Location Map

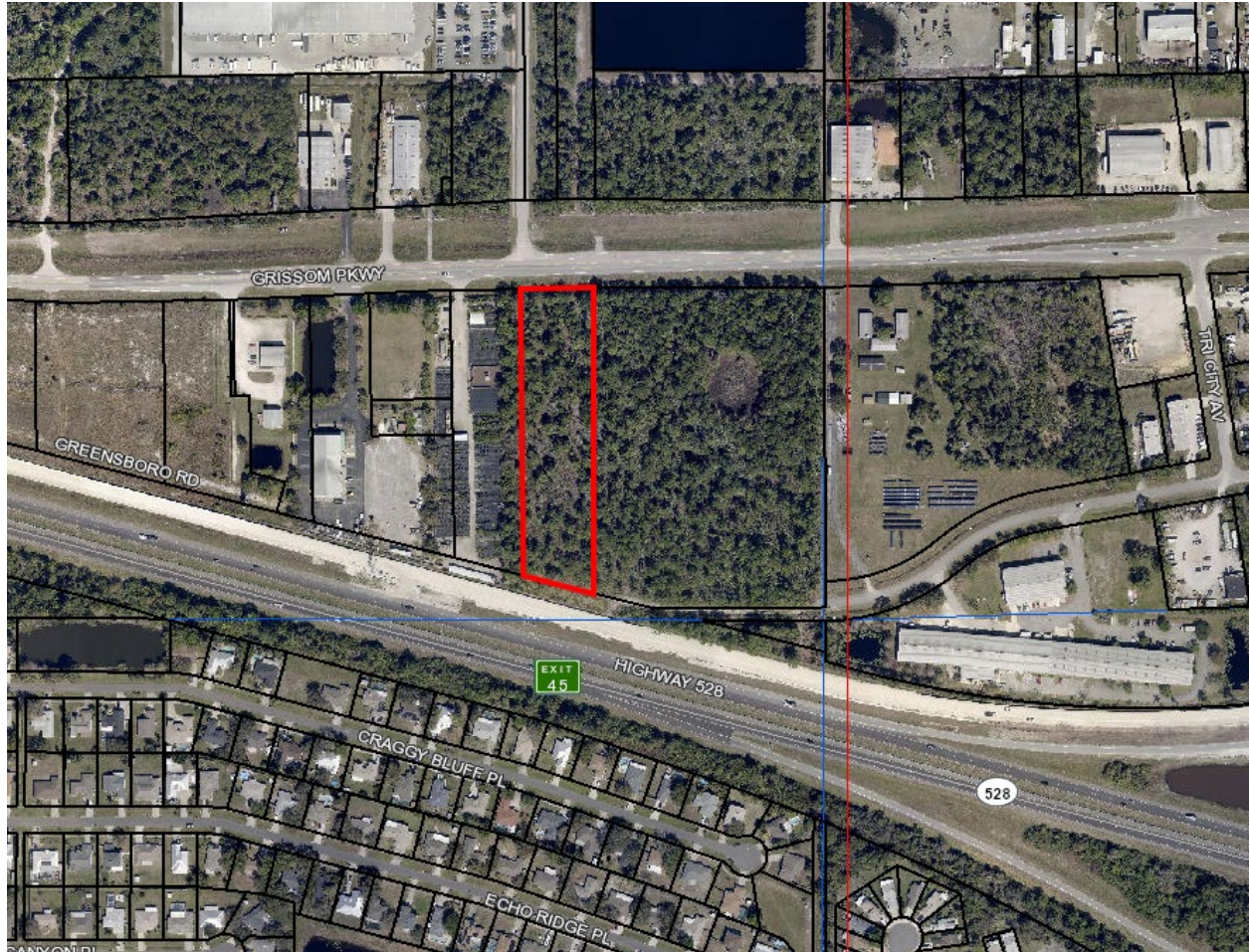


Exhibit B – Zoning Map

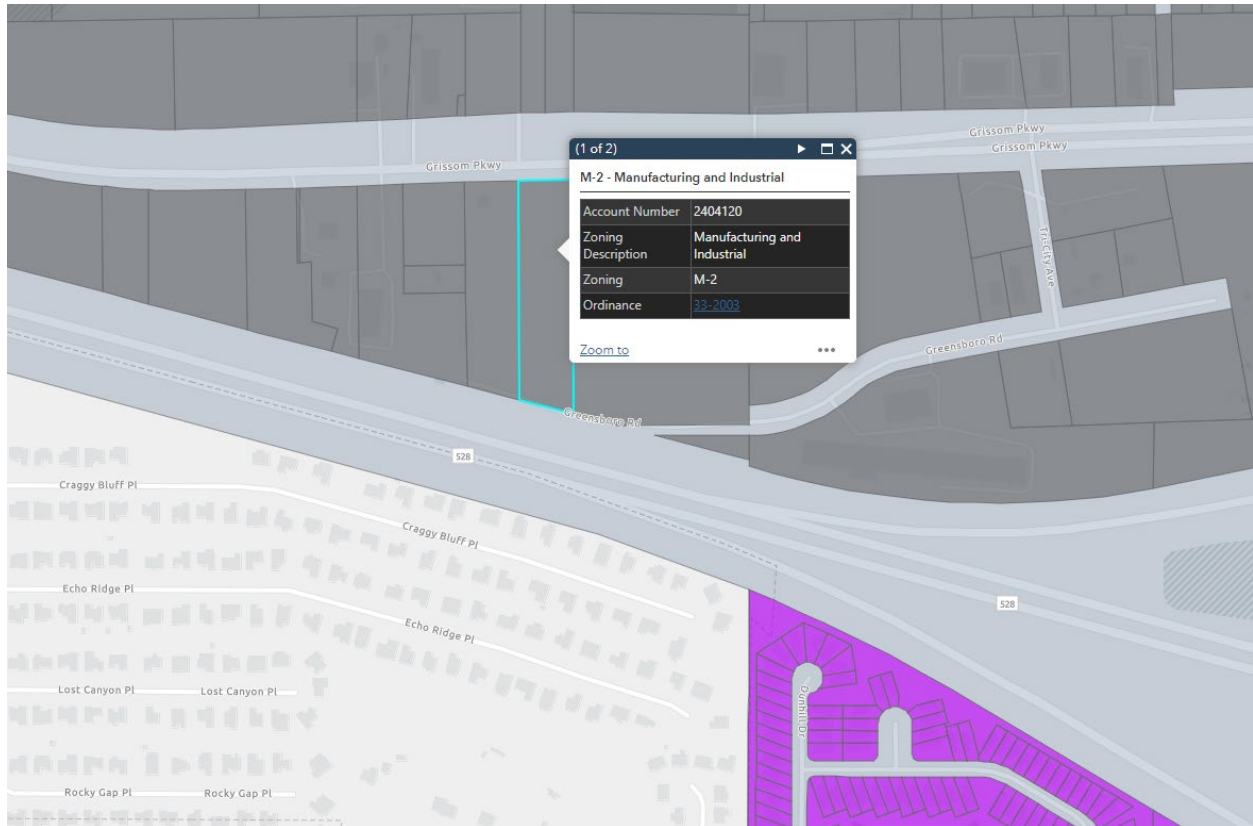
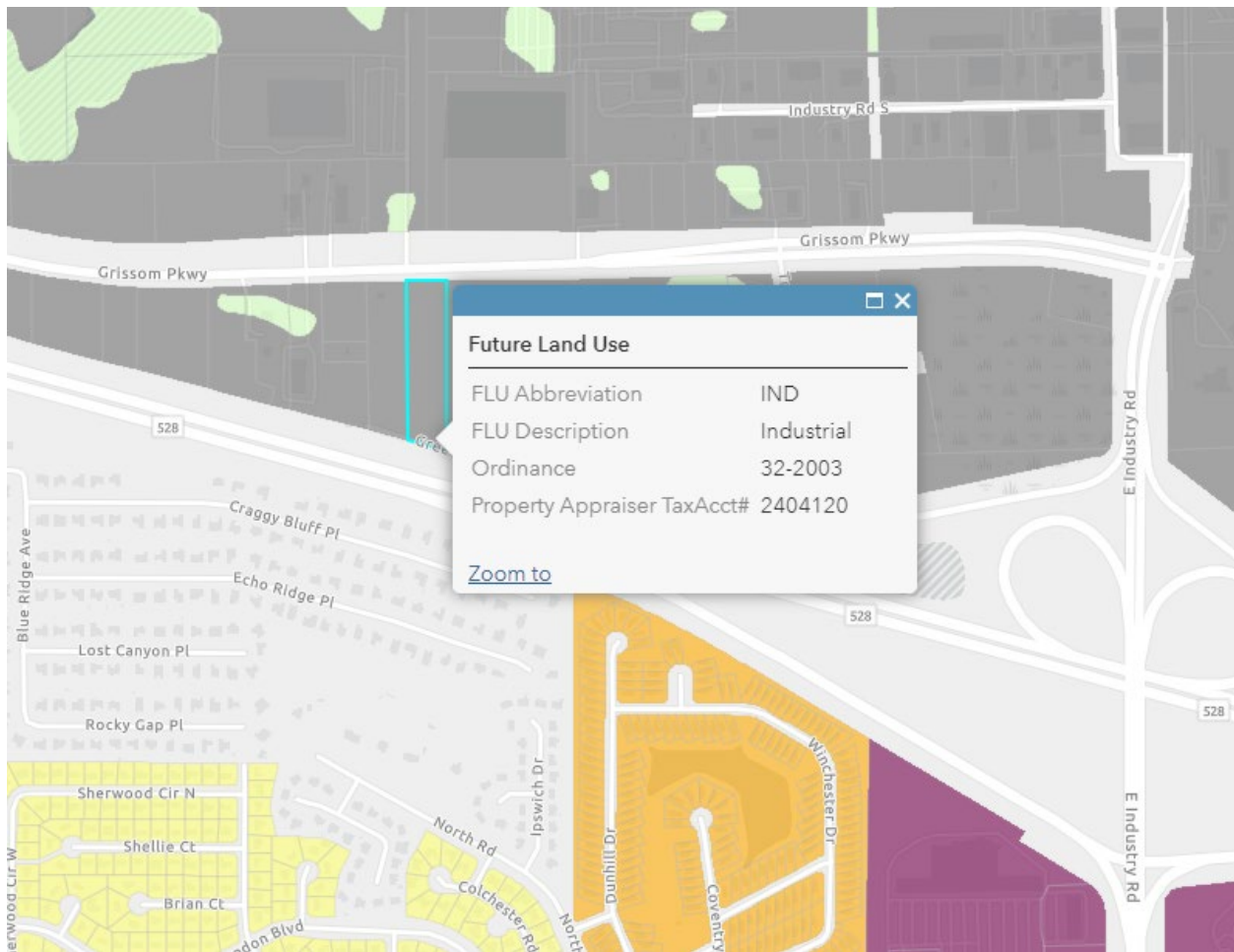


Exhibit C – FLU Map



From: [Bryant Smith](#)
To: johnking@storageanalysts.com; [Z. Sid Chehayeb, PE \(CCEI\)](#); [CCEI Project Admin](#)
Cc: [Kristin Fick \(keick@Orlandolaw.net\)](mailto:Kristin.Fick@Orlandolaw.net); [Stockton Whitten](#); [Beth Clendenin](#); [Charlene Neuterman](#)
Subject: Advantage Self Storage - Application Rejection
Date: Monday, November 14, 2022 9:38:00 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image018.png](#)
[image022.png](#)
Importance: High

All,

I am not sure if a Pre-Application Meeting was held with the previous Planning Staff regarding this self-storage project. I do not believe a zoning confirmation letter was ever generated for this site as well. Unfortunately, based on the zoning category and proposed use, this project cannot proceed as Self Storage and this application is being rejected. If payment has been sent, we can either provide a refund or proof of a destroyed check.

The parcels associated with this project are located within the M-2 Zoning which does not allow for Self-Storage. The Code section below details the allowable uses within M-2. Note that the Storage Uses within (4) do not include Self Storage. Self Storage is a specific use only allowed in certain zoning categories.

https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S19DIIN2MAINDI

Regards,
Bryant



Bryant Smith III, P.E., CFM
Public Works Director / City Engineer
Interim Growth & Economic Development Director
155 N. Wilson Ave • Cocoa, FL 32922
(321) 433-8770 bsmith@cocoafl.gov
www.CocoaFL.gov



Serving our community with P.R.I.D.E!



RECEIVED
Office of the City Clerk

DEC 14 2022

Time: 3:36 pm

Stephen J. Lacey
Attorney, Managing Member

Aaron D. Lyons
Attorney, Managing Member

Kimberly B. Rezanka
Partner

Robyn W. Hattaway
Partner

Ethan B. Babb
Associate Attorney

December 14, 2022

Via Email: cshealy@cocoafl.gov; cityclerk@cocoafl.org
And Via Hand Delivery

Ms. Carie Shealy
City Clerk, City of Cocoa
65 Stone Street
Cocoa, FL 32922

Re: Appeal of Denial of Site Plan, PZ-22-000022
Property: Parcel ID 24-35-12-00-759; Grissom Parkway Industrial Park

Dear Ms. Shealy:

This Firm represents ADG Cocoa Holdings, LLC ("ADG") regarding the denial of the above-referenced Small Scale Site Plan ("Site Plan") by Bryant Smith, the Interim Growth & Economic Development Director. The Site Plan for the referenced Parcel was deemed complete on November 1, 2022, after a Pre-Application meeting was held on July 28, 2022. The denial email is enclosed herein.

The basis of the denial was "the zoning category and proposed use". However, the storage use was discussed at the Pre-Application meeting, at which Sandra Leone was present, and at an informal meeting with Sandra Leone and Paul Body on May 23, 2022. At no time during those meetings was ADG ever advised that a storage facility was not permissible in M2 zoning district. In fact, ADG was specifically told by Sandra Leone, who held herself out as the City Planner, that the proposed storage facility is a permissible use in M2 zoning district.

ADG seeks a hearing before Planning & Zoning Board, pursuant to Appendix A – Zoning, Art. XIII, Sec. 1 (H)(1) of the City's Code, as it is an adversely affected party due to Mr. Smith's denial of the Site Plan. ADG is adversely affected as it relied upon City Planning Staff's determination that the use was allowed, and in reliance upon that determination, ADG purchased the Property and engaged experts to comply with the City requirements to achieve Site Plan Approval. To say that ADG was stunned by Mr. Bryant's denial is a gross understatement.

We have reviewed the City Code, Ordinance 06-2020, and the Agenda Item for File#20-356, and believe Mr. Smith has misinterpreted Art. XI, Sec. 19 District and Intent - M2. This current misinterpretation is obvious as no one at the Pre-Application meeting, or in the six (6) months this project was under discussion, ever indicated that the proposed storage facility was not appropriately located in M2. A review of the surrounding uses, as reflected in the enclosed map, shows existing uses are compatible to the proposed use: Cocoa Auto Salvage; a landscaping business; Brewer Paving; a proposed Grissom Parkway Storage; Autohaus Body Shop; and Outdoor Images Sign Shop. All of these businesses' buildings have metal façades with roll up doors. The proposed architecture for ADG's project, especially regarding the three-story building, will be far superior to that of the surrounding uses.

A review of the City Code definitions reveals the patent ambiguity in the City Code. The two definitions of importance are:

SELF-SERVICE STORAGE FACILITIES. A fully enclosed building or buildings having individual compartmentalized units, stalls or lockers with privately controlled access points which are to be rented only as storage space for customer's goods, wares or personal property. The term is synonymous with mini-warehouses, mini-storage, self-storage facilities and self-storage warehouses.

WAREHOUSING/DISTRIBUTION. An activity involving the storage of goods or materials before or after manufacture and before final sales or use, and includes transshipment of such goods or materials (loading and unloading) but excludes manufacturing and processing.

While the intent may have been to create two different and distinct uses, the City Code allows either definition to apply to ADG's proposed storage facility. Since the City Code restricts uses, in derogation of private property rights – now in the City Comprehensive Plan – the Applicant ADG has right to choose its definition for its use. Furthermore, any ambiguity must be resolved in the favor of ADG.

ADG is entitled to have its Site Plan Application reviewed for technical issues and for approval by the Community Development Director or its designee. ADG has been extensively involved with City Staff regarding this Project and vehemently disagrees with the City's denial of the Site Plan. ADG worked closely with the Planning

Department for months, purchased the almost three (3) acre parcel, engaged engineers and experts to create the Site Plan, including environmental consultant, soils engineer, surveyor, landscape architect, lighting consultant and civil engineer. Full and final construction drawings have prepared. ADG has responded to the Utilities Department comments and resubmitted the plans for final approval. Had ADG been told that the storage facility was not allowed, it would not have purchased the property, If the use is inappropriate, the City would not have allowed a Site Plan Pre-Application meeting.

Please schedule this for the next available regular Planning and Zoning Board meeting. We request thirty (30) minutes for our presentation as experts will be appearing to assist the Board with this de novo proceeding.

Thank you for your attention to this matter.

Sincerely,



Kimberly B. Rezanka

KBR/bms
enclosures

cc: Anthony Garganese, Esq. (agarganese@orlandolaw.net)
Stockton Whitten (Swhitten@cocoafl.gov)
Bryant Smith (Bsmith@cocoafl.gov)
Client

Kim Rezanka

From: johnking storageanalysts.com <johnking@storageanalysts.com>
Sent: Wednesday, November 23, 2022 12:28 PM
To: Kim Rezanka
Subject: Re: Advantage Self Storage - Application Rejection

John King
720-220-7799
www.linkedin.com/in/johnhkingiii

From: Bryant Smith <bsmith@cocoafl.gov>
Sent: Monday, November 14, 2022 7:38 AM
To: johnking storageanalysts.com <johnking@storageanalysts.com>; Z. Sid Chehayeb, PE (CCEI) <sid@cceifl.com>; CCEI Project Admin <admin@cceifl.com>
Cc: Kristin Eick (keick@Orlandolaw.net) <keick@Orlandolaw.net>; Stockton Whitten <swhitten@cocoafl.gov>; Beth Clendenin <bclendenin@cocoafl.gov>; Charlene Neuterman <cneuterman@cocoafl.gov>
Subject: Advantage Self Storage - Application Rejection

All,

I am not sure if a Pre-Application Meeting was held with the previous Planning Staff regarding this self-storage project. I do not believe a zoning confirmation letter was ever generated for this site as well. Unfortunately, based on the zoning category and proposed use, this project cannot proceed as Self Storage and this application is being rejected. If payment has been sent, we can either provide a refund or proof of a destroyed check.

The parcels associated with this project are located within the M-2 Zoning which does not allow for Self-Storage. The Code section below details the allowable uses within M-2. Note that the Storage Uses within (4) do not include Self Storage. Self Storage is a specific use only allowed in certain zoning categories.

https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S19DIIN2MAINDI

Regards,
Bryant

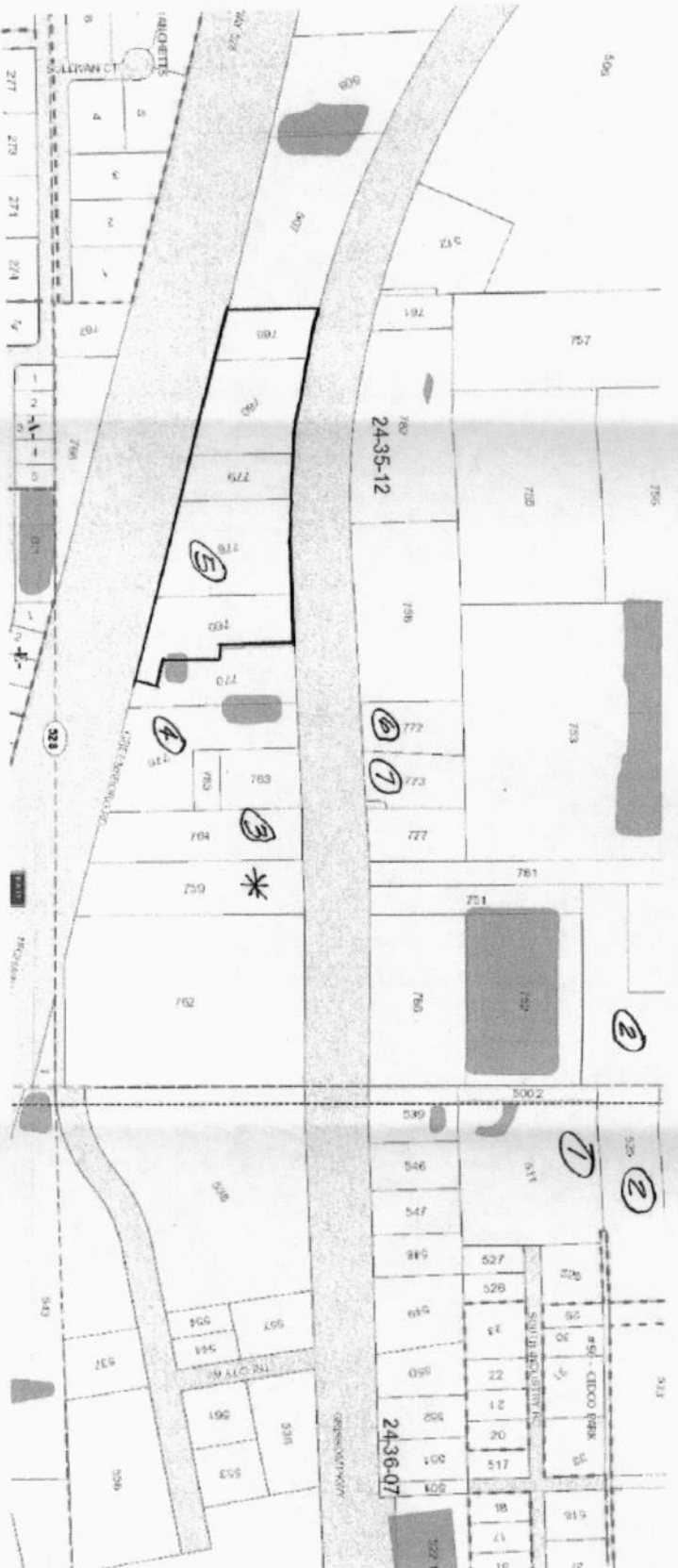


Bryant Smith III, P.E., CFM
Public Works Director / City Engineer
Interim Growth & Economic Development Director
155 N. Wilson Ave • Cocoa, FL 32922
(321) 433-8770
✉ bsmith@cocoafl.gov 🌐 www.CocoaFL.gov



Serving our community with P.R.I.D.E!

Advantage Storage Surrounding Land Uses



- 1 Cocoa Auto Salvage Property Use: 4900
- 2 Use Code 4900
- 3 Landscaping Business w/Inventory
- 4 Brewer Paving & Development
- 5 Proposed Grissom Parkway Storage
- 6 Autohaus Body Shop
- 7 Outdoor Images Sign Shop

* Subject Property

See Detailed List and Info Below

Text of Ad: 02/17/2023

Ad#5601605 2/22/2023

**CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD
PROPOSES TO CONSIDER THE
FOLLOWING:**

**A. PZ-22-00200012 – Large-Scale Site
Plan (Grissom Parkway Storage)**

Consideration of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

**B. PZ-23-00200002 – Small-Scale Site
Plan Appeal (Advantage Self Storage)**

An appeal relating to the denial of a Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning, Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2). The 2.99-acre site is identified as Parcel 24-35-12-00-759 through the Brevard County Property Appraiser.

**THE PLANNING & ZONING BOARD
WILL CONSIDER THIS ITEM ON:**

March 1st, 2023

**THE HEARING WILL BE AT 6:00 P.M. OR
SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS
LOCATED AT
65 STONE STREET, COCOA, FL**

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA 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. The BOA, PZ Board/LPA, and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

ORDINANCE NO. 06-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, OF THE CITY CODE TO AMEND PERMITTED LOCATIONS FOR SELF-SERVICE STORAGE FACILITIES AND FURTHER AMENDING REGULATIONS RELATED TO THIS USE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City 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 City's Zoning Code provides for the location of self-service storage facilities, using various terms such as "personal storage," "personal storage warehouses," or "mini-warehouses"; and

WHEREAS, the City Council desires to amend the Zoning Code to alter the permitted locations for self-service storage facilities and to provide additional regulations relating parking, outdoor storage of major recreational equipment, and landscaping as provided further herein; and

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

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and the intent and purpose of the City Council of the City of Cocoa.

Section 2. **Code Amendment.** Appendix A, Zoning, Articles V, XI, and XII of the Code of Ordinances, City of Cocoa, Florida, are hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in these Articles. It is intended that the text in these Articles denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this Ordinance.):

APPENDIX A - ZONING

* * *

ARTICLE V. – DEFINITIONS

* * *

SELF-SERVICE STORAGE FACILITIES ~~PERSONAL STORAGE WAREHOUSE~~. A fully enclosed building or buildings having individual compartmentalized units, stalls or lockers with privately controlled access points which are to be rented only as storage space for customer's goods, wares or personal property. The term is synonymous with mini-warehouses, mini-storage, self-storage facilities and self-storage warehouses.

* * *

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

* * *

Sec. 10A. - District and intent—C-R, Restricted Commercial District.

The provisions of this district are intended to apply to an area adjacent to major arterial streets and convenient to residential neighborhoods. The types of uses permitted are intended to serve the commercial needs of the surrounding residential neighborhoods. Lot sizes, design control, and other restrictions are intended to integrate quality commercial development with the existing natural environment.

* * *

(C) SPECIAL EXCEPTIONS.

- (1) Any other use in keeping with the neighborhood commercial intent of the district.
- (2) Commercial recreation structures such as theaters, driving ranges, and bowling alleys, except drive-in theaters (enclosed structures [shall be air conditioned]).
- (3) Sewer lift stations.
- (4) Public parks and playgrounds.
- (5) Churches, rectories, parish houses, temples, synagogues and associated buildings, including educational and recreational facilities.
- (6) Security mobile home or facility located on public or private property.

- (7) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.
- (8) Electronic communication/transmission facilities and exchanges.
- (9) Retail automotive gasoline/fuel sales as an accessory use to convenience stores, subject to the following provisions:
 - a. Access: Convenience stores selling gasoline/fuel shall be located on arterial roadways or on corner lots at intersections of collector roads or roads of higher functional classification (as identified in the City of Cocoa Comprehensive Plan). No driveway or point of access shall be permitted within one hundred (100) feet of an intersection of collector roads or roads of higher functional classification.
 - b. Minimum street frontage: One hundred fifty (150) feet on each abutting street.
 - c. Location of facilities: Gasoline/fuel pumps and other service island equipment shall be set back at least twenty (20) feet from all property lines, fifteen (15) feet from any building, and one hundred (100) feet from the nearest residentially zoned land. In addition, pumps and other service island equipment shall not interfere with the safe and orderly movement of traffic in parking and other vehicular use areas.
 - d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.
 - e. Number of pumps: The maximum number of gasoline/fuel pumps allowed in this district is four (4).
- (10) Adult congregate living facility (ACLF).
- (11) Self-Service Storage Facilities~~Mini-warehouses (storage only)~~, subject to the following provisions:
 - a. Minimum lot area: An area not less than twenty thousand (20,000) square feet having a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.
 - b. ~~There shall be a minimum of five (5) parking spaces and a maximum of ten (10) parking spaces per site.~~ one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.
 - c. Where a self-service storage facility abuts residentially-zoned property, an opaque fence or wall, at least six (6) feet in height, shall be provided. ~~Setbacks:~~
 - 1. ~~Front: Forty (40) feet (includes corner lot side setback).~~

- ~~2. Side: Thirty (30) feet when contiguous to a residential land use classification; fifteen (15) feet when contiguous to any other land use classification.~~
- ~~3. Rear: Thirty (30) feet when contiguous to a residential land use classification; twenty (20) feet when contiguous to any other land use classification.~~
- d. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or street/roads. The lighting may be of sufficient intensity to discourage vandalism and/or theft. ~~Reference article XIV, Performance Standards, section (f) glare and lighting standards.~~
- e. The structure shall not be utilized as a place of business by renters or lessors of space and no local business tax receipt shall be approved where the business operation takes place on the property other than that of the mini-warehouse self-service storage facility owner/operator.
- f. There shall be no outside storage. Outdoor storage of major recreational equipment shall be permitted with the following conditions:
 1. Outdoor storage areas shall be screened from view on all sides visible from rights-of-way and adjoining property by either a solid wall or opaque fence at least 10 feet in height or an on-site building. Where such outdoor storage area abuts a right-of-way, the required wall or fence shall be set back a minimum of five (5) feet from the property line and a landscape buffer installed between the property line and the fence. See subsection (g) below on landscaping.
 2. Gates in fencing shall be of the same opaque material as the fence. Gates in a wall shall be of an opaque material.
 3. Gate width for vehicle entry/exit and interior drive access aisles shall be sized to accommodate the turning radius needed for large vehicles.
 4. Outdoor storage of vehicles such as cars or trucks shall not be permitted.
 5. Outdoor storage of major recreational equipment exceeding thirteen and one-half (13½) feet in height shall not be permitted.
 6. On-site light, minor maintenance and cleaning of any major recreational equipment permitted by this section is allowed. However, the following shall be strictly prohibited: refueling, oil and engine fluid changes, major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.

7. No major recreational equipment may be stored which is wrecked, being stripped for parts, awaiting salvage or recycling, or inoperable.

8. Major recreational equipment permitted under this section shall not be used as living quarters.

- g. Landscaping: A five (5) foot landscape buffer shall be provided along all road right-of-ways and shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.

~~Landscaping: Where property abuts residentially zoned property a ten (10) foot landscape buffer/screening strip shall be provided. A five (5) foot landscape/screening strip shall be provided along all side and rear lot lines, regardless of zoning on the abutting property. Said buffer and screening strip shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Frontage shall be appropriately landscaped, but shall not be required to perform a buffer or screening function. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIII, Landscaping Requirements of the zoning code of the City of Cocoa.~~

- h. When the application for special exception is submitted, it shall be accompanied by a site plan addressing specific provisions identified herein, and shall be considered binding upon use as a mini-warehouse self-service storage facility.

(12) Automobile laundry or quick wash.

* * *

Sec. 12. - District and intent—C-G, General Commercial District.

The provisions of this district are intended to apply to an area intended to be developed and preserved as a major commercial center serving the commercial needs of the community and region. The type of uses and other restrictions are intended to promote adequate protection from conflicts with adjacent residential and other noncommercial uses, and to minimize the interruption of traffic along adjacent thoroughfares.

* * *

(C) SPECIAL EXCEPTIONS.

- (1) Automotive repair establishments when conducted entirely within an enclosed structure.
- (2) Service stations and car wash establishments, subject to the following provisions:
 - a. Minimum lot size: Ten thousand (10,000) square feet.
 - b. Minimum floor area: Three hundred (300) square feet exclusive of interior servicing area.
 - c. Height: Twenty-five (25) feet.
 - d. Setbacks other than required elsewhere in this district: 1) Gasoline pumps and other service island equipment: Twenty (20) feet from property line; 2) Building or other structure: Fifteen (15) feet each side.
 - e. Tank storage: Underground storage required for all receptacles for combustible materials in excess of two hundred (200) gallons.
 - f. A visual screen meeting the specifications of article XIII, section 5, Visual screens, Supplementary District Regulations, shall be provided along the rear and the length of the sides of the site.
- (3) Commercial recreation structures such as theaters, driving ranges, and bowling alleys, except drive-in theaters.
- (4) Telecommunications towers and antennas pursuant to article XIII, section 26.
- (5) Passenger transportation terminals with subordinate freight facilities.
- (6) Sewer lift stations.
- (7) Any other use in keeping with the intent of the district.
- (8) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
- (9) Mortuaries and funeral homes.
- (10) Security mobile home or facility located upon public or private property.
- (11) Child care centers, day nurseries or kindergartens.
- (12) Half-way houses.
- (13) A bar or lounge, with or without a package store, or a package store.
- (14) Self-Service Storage Facilities ~~Mini-warehouses (storage only)~~, subject to the following provisions:

- a. Minimum lot area: An area not less than twenty thousand (20,000) square feet having a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.
- b. ~~There shall be a minimum of five (5) parking spaces and a maximum of ten (10) parking spaces per site. one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.~~
- c. Where a self-service storage facility abuts residentially-zoned property, an opaque fence or wall, at least six (6) feet in height, shall be provided. Setbacks:
 1. ~~Front: Forty (40) feet (includes corner lot side setback).~~
 2. ~~Side: Thirty (30) feet when contiguous to a residential land use classification; fifteen (15) feet when contiguous to any other land use classification.~~
 3. ~~Rear: Thirty (30) feet when contiguous to a residential land use classification; twenty (20) feet when contiguous to any other land use classification.~~
- d. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or street/roads. The lighting may be of sufficient intensity to discourage vandalism and/or theft. ~~Reference article XIV, Performance Standards, section (f) glare and lighting standards.~~
- e. The structure shall not be utilized as a place of business by renters or lessors of space and no local business tax receipt shall be approved where the business operation takes place on the property other than that of the mini-warehouse self-service storage facility owner/operator.
- f. ~~There shall be no outside storage. Outdoor storage of major recreational equipment shall be permitted with the following conditions:~~
 1. Outdoor storage areas shall be screened from view on all sides visible from rights-of-way and adjoining property by either a solid wall or opaque fence at least 10 feet in height or an on-site building. Where such outdoor storage area abuts a right-of-way, the required wall or fence shall be set back a minimum of five (5) feet from the property line and a landscape buffer installed between the property line and the fence. See subsection (g) below on landscaping.
 2. Gates in fencing shall be of the same opaque material as the fence. Gates in a wall shall be of an opaque material.

3. Gate width for vehicle entry/exit and interior drive access aisles shall be sized to accommodate the turning radius needed for large vehicles.

4. Outdoor storage of vehicles such as cars or trucks shall not be permitted.

5. Outdoor storage of major recreational equipment exceeding thirteen and one-half (13½) feet in height shall not be permitted.

6. On-site light, minor maintenance and cleaning of any major recreational equipment permitted by this section is allowed. However, the following shall be strictly prohibited: refueling, oil and engine fluid changes, major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.

7. No major recreational equipment may be stored which is wrecked, being stripped for parts, awaiting salvage or recycling, or inoperable.

8. Major recreational equipment permitted under this section shall not be used as living quarters.

- g. Landscaping: A five (5) foot landscape buffer shall be provided along all road right-of-ways and shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.

~~Landscaping: Where property abuts residentially zoned property a ten (10) foot landscape buffer/screening strip shall be provided. A five (5) foot landscape/screening strip shall be provided along all side and rear lot lines, regardless of zoning on the abutting property. Said buffer and screening strip shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Frontage shall be appropriately landscaped, but shall not be required to perform a buffer or screening function. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIII, Landscaping Requirements of the zoning code of the City of Cocoa.~~

- h. When the application for special exception is submitted, it shall be accompanied by a site plan addressing specific provisions identified herein, and shall be considered binding upon use as a mini-warehouse self-service storage facility.

- (15) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.
- (16) Electronic communication/transmission facilities and exchanges.

* * *

Sec. 13. – District and intent – CBD, Central Business District.

The provisions of this district are intended to apply to the central commercial, professional, financial, governmental and civic core of the city as described in the comprehensive plan and which is entirely within a designated redevelopment area as defined in the Cocoa Redevelopment Agency Redevelopment Plan. The area is generally bounded by Center Street on the north, Forrest Avenue and Florida Avenue on the west, Rosa L. Jones Drive and Derby Street on the south, and the Indian River on the east. Uses are based on the comprehensive plan and the redevelopment plan and are intended to permit and encourage more intensive office and commercial development, hotel and motel development, marinas and marina-related development and multiple-family residential development. The district is intended to discourage uses not requiring a central location and which would create friction with or be incompatible with performance of Central Business District functions. The permitted uses and design and development standards are intended to promote high quality development compatible with a Central Business District location. It is intended that "performance standards" control the permissible type, density and intensity, mix of development and design and development standards in order to assure and promote the development and redevelopment of property in the central business district in a manner compatible with comprehensive and redevelopment plan objectives.

It is intended that high density multiple-family residential development in this area is to be promoted and encouraged, either in separate buildings or in combination with office and supporting, retail and service areas, and that such supporting, uses shall be scaled and designed to serve the needs of the district. All uses and design should recognize the proximity to the areas of great natural beauty which are historically significant to the city. High density, so long as it provides public and scenic access to these natural and historic areas, is permitted. Water views, easy access to contiguous waterwalks, and several key water vistas should be made available to the public. The purpose of this district is to allow for the development of fully integrated, mixed-use pedestrian oriented neighborhoods. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations.

Within the Central Business District is a subarea known as "Cocoa Village" for which additional and supplemental use, intensity, design and development standards are necessary in order to maintain the special and distinctive character of the area, which is an important objective of the comprehensive plan and redevelopment plan. The supplemental regulations applicable to the Cocoa Village subdistrict shall be applied through imposition and mapping of a "Cocoa

Village Overlay" zoning district. The regulations are in addition to and not in substitution of the underlying Central Business District zoning regulations which shall also remain applicable to the Cocoa Village Overlay subdistrict. The Cocoa Village Overlay subdistrict is designed to preserve and extend the "Cocoa Village" uses, scale and theme within the Central Business District. Where the regulations of the Cocoa Village Overlay subdistrict are more restrictive than those of the Central Business District, the former shall be controlling. The Cocoa Village Overlay subdistrict (identified by the suffix CVO following the designation CBD) shall be mapped on the official "Zoning Map" of the City of Cocoa.

* * *

(C) SPECIAL EXCEPTIONS.

- (1) Schools, including public, private, business, technical, vocational and trade but not involving operations of an industrial nature.
- (2) Other commercial uses in keeping with the Central Business District character of the district.
- (3) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
- (4) Security building.
- (5) Child- and day-care facilities, preschools.
- (6) A bar or lounge, with or without a package store.
- (7) Commercial recreation facilities, such as theatres, driving ranges, and bowling alleys, except drive-in theaters.
- (8) Repair service establishments, such as household appliances, radio and television and similar uses.
- (9) Parking lots and garages, public or private.
- (10) Dry cleaning establishments using non-flammable solvent and cleaning fluids as determined by the fire chief.
- (11) Sewer lift stations.
- (12) Adult living facilities.
- (13) Animal clinics with or without kennels.
- (14) Commercial radio and television broadcasting transmitters, towers, and antennae.
- (15) Drive-through facilities.
- (16) Electronic communication/transmission facilities and exchanges.

- (17) General contractors without open storage or display.
- (18) Nursing and convalescent homes.
- (19) Outdoor arenas, facilities, flea markets, or similar outdoor or indoor/outdoor sales complexes, temporary or permanent race tracks (auto, dog, go-kart, horse, motorcycle).
- (20) Package store.
- (21) Parks—Public and private,
- ~~(22) —Personal storage.~~
- ~~(2223)~~ Public facilities/uses.
- ~~(2324)~~ Sales office—Temporary.
- ~~(2425)~~ Shopping center.
- ~~(2526)~~ Craft breweries, with or without a bar and/or lounge area as an accessory use, subject to the following:
 - a. Onsite production shall be limited to beer, only; and
 - b. No alcohol consumption, other than that associated with a bar and lounge area, shall be permitted on-site; and
 - c. All materials and supplies related to the brewery operation shall be stored in an enclosed structure.

* * *

Sec. 15. - District and intent—C-W, Wholesale Commercial District.

The provisions of this district are intended to apply to an area in close proximity to transportation facilities and which can serve warehousing, distribution, wholesaling and other related functions of the city and region.

(A) PRINCIPAL USES AND STRUCTURES.

- (1) All uses allowed in section 12, general commercial district except uses specifically prohibited.
- (2) Warehousing and wholesaling in enclosed structures, enclosed refrigerated storage.
- (3) Service and repair establishments, dry cleaning; and laundry plants, business services, printing plants, welding shops, taxidermists and similar uses.

- (4) Building materials supply and storage, contractor's storage yard, except scrap materials. Outside storage areas shall be effectively walled on all sides to avoid any deleterious effect on adjacent properties.
- (5) Automotive, major recreational equipment, mobile home and marine, storage and repair establishments such as body shops, tire recapping, paint shops and the like.
- (6) Freight-handling facilities, transportation terminals.
- (7) Vocational and trade schools, including those of an industrial nature.
- (8) Veterinary hospitals and clinics.
- (9) *Reserved.*
- (10) Low intensity industrial uses, such as the manufacturing and assembly of various items, which include scientific, electrical, optical and precision instruments or equipment, within an enclosed structure.
- (11) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.
- (12) Electronic communication/transmission facilities and exchanges.
- (13) Service stations, subject to the provisions of article XI, section 12, C-G (General Commercial District), subsection (C)(2).
- (14) Retail automotive gasoline/fuel sales as an accessory use to convenience stores subject to the following provisions:
 - a. Access: Convenience stores selling gasoline/fuel shall be located on arterial roadways or on corner lots at intersections of collector roads or roads of higher functional classification (as identified in the City of Cocoa Comprehensive Plan). No driveway or point of access shall be permitted within one hundred (100) feet of an intersection of collector roads or roads of higher functional classification.
 - b. Minimum street frontage: One hundred fifty (150) feet on each abutting street.
 - c. Location of facilities: Gasoline/fuel pumps and other service island equipment shall be set back at least twenty (20) feet from all property lines, fifteen (15) feet from any building, and one hundred (100) feet from the nearest residentially zoned land. In addition, pumps and other service island equipment shall not interfere with the safe and orderly movement of traffic in parking and other vehicular use areas.
 - d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.
- (15) Self-Service Storage Facilities subject to the following provisions:

- a. Minimum lot area: An area not less than twenty thousand (20,000) square feet having a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.
- b. There shall be a minimum of one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.
- c. Where a self-service storage facility abuts residentially-zoned property, an opaque fence or wall, at least six (6) feet in height, shall be provided.
- d. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or street/roads. The lighting may be of sufficient intensity to discourage vandalism and/or theft.
- e. The structure shall not be utilized as a place of business by renters or lessors of space and no local business tax receipt shall be approved where the business operation takes place on the property other than that of the self-service storage facility owner/operator.
- f. Outdoor storage of major recreational equipment shall be permitted with the following conditions:
 1. Outdoor storage areas shall be screened from view on all sides visible from rights-of-way and adjoining property by either a solid wall or opaque fence at least 10 feet in height or an on-site building. Where such outdoor storage area abuts a right-of-way, the required wall or fence shall be set back a minimum of five (5) feet from the property line and a landscape buffer installed between the property line and the fence. See subsection (g) below on landscaping.
 2. Gates in fencing shall be of the same opaque material as the fence. Gates in a wall shall be of an opaque material.
 3. Gate width for vehicle entry/exit and interior drive access aisles shall be sized to accommodate the turning radius needed for large vehicles.
 4. Outdoor storage of vehicles such as cars or trucks shall be permitted in an outdoor storage area, not to exceed a maximum of ten (10) vehicles.
 5. Outdoor storage of major recreational equipment exceeding thirteen and one-half (13½) feet in height shall not be permitted.
 6. On-site light, minor maintenance and cleaning of any major recreational equipment permitted by this section is allowed. However, the following shall be strictly prohibited: refueling, oil and engine fluid changes,

major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.

7. No major recreational equipment may be stored which is wrecked, being stripped for parts, awaiting salvage or recycling, or inoperable.

8. Major recreational equipment permitted under this section shall not be used as living quarters.

g. Landscaping: A five (5) foot landscape buffer shall be provided along all road right-of-ways and shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.

* * *

Sec. 19. - District and Intent—M2 Manufacturing and Industrial District.

The provisions of this district are intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses. This district shall be located in areas accessible to collector or higher classification roadways and be served by public services and facilities. These districts shall be discouraged from locating next to areas designated for residential or low-intensity commercial uses.

(A) **PRINCIPAL USES AND STRUCTURES.** The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

- (1) Industrial uses, industrial processing, and manufacturing.
- (2) Commercial greenhouses.
- (3) Schools (industrial and vocational in nature).
- (4) Storage facilities (excluding salvage yards), including automobiles, mobile homes, commercial vehicles and heavy equipment, building materials, general, refrigerated, and recreational vehicles pursuant to Appendix A, Article XIII, Sec. 5 of the Code of the City of Cocoa.
- ~~(5) Personal storage warehouses.~~

(5 6) Research facilities:

- a. Where the use does not involve:
 - 1) Creation of excessive noise, fumes, dirt; or
 - 2) Damage or interference with other properties.
- b. Where all work is done within an enclosed structure.

(6 7) Transportation facilities; passenger and/or freight.

(7 8) Warehousing and distribution.

(8 9) Mobile home repair facilities.

(9 10) Contractor's office and storage yard, except scrap materials. Outside storage shall be effectively screened on all sides to avoid any deleterious effect upon adjacent properties and right of ways.

(10 11) Sales or rental of new and/or used commercial vehicles and heavy equipment, major recreational equipment, and mobile homes as regulated by Appendix A, Art. XIII, Sec. 28 of the Code of the City of Cocoa.

(11 12) Limited commercial uses, as identified in this section, shall be permitted with the following conditions:

- a. Commercial uses shall only be located on property having a minimum of one hundred fifty (150) feet of frontage along Grissom Parkway.
- b. Commercial uses shall only be located within four hundred (400) feet of Grissom Parkway, as measured from the right-of-way line. All on-site commercial-related improvements, such as retention, parking, loading/unloading, etcetera, shall be contained within this four hundred (400) foot area. Retention areas may be provided outside of the four hundred (400) foot requirement if the proposed commercial use is part of a master planned industrial park with an associated retention system.
- c. Commercial uses shall have no outdoor storage or display.
- d. Commercial uses shall be limited to:
 - 1. Retail sales of carpet, tile, pool, furniture, construction products or materials sold directly to the end user (builder, installer, or homeowner).
 - 2. Restaurants located within one (1) principal structure, including the sale of beer and wine for on-site consumption only, with a minimum three thousand (3,000) linear feet spacing requirement between restaurant uses as measured between the nearest property lines. This distance requirement shall not apply if the proposed restaurant is part of a master planned industrial park and the restaurant is located within four hundred (400) feet of Grissom Parkway.

3. Business service establishments.
4. Veterinary hospitals, clinics, and animal boarding facilities.
5. Indoor shooting ranges, with ancillary retail sales and restaurant subject to the requirements of subsection (A)(12)(d)2. of this section, shall be permitted with the following conditions:
 - a. All firing shall take place within a completely enclosed building.
 - b. Site plan applications for the development of an indoor shooting range shall include a plan by a Florida registered engineer demonstrating that the building is soundproof and appropriately designed for such use.

* * *

ARTICLE XII. – OFF-STREET PARKING AND LOADING REGULATIONS

* * *

Sec. 1. – Off-street parking and loading regulations.

* * *

(d) *Requirements for off-street parking.* There shall be provided at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guests rooms, floor area, seats, or change of use which changes parking generating factors, minimum off-street parking spaces with adequate provisions for ingress or egress in accordance with the following requirements:

* * *

(41) *Storage facilities.* One (1) space for every one thousand (1,000) gross square feet of floor area. ~~Mini storage warehouse shall provide one (1) space per twenty (20) storage rental units.~~ Self-service storage facilities shall have one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.

* * *

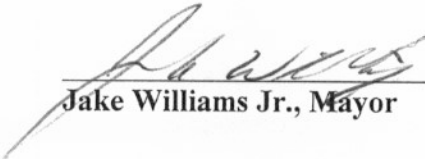
Section 3. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. **Incorporation Into Code.** This Ordinance shall be incorporated into the City Code for the City of Cocoa, and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the City Code may be freely made.

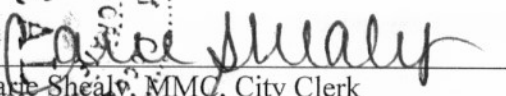
Section 5. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the 8th day of July, 2020.



Jake Williams Jr., Mayor

Carrie Shealy, MMC, City Clerk

First Reading: 06/24/2020
Second Reading: 07/08/2020
Legal Ads Published: 06/05/2020 & 06/30/2020
Effective Date: 07/08/2020



Application # PZ - 22-000000222

SITE PLAN APPLICATION

Community Services Department
Planning and Zoning Division
65 Stone Street

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

For Office Use Only - Date Received
Note: Applications received after 3:00 pm will be
date stamped the next day.

This form is divided into steps, which will help you prepare your application and provide supplemental items. A pre-application meeting with Staff is **recommended**.

All applications MUST be complete in order to be reviewed by staff. Incomplete applications will be returned.

Please TYPE or PRINT this application legibly.

1. Type of Application: (select the one that best describes your project)

☐ **Minor Amendment**

- Any site plan amending a previously approved site plan or existing development by 25% or less, being that any structural or impervious surface area is increased by 25% or less of the existing amount of structure or impervious surface area.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.

☒ **Small-Scale**

- Any multi-family structure or combination of structures containing less than 25 units and less than 45,000 square feet; or
- Any non-multi-family structure or combination of structures of less than 45,000 square feet.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.

☐ **Large-Scale**

- Any multi-family structure or combination of structures containing greater than or equal to 25 units and greater than or equal to 45,000 square feet; or
- Any non-multi-family structure or combination of structures of greater than or equal to 45,000 square feet.

2. Project Name: Advantage Self Storage

3. Applicant Information: * NOTE: For Large-Scale the Applicant is the main contact and must attend the meeting.

Company (if applicable): ADG COCOA HOLDING LLC

Name: John King

Mailing Address: P.O. Box 271107

City: Louisville State: Co Zip Code: 80027

Phone #: 303-642-7198

Fax #:

Mobile #: 720-220-7799

E-mail: johnking@storageanalysts.com

4. Property Owner Information:

* Check here if same as Applicant → ☒

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

Company (if applicable): ADG COCOA HOLDING LLC

Name: _____

Mailing Address: P.O Box 271107

City: Louisville State: CO Zip Code: 80027

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. Engineer/Architect/Planner:

* Check here if same as Applicant → ☐

Company (if applicable): Consulting Civil Engineers, Inc

Name: Z. Sid Chehayeb P.E.

Mailing Address: 3650 Bobbi Lane Suite 119

City: Titusville State: FL Zip Code: 32780

Phone #: 321-269-9930 Fax #: _____

Mobile #: _____ E-mail: sid@cceifl.com

6. Property Information:

Street Address and Location: Not yet assigned

Parcel ID:

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

24-35-12-00-759 . - .

 - - - - . - .

Tax Account Numbers:

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

2404120

Land Area: _____ square feet or 2.99 acres

Future Land Use (to be completed by City): IND - Industrial

Zoning District (to be completed by City): M-2 Manufacturing and Industrial

Existing Use(s) on Property: Vacant Industrial land

Proposed Use(s) on Property: Self Storage

7. **Minor Site Plan Amendment** - Please submit the following items in order complete a Minor Amendment application only:

- a. ☒ **Notarized application.**
- b. ☒ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. See Schedule of Fees, Charges and Expenses for applicable fees.
- c. ☒ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- d. ☒ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- e. ☒ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- f. ☒ **Utility plans.** Site plan approval is contingent on approval of your Utility plans. Please submit potable, reclaim and waste water plans along with the following documents directly to the Utilities Department (351 Shearer Blvd., Cocoa, Florida 32922):
 - 1. \$500 Plan Review Fee
 - 2. One hard copy set of signed and sealed plans for the initial review.
 - 3. Hydraulic Analysis Report supporting the Required Fire Flow plus the Max Day Flow.
 - 4. Lift Station Calculations
- g. ☒ **Certified boundary survey.** Submit a certified survey showing all existing structures, easements, driveways, etc.
- h. ☒ **Certified site plan.** Submit 2 paper copies (folded to about 8-1/2 x 11") and 1 electronic file in pdf format of a plan drawn to scale and showing the required site plan elements. See the site plan checklist below for details. Minor Site Plans shall not be smaller than 11 x 17".
- i. ☒ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

8. **Small-Scale Site Plan** – In addition to the items in #7 above, please submit the following items in order complete a Small-Scale application:

- a. ☒ **Certified site plan.** Small Scale Site Plans shall not be smaller than 24" x 36".

9. **Large-Scale Site Plan** - In addition to the items in #7 above, please submit the following items in order complete a Large-Scale application:

- a. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to obtain these materials from the following for a nominal fee:
Brevard County Planning and Zoning, Attn: Graphics.
Brevard County Government Center, Building A
2725 Judge Fran Jamieson Way
Viera, FL 32940
Phone: (321) 633-2060 Fax: (321) 633-2152
- b. ☐ **Application fee.** Public notice mailing and legal advertising fees must also be paid a few weeks after application submittal. Contact the Planning and Zoning Division for details.
- c. ☐ **Certified site plan.** The site plan shall not be smaller than 24" x 36".

10. **Site plan re-submittals.** All changes to the site plan must be bubbled on the re-submitted plans. Site plan re-submittals must be accompanied by a list of changes/responses to staff comments, and a certified statement by the site plan preparer that no other changes have been made to the drawings. Otherwise, delays may be experienced due to extra staff review time. Each resubmittal shall follow the same requirements. An additional 4 paper copies of the plans will be required to be submitted prior to public hearing or staff approval.

Site Plan Elements Checklist Please include the items below in each site plan submittal (combine elements on several sheets where applicable). For Minor Amendments, certain elements may be omitted from being shown on the site plan, if approved by the City.

A. Cover sheet (1st page) (Appendix A, Art. XIII, Sec.1 Site Plans):

- ☐ **Type of Application and Title.**
- ☐ **General vicinity map.** Provide the following:
 - ☐ Principal roads.
 - ☐ City limits.
 - ☐ Other pertinent orientation information.
- ☐ **General statement.** Provide a general description of the project, including but not limited to, the existing uses and site conditions, and proposed uses.
- ☐ **Legal description.** Provide a legal description of the overall site and individual phases, if applicable.
- ☐ **Contact information.** Provide the names, addresses, telephone numbers, fax numbers and e-mail addresses of the following parties:
 - ☐ Owner(s) of the subject property.
 - ☐ Applicant (if different than owner).
 - ☐ Site plan preparers.
- ☐ **Title block.** Provide a title block on each sheet, showing the following:
 - ☐ North arrow.
 - ☐ Date.
 - ☐ Name of project.
 - ☐ Graphic scale (not less than one inch equals fifty feet – 1"=50').
- ☐ **Approval stamp blank.** Provide a minimum 4" x 4" space for the approval stamp, located at the bottom right corner of the cover sheet.
- ☐ **Sheet index.**

B. Surveys and Inventories (after Cover Sheet):

- ☐ **Boundary survey.** Provide a certified and current boundary survey.
- ☐ **Topographic survey.** Provide a certified and current topographic survey, which also includes the delineation of any and all wetlands on the project site. This may be included on the boundary survey if approved by the City.
- ☐ **Tree survey.** Provide a tree survey locating all trees on the property. Include a list of the number of existing trees by species and d.b.h. Trees on the survey shall be depicted as defined in the City Code. (*Appendix A, Art. XIII, Sec. 22*)
- ☐ **Designated animal and plant species inventory.** Provide an inventory of all protected animal and plant species (*City of Cocoa Comprehensive Plan, Chapter 6 Conservation Element, Policy 6.4.6, etc.*).
- ☐ **Soil types and conditions inventory.**
- ☐ **Flood zones.**

C. Demolition and protection plans:

- ☐ **Tree and vegetation preservation plan.** On the landscape plan, indicate all trees that will be removed as well as all trees that will be preserved on the project site. Include a list of all trees removed and trees preserved by species and d.b.h. (*Appendix A, Art. XIII, Sec. 22*)
- ☐ **Demolition plan.** If applicable, provide a demolition plan showing the following details:

- ☐ Limits of demolition.
- ☐ Indicate all structures planned for demolition.
- ☐ Include the following note, "All areas disturbed in the right of way shall be returned to original condition or better."

D. Proposed development plans:

- ☐ **Land use data table.** Provide the following land use data:
 - ☐ Zoning category.
 - ☐ Future land use category.
 - ☐ Previously approved variances, special exceptions, waivers, re-zonings, subdivisions and any other action(s) taken upon the subject property within the past five (5) years.

- ☐ **Site plan data table.** Provide the following (list or table/chart format is sufficient):
 - ☐ Tabulation of gross acreage and square footage.
 - ☐ Tabulation of density (*City of Cocoa Comprehensive Plan, Chapter 1 Future Land Use Element*).
 - ☐ Number of units proposed.
 - ☐ Location and acreage of open space and recreational areas.
 - ☐ Area and percentage of lot covered by structures (separated by type of use).
 - ☐ Floor area of dwelling units by type.
 - ☐ Impervious surface area (*City of Cocoa Comprehensive Plan, Chapter 1, Figure FLU-1*).
 - ☐ Gross floor area (area of lot covered by structure times number of floors).
 - ☐ Floor area ratio (total floor area in square feet divided by gross acre of lot in square feet) (*Appendix A, Art. V Definitions*).
 - ☐ Number of required and proposed parking spaces with formulas and calculations (*Appendix A, Art. XII Off-Street Parking*).
 - ☐ Height of structures and number of floors, including parking garages (*Appendix A, Art. XI, Zoning District Regulations*).
 - ☐ If the project is divided into phases, provide a Site Plan Data Table for the entire project and for each individual phase.

- ☐ **General notes.** Provide the following general notes:
 - ☐ Lighting. Lighting shall be designed, installed, maintained, and directed so as to avoid glare on adjoining properties and rights-of-way through the use of semi- and full-cutoff shields.

- ☐ **Site plan elements.** Provide the following site plan elements:
 - ☐ Property and rights of way lines.
 - ☐ Depiction of abutting aprons
 - ☐ Existing and proposed easements.
 - ☐ Right-of-way improvements.
 - ☐ Open water bodies (lakes, rivers, ponds, canals, etc.).
 - ☐ Jurisdictional wetlands boundary as determined by the St. Johns River Water Management District.
 - ☐ Uplands buffer from wetlands (*City of Cocoa Comprehensive Plan, Chapter 6 Conservation Element, Policy 6.4.16(E)*).
 - ☐ Paving (including typical details) (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - ☐ Curbs and gutters (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - ☐ On and off-site sidewalks (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - ☐ Trash receptacles/dumpsters and enclosures (*Chapter 9, Art. II, Division 3, Sec. 9-29*).
 - ☐ Site lighting fixtures and locations (*Appendix A, Art. XIII, Sec. 10.1*).
 - ☐ Fences and walls including (*Appendix A, Art. XIII, Sec. 5*):
 - i. Height.
 - ii. Type.
 - ☐ All structures and major features fully labeled and dimensioned including (*Depends on Zoning District from Appendix A, Art. XI, Sections 1 thru 20*):
 - i. Setbacks.
 - ii. Distances between structures.
 - iii. Floor area.
 - iv. Addresses of each separate structure and unit numbers within each structure, if applicable.
 - ☐ Proposed parking and circulation plan including (*Appendix A, Art. XII, Sec. 3*):

- i. Width of driveways.
- ii. Parking spaces, including dimensions.
- iii. Existing and proposed points of ingress to and egress from the site.
- iv. Handicap accessible parking spaces.
- v. Identify paving type and surface.

☐ **Landscape plan elements.** Including but not limited to the following (*Appendix A, Art. XIII, Sec. 22 (C), (D) & (E)*):

- ☐ Location and dimension of all buffers.
- ☐ Location and dimension of all internal landscaping.
- ☐ Plant schedule (legend, quantity, specifications, common name and botanical name of all landscape materials).
- ☐ Property boundary.
- ☐ Location and area of off-street parking and vehicular use areas.
- ☐ Location of sprinklers and/or outlet locations.
- ☐ Calculations for the determination of internal landscaping requirements.
- ☐ Location of principle structure(s).
- ☐ Location, size, and type of existing and replacement trees if applicable.

☐ **Drainage plan elements.** Including but not limited to the following:

- ☐ One foot interval contours based upon coast and geodetic data.
- ☐ Proposed finished elevation of each building site and first floor level.
- ☐ All existing and proposed drainage facilities with size and grade.
- ☐ Proposed orderly disposal water runoff.
- ☐ Center line elevations along adjacent streets.
- ☐ Cross-sections of stormwater pond slopes.
- ☐ Compliance with Floodplain requirements (City Code, Chapter 6)
- ☐ Compliance with Compensatory Storage requirements (City Comprehensive Plan, Stormwater Element)

☐ **Potable water, reclaimed water, wastewater, and other utility elements.** Provide a general plan showing the following (detailed plans for permitting must be submitted directly to the Utilities Engineering Department):

- ☐ All utilities (including utility poles and guy lines, fire mains, fire hydrants, meters, potable water, reclaimed water, and sewer lines).
- ☐ The location and availability of capacity for potable water, reclaimed water, and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.

☐ **Details.** At a minimum, provide details for the items listed below. Additional details may be required by the City.

- ☐ Paving and curbing.
- ☐ Handicap accessible parking space.
- ☐ Sidewalks.
- ☐ Trash receptacles/dumpsters and enclosures.
- ☐ Fences, walls, and gates.
- ☐ Stormwater conveyance structures.
- ☐ Cross-section of tree protection devices.

E. Accessory items:

- ☐ **Stormwater permits.** Provide a copy of a St. John's River Water Management District (SJRWMD) stormwater permit or exemption letter for the site.
- ☐ **Driveway permits.** Provide a copy of a City of Cocoa, Brevard County, and/or Florida Department of Transportation (FDOT) driveway permit or exemption letter if a City of Cocoa, Brevard County, and/or FDOT right-of-way is affected.
- ☐ **Land dedications.** Lands to be dedicated or transferred to a public or private entity and the purposes for which lands will be held and used.

LARGE-SCALE SITE PLAN *Public Hearing process information - please read this!*

- **Dates and locations of public hearings.** All Large-Scale Site Plans require one hearing before the Planning & Zoning Board. All regularly scheduled Planning & Zoning Board hearings are held on the first Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
- **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
- **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
- **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
- **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board and is generally based on:

1. The witness has personal knowledge of the fact in which the witness will testify; and/or
2. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:

Layman witness: Testimony of a witness other than an expert witness is qualified only if:

- The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
- The opinions and inferences do not require any special knowledge, skill experience or training.

Expert witness: Testimony of an expert witness is qualified only if:

- The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
- The witness is adequately qualified to express an opinion on the matter.

Signatures and Notarization.

STATE OF Colorado COUNTY OF Boulder . I, _____
being first duly sworn, depose and say that:

- ☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

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


(APPLICANT SIGNATURE)

Aditya Shrestha
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced Driver License



(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this _____ day of _____, 20 _____

FOR OFFICE USE ONLY

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

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:



Legislation Text

File #: 20-356, Version: 1

CITY COUNCIL AGENDA ITEM

Memo Date: June 25, 2020
Agenda Date: July 8, 2020
Prepared By: Dodie Selig, Planning & Zoning Manager
Through: Nancy A. Bunt, Community Services Director
Requested Action:

Pass on Second Reading: Ordinance No. 06-2020; amending permitted locations for self-service storage facilities and amending the definition thereof.

BACKGROUND:

The Applicant has proposed a change to the city code related to self-service storage facility use. They represent a client with an existing self-storage business within the city wishing to expand. Because of inconsistencies within the existing city code, the applicant's client is unable to move forward and has requested staff's help to modify the code. A review of how the use is treated in different areas of the code has highlighted the need to make some modifications. The City desires to simplify and clarify the code descriptions of self-service storage facilities, also referred to in the code as "personal storage," "personal storage warehouses," or "mini-warehouses." Therefore, the following changes are proposed by this ordinance:

- Amendment of the conditions for self-service storage facilities under the C-R (Restricted Commercial) and C-G (General Commercial) zoning districts, where such facilities require special exception approval.
- Addition of the use as a principal use under the C-W (Wholesale Commercial) zoning district, with conditions.
- Removal of the use "personal storage" and "personal storage warehouses" from the CBD (Central Business District) and the M-2 (Manufacturing and Industrial) zoning districts, respectively.
- Amendment to the definition of a "personal storage warehouse" and retitling the use as a "self-service storage facility," which will be a consistently used term for all zoning code references to this use.
- Amendment to the parking regulations for "storage facilities" to provide a consistent parking requirement for the self-service storage facility use in all zoning districts.

Zoning Ordinance Amendment Analysis

In accordance with Appendix A. Zoning, Article XXI, Section 1(G)(2) of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

- a. The need and justification for the change.*
- b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.*

Need and justification for change

The proposed changes will provide consistency for the use throughout the city, eliminate confusion and provide greater stability for the business sector. At the present time, the use is described in different language in several zoning districts causing confusion for both staff and the public. In addition, the parking standards related to storage uses a different term. Also compounding the problem, the parking standard for this use under the C-G zoning district regulations differs from the general parking regulations for the use with no apparent purpose.

The use of “personal storage” is included under the CBD (Central Business District) zoning district, and the use of “personal storage warehouses” is included as a principle use under the M-2 (Manufacturing and Industrial) zoning district. However, the use is not included under the zoning definitions and causes confusion as to the intent. Moreover, it is proposed by this ordinance to remove the use from both zoning districts as being incompatible with the district intent of each district.

The C-W (Wholesale Commercial) zoning district does not currently allow self-service storage or mini-warehouse use in the zoning district. However, the district is “intended to apply to an area in close proximity to transportation facilities and which can serve warehousing, distribution, wholesaling and other related functions of the city and region”. Among the principal uses listed in the district are “warehousing and wholesaling in enclosed structures”. It is felt therefore that the inclusion of self-service storage facilities in this district will be compatible with the surrounding uses and intent of the district.

The applicable conditions for self-service storage facilities have been modified relating to required parking spaces, setbacks and screening, landscaping, and outdoor parking and storage for major recreational equipment. The proposed revised conditions will be consistent for all zoning districts where the use is permitted. Of note, rather than requiring use-specific setbacks and a landscaping buffer, self-service storage facilities abutting residentially-zoned property will need to be screened by an opaque fence or wall at least six feet in height. Landscape buffers shall be required along all rights-of-way rather than the rear and side lot lines. Outdoor storage of major recreational equipment at self-service storage facilities was previously not permitted but will now be allowed upon meeting certain conditions. The area designated for outdoor storage of major recreational equipment must be

screened from view on all sides visible from rights-of-way or adjoining property by either a solid wall or opaque fence at least 10 feet in height. State law provides that recreational-type vehicles cannot exceed 13.5 feet in height.

Relationship and consistency with Comprehensive Plan Policies and Objectives

The following Comprehensive Plan policy supports the proposed zoning text amendment:

GOAL 1.1: Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.

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

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

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

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

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

Recommendation by the Planning & Zoning Board

During the Planning & Zoning Board meeting of June 16, 2020, there was discussion concerning the parking of commercial vehicles in a self-service storage facility. The applicant had requested the board to consider allowing the parking of personal vehicles (cars and trucks) in addition to outsized personal recreational vehicles (RV's and boats) in a self-service storage facility. Staff had previously discussed this request with the applicant prior to drafting the ordinance and was not in support of adding personal vehicles to the ordinance for two reasons:

1) The primary purpose of a self-service storage facility is the storage of personal belongings. The intent of the ordinance change to allow outside storage in conjunction with a self-service storage facility is to provide for personal recreation vehicles that are too large to be accommodated within the typical garage sized storage unit of such facility. A car or truck however can be stored within such a unit so outdoor space is not necessary.

2) The storage of personal automobiles and commercial vehicles is a type of use already provided for under the M-2 (Manufacturing and Industrial) zoning district as follows:

- (4) *Storage facilities (excluding salvage yards), including automobiles, mobile homes, commercial vehicles and heavy equipment, building materials, general, refrigerated, and recreational vehicles pursuant to Appendix A, Article XIII Sec 5 of the Code of the City of Cocoa.*

The zoning code provides the following definition of a commercial vehicle:

COMMERCIAL VEHICLES AND HEAVY EQUIPMENT. *Commercial, industrial or agricultural vehicles, equipment or machinery, whether or not the vehicle, equipment or machinery is licensed or otherwise authorized to travel*

upon the roads of the state, specifically including, but not limited to: semi-trailers; tractors for semi-trailers; trucks; step-vans; box trucks; construction equipment; cement mixers; compressors; forklifts; buses; tow trucks; dump trucks; trucks with roll-back beds; trailers; any other similar vehicles, equipment and machinery classified as commercial by the manufacturer; and pickup trucks, passenger vans, and cargo vans used for commercial purposes.

Based on the above therefore, the code already provides the means for the storage of commercial vehicles within the City.

A larger issue, that of the parking of commercial vehicles in residential neighborhoods, was also discussed during the meeting in conjunction with the proposed ordinance. The definition of commercial vehicles provided in the City Code, Appendix A. Zoning, Article IV listed above applies to zoning topics covered by the Appendix. Parking in residential areas or on streets is governed by the City Code, Chapter 20, Traffic, Article 2 Stopping, Standing and Parking, Division 1, Section 20-58 Parking buses, large trucks in residential areas or on streets:

- (a) *It is hereby declared unlawful for any individual to park, cause to be parked, or allow to be parked any semitrailer truck or any other truck or bus greater than one (1) ton capacity for a longer period than fifteen (15) minutes in any residential area of the city, or the public streets or rights-of-way thereof, as defined on the master zoning map of the city which is on file in the office of the city clerk, unless the actual loading or unloading of such vehicle is involved and in progress, or unless a permit is secured from the city for the parking of such vehicle.*

Residential streets are not commercial corridors and therefore they are not constructed to withstand the weight of large trucks or vehicles. Excessive or highly repetitive heavy vehicle traffic will cause a breakdown of the roadbed, shortening the life of the pavement and increasing costs to the City for repair or replacement. For this reason, the Code limits their use on residential streets.

The definition above does not include vehicles such as painter's vans, small cars belonging a cleaning service or insect repellant business, taxicabs, pickup trucks used by contractors or lawn care business owners with trailers of mowers and other related equipment.

Under Appendix A. Zoning, Article XIII, Section 17, a home based business is prohibited from exterior storage of materials or parking of business vehicles anywhere except the driveway or garage. The code does not prohibit the parking of a commercial vehicle in a residential area, except as defined in Sec. 20-58 above.

Some Planning & Zoning Board members felt that a commercial vehicle was best defined as one that is over a specific weight limit. Some felt that a commercial vehicle was one which actively advertised a business use. Whether there is a city wide issue based on the current definition of a commercial vehicle would need further study. Any proposed change will need to address the esthetic root of the perception of a commercial vehicle parked in a residential area while also considering the economic impact to those residents, some of whom may not have any means of transportation except the company vehicle they drive.

Because of the complexity of the commercial parking issue, it is staff's recommendation to Council that if they feel this topic should be addressed that it be done separately from the self-service storage facility ordinance.

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

The Planning & Zoning Board made the following recommendation at its meeting on June 16, 2020:

“Recommend approval to the city council of ordinance no. 06-2020 providing for the amendments permitting locations for self-service storage facilities and further amending regulations related to this issue and to review the verbiage for recreational vehicles and commercial vehicles and to add this to the ordinance.”

City Council approved the item at its regular meeting on June 24, 2020. However, some of the Council expressed the desire to accommodate cars and trucks in addition to recreational vehicles. In speaking with the applicant, staff would suggest that Council amend the Ordinance to include cars and trucks within the outside storage area but limit the number of cars and trucks to five (5) such vehicles.

RECOMMENDED MOTION:

Pass on Second Reading: Ordinance No. 06-2020; amending permitted locations for self-service storage facilities and amending the definition thereof.

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
JUNE 16, 2020**

A Special meeting of the Planning & Zoning Board Local Planning Agency was held on June 16, 2020 at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Dobrin called the meeting to order at 6:00 PM.

ROLL CALL:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Lawrence Koss	Board Member
Russell Sengel	Board Member
Ariel Glass	Alternate Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative
Kristin Eick	Assistant City Attorney

PRESENT:

Michael Dobrin	Chairperson
Todd Anderson	Board Member
Jeri Blanco	Board Member (via phone)
Sherry Ervin	Board Member (via phone)
Marilyn Green	Board Member (via phone)
Lawrence Koss	Board Member
Russell Sengel	Board Member
Aleck Greenwood	Alternate Member
Debbie Joyce	School Board Representative
Kristin Eick	Assistant City Attorney

ABSENT:

Al Washington	Vice Chairperson
Trina Gilliam	Board Member
Ariel Glass	Alternate Member

STAFF PRESENT:

Dodie Selig, Planning & Zoning Manager, Jake Williams Jr., Mayor, Angela Essing, Economic Development Manager and Monica Arsenault, Recording Secretary.

Chairperson Dobrin led the assembly in the Pledge of Allegiance.

Ms. Selig welcomed Mr. Todd Anderson back to the Planning & Zoning Board. She also welcomed Ms. Ariel Glass and Ms. Debbie Joyce to the Board.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of June 16, 2020

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER SENDEL TO APPROVE THE JUNE 16, 2020 AGENDA AS WRITTEN.**

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

- * **MOTION PASSED UNANIMOUSLY (8-0)**

2. MINUTES: February 5, 2020

Board member Blanco pointed out a grammatical error on page 6.

- * **MOTION BY BOARD MEMBER SENDEL; SECONDED BY BOARD MEMBER KOSS TO APPROVE THE MINUTES AS AMENDED.**

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

- * **MOTION PASSED UNANIMOUSLY (8-0)**

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

- A. **PZ-20-02000001 – Zoning Text Amendment – Self-Service Storage Facilities**

Ms. Selig provided a brief presentation¹ and gave a summary of the project. She explained that staff is recommending that the Planning and Zoning Board recommend approval to City Council of Ordinance No. 06-2020 providing for the amendments permitting locations for self-service storage facilities and further amending regulations related to this use.

Chairperson Dobrin asked if the applicant is expanding their business. In response, Ms. Selig responded affirmatively.

Mark Barnebey, representing Store Space Cocoa, explained the location of the property and pointed out that it is zoned C-W. Storage is allowed under this zoning but not self-storage at this time. He referred to the ordinance and discussed the current parking requirements. He also asked the board to consider allowing small cars and trucks to park on location as the ordinance does not allow for this.

Ms. Selig further explained that staff would like to propose one parking space per fifty units and to allow small cars and trucks to be stored in the self-storage units and leave outdoor storage for larger vehicles such as RVs.

Board member Anderson asked if there was a way to determine the weight of a vehicle and to regulate what can and can't be stored to avoid turning the property into a junk yard. In response, Ms. Selig stated she would discuss the issue with Code Enforcement to see what can be done.

Mayor Williams pointed out that there are a lot of home offices that park their large vehicles in their front yard after 5pm when Code Enforcement goes home such as pressure washing trucks, CAT trucks, etc.

Board member Koss inquired how these commercial vehicles are distinguished. He asked if it is because there is a company name on it or if it is by size. In response, Board member Blanco explained that a commercial vehicle can be distinguished by a wrap or sign that's displayed on it.

Board member Blanco asked if the business has restrictions in place to monitor what types of vehicles are permitted to park. In response, Mr. Barnebey replied affirmatively and explained that they also only allow operational vehicles to park on site as they don't want junk vehicles parked on the property.

Chairperson Dobrin opened the hearing to the public. There being no response, the public portion of the hearing was closed.

*

**MOTION BY BOARD MEMBER ANDERSON; SECONDED BY
ALTERNATE MEMBER GREENWOOD TO RECOMMEND APPROVAL**

¹ Zoning Text Amendment Self-Service Storage Facilities Presentation

TO THE CITY COUNCIL OF ORDINANCE NO. 06-2020 PROVIDING FOR THE AMENDMENTS PERMITTING LOCATIONS FOR SELF-SERVICE STORAGE FACILITIES AND FURTHER AMENDING REGULATIONS RELATED TO THIS ISSUE AND TO REVIEW THE VERBAGE FOR RECREATIONAL VEHICLES AND COMMERCIAL VEHICLES AND TO ADD THIS TO THE ORDINANCE.

Ms. Joyce asked if the board would want to re-consider what is being proposed for parking.

Further discussion was held regarding the parking requirements.

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS, SENDEL

* **MOTION PASSED UNANIMOUSLY (8-0)**

B. PZ-20-010 – Zoning Text Amendment – Pharmacies

Ms. Selig provided a presentation² and gave a brief summary of the project. She noted the proposed changes as follows:

- The addition of the language below under the list of principle uses for the following zoning districts; R-P (Residential Professional District), P-S (Professional, Offices and Services District), C-R (Restricted Commercial District), C-N (Neighborhood Commercial District) and UMD (Urban Mixed-Use District).
- The removal of pharmacies under the list of principle uses for the following zoning districts; CBD (Central Business District) zoning district and CWOD (Cocoa Waterfront Overlay District).
- The removal of the prohibition against medical marijuana treatment center dispensing facilities.

Furthermore, Ms. Selig explained that the City desires to remove the prohibition against medical marijuana treatment center dispensing facilities within the City and, at the same time, regulate the location of pharmacies within the City in general. The changes proposed by this ordinance will allow all pharmacy types within zoning districts allowing similar medical office uses. At the same time, the use will be removed from the historic downtown area which is largely oriented towards tourist/leisure/entertainment business.

² Zoning Text Amendment Pharmacies and Medical Marijuana Presentation

Ms. Selig added that staff is recommending that the Planning and Zoning Board recommend approval to City Council of Ordinance No. 05-2020 providing for the location of pharmacies and medical marijuana treatment center dispensing facilities.

Chairperson Dobrin asked what made the City change their mind back in 2018. In response, Board member Koss explained that back then the State was trying to control the regulations. Dispensaries at that time would have also been treated just as a pharmacy.

Board member Koss asked if a dispensary would be able to be located within five hundred feet of a school. In response, Assistant City Attorney Eick clarified that they cannot.

Board member Blanco pointed out that there are commercial zones that are within close proximity to residential neighborhoods that would allow these types of dispensaries.

Chairperson Dobrin opened the hearing to the public. There being no response, the public portion of the meeting was closed.

- * **MOTION BY BOARD MEMBER SENDEL; SECONDED BY BOARD MEMBER KOSS TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ORDINANCE NO. 05-2020 PROVIDING FOR THE LOCATION OF PHARMACIES AND MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES.**

AYES: DOBRIN, ANDERSON, ERVIN, GREEN, KOSS, SENDEL

NAYS: BLANCO, GREENWOOD

- * **MOTION PASSED (6-2)**

C. PZ-20-00500001 – FLU Map Amendment – Cape Canaveral Heights

Ms. Selig provided a presentation³ and explained the project summary. She shared several maps and pointed out that the subject parcels are currently under Brevard County Residential 2 designation which permits lower density residential development with a maximum density of up to two (2) dwelling units per acre. This may be increased to 2.5 dwelling units per acre where a planned unit development concept is utilized. The proposed City of Cocoa Low-Density Residential designation is intended for neighborhoods of single-family detached housing, limited multiple family attached housing and limited clustered single

³ Future Land Use Map Amendment Presentation

family attached housing. During the annexation process the applicant entered into a Pre-Annexation Development Agreement wherein the primary property owners agreed that any PUD project eventually developed on 122.58 acres of the property would have the following characteristics:

- A maximum density of 4 dwelling units (d.u.) per gross acre
- Minimum lot widths of 50 feet
- Minimum Lot Size of 5,000 square feet
- Minimum of one (1) enclosed parking space and two (2) driveway spaces
- 4-foot-wide sidewalks along interior roadways
- Preserved wetlands counted as open space acreage on a one to one per Minimum internal roadway drive lane width of 11 feet, or 22 feet for a two-way street

Ms. Selig discussed the consistencies with the City Code and added that staff is recommending the Planning & Zoning Board recommend approval to City Council of the Comprehensive Plan Map Amendment changing the Future Land Use Map designation of the subject property from Brevard County "Residential 2 Units Per Acre" to City of Cocoa "Low Density Residential".

Ms. Selig read e-comments⁴ from Tammy Green Clower and Dwight Coursey into the record.

Board member Koss asked for clarification regarding if the properties are developed or undeveloped. In response, Ms. Selig shared that Brevard County Property Appraiser listed the properties as undeveloped land. She also noted that the land was annexed into Cocoa in 2019.

Furthermore, Board member Koss clarified that the Board is not voting on the zoning this evening to which Ms. Selig stated that the zoning will be brought back at a later time.

Board member Sengel asked why the City is not seeking to re-zone to very low density as Adamson Creek and other subdivisions are. He expressed that his concern is inconsistency among these neighborhoods.

Ms. Kim Rezanka, Cantwell & Goldman PA, spoke on behalf of her client, the applicant, and clarified that this item is regarding the future land use and they are not seeking a re-zoning at this time. She provided background information regarding the item.

Chairperson Dobrin opened the hearing to the public.

⁴ E-comments from Tammy Green Clower & Dwight Coursey

Mr. Dwight Coursey asked what the developer's intent is. He further asked what types of homes will be built on this property, whether it be single-family, multi-family, etc. In response, Ms. Rezanka explained that they will be single-family homes.

Ms. Selig provided further clarification regarding the PUD.

Christine Boothe, 550 Adamson Rd., expressed concern about being annexed into the City without her consent or without warning. She added that she does not want to be within the City limits and asked how to get out. She shared that the majority of the land is wetlands and she is concerned about flooding as well.

Jamie Bunnell, 6300 Highway 524, explained that he is concerned about neighbors coming in as he has wetlands all around his property and is worried about the land becoming too impacted. He asked the board to consider the situation as if they lived on the property.

Sara Wagner, 2205 Adamson Road, asked if the board, before moving forward, could ask if the applicant would consider very low density instead of low density. She wants the City to stop encroaching on county properties and believes that just because an individual has a smaller property does not mean they have less of a vote.

Catherine Bonadio, 6440 Sorrel Dr., expressed that she does not want the City to set a precedence by moving forward with this and asked them to reconsider.

Jerry Wagner, 900 Adamson Rd., asked if the pre-development agreement is legally binding. He pointed out that very low density would avoid a cluster of homes. He asked if there are any incentives for the City to allow subsidized housing in the PUD. In response, Mayor Williams stated no.

Ms. Wagner asked the Board to consider tabling the item.

Board member Koss suggested that he would like to see two units per acre, or very low density designation, and would consider disapproving the item and asking that the applicant submit an application for very low density for the Board to reconsider. Board member Ervin agreed with Board member Koss and noted that as the citizens stated, that area floods quite often.

Ms. Selig pointed out that the City does not currently have a zoning designation for very low density.

* **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER SENDEL TO RECOMMEND DISAPPROVAL TO THE CITY COUNCIL OF THE COMPREHENSIVE PLAN MAP AMENDMENT**

**CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE
SUBJECT PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 2
UNITS PER ACRE" TO CITY OF COCOA "LOW DENSITY
RESIDENTIAL".**

**AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN,
GREENWOOD, KOSS, SENDEL**

*** MOTION PASSED UNANIMOUSLY (8-0)**

**D. PZ-20-019 – Preliminary Subdivision / Large-Scale Site Plan – Lakeside
Palms West**

Ms. Selig provided a presentation⁵ and gave a project summary.

Mr. Bryant Smith, Public Works Director, explained floodplains in detail and provided a project summary.

Ms. Selig added that staff is recommending the Planning & Zoning Board recommend approval to City Council of the Preliminary Subdivision with the conditions set forth below, as well as approval of the Large-Scale Site Plan with the conditions set forth below:

1. The Large-Scale Site Plan shall not be effective until and unless the Preliminary Subdivision has been approved by City Council.

2. Provide a conservation easement for Tract C in accordance with s. 704.06, Florida Statutes.

Mr. Andy Kirbach, Morgan & Associates Consulting Engineers, briefly discussed the City's Stormwater code and provided further clarification on the project. He offered to answer any questions the Board may have.

Board member Koss asked if the City could be held liable in any way. In response, Assistant City Attorney Eick clarified that immunity doctrines would apply and the City would typically not be liable.

*** MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD
MEMBER ANDERSON TO RECOMMEND APPROVAL TO THE CITY
COUNCIL OF THE PRELIMINARY SUBDIVISION TO INCLUDE THE
CONDITIONS RECOMMENDED BY STAFF.**

⁵ Preliminary Subdivision / Large-Scale Site Plan Lakeside Palms West Presentation

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GREEN, GREENWOOD, KOSS

NAYS: SENDEL

*** MOTION PASSED (7-1)**

V. TREE BOARD:

None.

VI. OTHER BUSINESS:

1. Tree Board Update:

- Presentations by Angela Essing (day 1) and Larry Koss (day 2) of the Urban Forestry Institute's Tree Canopy event on March 5th and 6th.

Ms. Essing provided a presentation⁶ regarding a broad overview of day 1 of the conference. Board member Koss provided a presentation⁷ regarding day 2.

*** MOTION BY BOARD MEMBER BLANCO; SECONDED BY BOARD MEMBER ERVIN TO SEPARATE THE PLANNING AND ZONING BOARD FROM THE TREE BOARD OR TO CONSIDER INCORPORATING THE TREE BOARD WITH THE SUSTAINABILITY ADVISORY COMMITTEE.**

AYES: BLANCO, ERVIN, GREEN

NAYS: DOBRIN, ANDERSON, GREENWOOD, KOSS, SENDEL

*** MOTION FAILED (3-5)**

2. Recent Development Update

3. Open discussion by Board members

VII. NEXT MEETING DATE:

The next regularly scheduled meeting for the Planning and Zoning Board will be held on Wednesday, August 5th at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

⁶ 2020 Urban Forestry Institute – Expanding your Canopy

⁷ Florida Urban Forestry Council

VIII. ADJOURNMENT:

- * **MOTION BY BOARD MEMBER KOSS; SECONDED BY BOARD MEMBER SENDEL TO ADJOURN THE SPECIAL MEETING OF JUNE 16, 2020.**

AYES: DOBRIN, ANDERSON, BLANCO, ERVIN, GILLIAM, GREEN, KOSS, SENDEL

- * **MOTION PASSED UNANIMOUSLY (8-0)**

MEETING WAS ADJOURNED AT 9:25 PM.



Michael Dobrin, Chairperson

Respectfully Submitted By:



Monica Arsenault, Recording Secretary

MINUTES
City of Cocoa
Regular Meeting of The City Council

June 24, 2020

A Regular City Council Meeting was held on Wednesday, June 24, 2020, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Williams called the meeting to order at 6:15 p.m.

Pastor Jarvis Wash provided the invocation and Councilmember Koss led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The City Clerk took the roll.

PRESENT:	Jake Williams, Jr.	Mayor
	James Goins	Deputy Mayor
	Don Boisvert	Councilmember
	Lorraine Koss	Councilmember
	Brenda Warner	Councilmember
	Anthony Garganese	City Attorney
	Matt Fuhrer	Interim City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; Michael Cantaloupe, Chief of Police; Jonathan Lamm, Fire Chief; Bryant Smith, Public Works Director; Rebecca Bowman, Finance Director; Nancy Bunt, Community Services Director; LeShawn Hinton, Helpdesk Support Tech; Samantha Senger, Assistant to the City Manager/PR Specialist; Dodie Selig, Planning Manager; Officer Dan Rhoades and K9 Bear and several other police officers.

II. Approval of Agenda and Minutes:

1. **Agenda:** Regular Meeting of June 24, 2020. (20-344)
2. **Minutes:** (a) Regular meeting of May 13, 2020 (20-351)
(b) Regular meeting of May 27, 2020 (20-352)

Councilmember Koss requested to move Item VII.4 to VII.3, and to move Reports to the end of the meeting. Additionally, it was requested to move Council Business VIII.2 to a time certain of 7:15 p.m.

- * **MOTION by Councilmember Koss; Seconded by Councilmember Warner, to approve the agenda as amended.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

- * **MOTION by Councilmember Koss; Seconded by Councilmember Warner, to approve the Minutes for the Regular meetings of May 13, 2020 and May 27, 2020.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. **Awards and Presentations:**

1. Presentation by Representative Tyler Sirois to Officer Rhoades and K9 Bear. (20-347). (Rep. Sirois)

Rep. Tyler Sirois thanked Council for having them and was excited about things happening in the City of Cocoa. He thanked Pam Shaia for making this presentation possible. He read the proclamation to Officer Dan Rhoades into the record.

It was pointed out that all three of Cocoa's K9 teams were invited to be on America's Top Dog.

2. Citizens Academy Class 1 Graduation. (20-345). (Assistant to the City Manager/Public Relations Manager)

Ms. Senger advised that the Citizens Academy was derived from the Strategic Planning initiative and became a priority with the current Council. She provided an overview of what the academy participants did and believed that it was a great success. It was a nice opportunity to work with citizens and business owners. All participants were recognized and given a gift bag from the City.

Mr. Paul Kamus, a participant, felt that this was a great program and he hoped that it would continue. The class presented the City with an olive tree named "Love" that is to be planted somewhere in the City that needs "Love". He recognized Tricia at Rockledge Gardens for the tree and Erica at Ellen's Hallmark for the sign.

Councilmember Koss attended many of the sessions and it was all that she expected.

Mayor Williams thanked all for their participation. He mentioned that the City was applying for a grant that would aid in the continuation of this program.

Ms. Senger thanked all of the directors for helping put on a great program and making it engaging for everyone. She also thanked employees for taking pride in everything they do. She pointed out that most of the feedback was how dedicated employees were and that they have never seen that before.

Councilmember Warner has attended the Police Department and County academies and they are really good for citizens as well.

Council thanked Ms. Senger again for the program.

3. Presentation by Bethel Homes, Inc. (Mayor Williams)

Mr. Kevin Dardano introduced himself and Randy Mortenson who is the Chief Revenue Officer with Bethel Homes. Tom Nelson was also in attendance. He provided brief backgrounds on all of them.

He advised that they would like to create a public/private partnership with Cocoa to build affordable homes for families. He provided a presentation¹ on what their company was about.

He spoke about Cocoa's location and pointed out that it is central to Brevard's growth.

Their intent would be to have a facility here and take the home straight from the facility to the site.

Information was provided on the types of materials that are utilized when building these homes and he believes that they would be a good fit for the Michael C. Blake subdivision.

¹ EXHIBIT A: Bethel Home Builders Presentation

Prices for the homes would range from \$150,000 to \$170,000. Mr. Dardano believes that this would be a positive thing for Cocoa as he has already spoken to various clients who are interested in that area.

Mayor Williams stated that Deputy Mayor Goins had asked how many employees live in the City and the answer was around forty-five. One of the main reasons was that there was not housing for them.

Councilmember Warner mentioned that some steel frame homes were built on Pluckebaum a few years ago and asked who that builder was. It was pointed out that it was NextGen. She agreed that steel framing was very interesting and asked if it was recycled steel. Mr. Dardano confirmed that it was.

In closing, Mr. Dardano advised that they could build apartments, multi-family units, or just about anything. Costs are drastically less than traditional homes.

IV. Delegations:

Aleck Greenwood, 640 Brevard Avenue, Cocoa, pointed out that the City cannot afford a new civic center. He felt that the existing building could be enhanced. It was quoted at around \$7 million for less square footage, when what we have could be upgraded. He further talked about a parking garage and the possible use of Rosa L. Jones Drive. The property is already owned by the City and it could be paved with a parking garage when the money is available in the future.

Rev. JB Dennis, 3710 Catalina Drive, Cocoa, spoke about modifying the Police Community Relations Advisory Committee. He also spoke of an incident where a Cocoa police officer took a picture of him sitting in his car at a store. It was car #29. He felt there were better things they could be doing with their time.

V. Reports:

VI. Consent Agenda:

1. Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making Sole Source Purchases of Neptune Water Meters and Related Hardware from Sunstate Meter & Supply, Inc. and Approve Purchase of \$300,000 of Neptune Meters for the Remainder of FY20. (20-255). (Utilities Director)
2. Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making a Sole Source Purchase of Top End Rebuild for Generator Set #1

From Ring Power Corporation, Palm Bay, Florida, for the Dyal Water Treatment Plant. (20-296). (Utilities Director)

3. Authorize the Interim City Manager to Execute the FEMA Hazard Mitigation Grant Contract between the City of Cocoa and the Florida Division of Emergency Management (FDEM) for Replacement of Lift Station #1, Project # 4337-232-R, Contract # H0477 as Modified by the City Attorney; Approve a Budget Resolution Amending the FY20 Budget, Accepting the Grant Revenue and 25% City Match, from Fund Balance Reserves, BAF#20-078-A. (20-333). (Utilities Director)
- * **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to approve the Consent agenda.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Public Hearings:

1. Pass on First Reading Ordinance No. 06-2020: Amending permitted locations for self-service storage facilities and amending the definition thereof. (20-337). (Community Services Director)

Attorney Garganese read Ordinance No. 06-2020 into the record, by title only, as follows. He advised that this was first reading of the ordinance.

ORDINANCE NO. 06-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, OF THE CITY CODE TO AMEND PERMITTED LOCATIONS FOR SELF-SERVICE STORAGE FACILITIES AND FURTHER AMENDING REGULATIONS RELATED TO THIS USE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Williams noted the Planning & Zoning Board passed this item and there were additional things added.

Ms. Selig advised that in this ordinance they are clarifying the definition of a self-storage facility, clearing up inconsistencies, and adding a use as wholesale with

the principal use. M2 and CBD were being removed from this and they were also clarifying parking and standardizing that.

She advised that discussion was held at the Planning & Zoning meeting and the board heard from the applicant who had a request to add commercial vehicles in some fashion. Ms. Selig pointed out that the way this was drafted was that the storage facility was a place to store personal belongings. Some units are big enough to store cars, jet skis, etc, and outdoor storage was specifically left out for cars and trucks because it could lead to potential issues.

The Planning & Zoning Board's motion was to approve the item but to allow some sort of language to allow commercial vehicles to be included. She advised that if Council wishes to do this as well staff would like their feedback. They would then look at it from a staff level and see how it would fit. The current definition in the City's Code is quite extensive.

Mayor Williams thought that this was something that could be looked at down the road as well, as there are no accommodations for vehicles. They could possibly look into where some of these facilities could be at, and possibly look into fencing or shielding the property so it does not show from the road.

Deputy Mayor Goins does not have a problem with this but does not want to be a city that does not allow vehicles to park as they may end up going to other cities.

Mayor Williams opened the hearing to the public.

Mark Barnebey, representing Storage Cap in Cocoa, spoke and noted that they are in the process of redeveloping the corner of Peachtree Street. They own over thirty self-storage facilities and currently own the property at Wilson and Peachtree Street. They clearly support the ordinance but noted some points they would like Council to consider.

He explained his reasonings behind these requested changes and mentioned that the second change was the parking requirements. They are requesting that be changed to one parking space for each 100 units instead of 50.

Mayor Williams asked Ms. Selig's take on one parking space for one hundred. In response, Ms. Selig believed that one per fifty was more than adequate. She has looked at several other facilities in the area and at existing ones in the City and did some calculations. Going one to fifty will not cause any issues.

City Attorney Garganese clarified the applicants recommended changed. Mr. Barnaby clarified that they were only requesting the change for the CW. City Attorney Garganese noted it would be limited to the CW.

Ms. Selig appreciated him providing them with definitions but it was simpler to allow passenger trucks to be parked outside only in the CW. She would shy away from creating another definition.

* **MOTION by Councilmember Boisvert to approve staff's recommendation.**

MOTION was Seconded by Councilmember Warner, for discussion.

Mayor Williams asked if the motion was to allow vehicles in the CW.

Councilmember Warner asked for clarification of Ms. Selig's recommendation, which are the changes outlined in the ordinance, outlining the parking standard, and standardizing languages in CR and CD and adding a use as a principal use in the CW with the same set of conditions.

Attorney Garganese advised that the distinction of what the applicant noted and staff presented was that the speaker wants to limit a proposed change in the CW and the condition is that cars and trucks should not be allowed, however, the speaker is proposing an exception of light duty trucks and vehicles. The other clarification was that staff is proposing one parking space for each fifty units and the speaker is proposing one per one hundred. The speaker is only requesting these for the CW.

Mayor Williams called the question. The Vote on the Motion was:

AYES: Boisvert, Koss, Warner

NAYS: Williams, Goins

THE MOTION CARRIED (3-2)

2. Pass on First Reading Ordinance 05-2020: Providing for the location of pharmacies and medical marijuana treatment center dispensing facilities. (20-338). (Community Services Director)

Attorney Garganese read Ordinance No. 05-2020 into the record by title only as follows. He advised this was the first reading of the ordinance.

ORDINANCE NO. 05-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, OF THE CITY CODE; PROVIDING FOR THE LOCATION OF PHARMACIES AND MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES IN THE CITY; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Selig presented the item and noted in 2016 Florida voters approved the medical marijuana initiative. She provided a brief history on the background of this ordinance.

She pointed out the districts in which the dispensaries would be allowed and which ones that they would be removed from.

Mayor Williams opened the hearing the public.

Ms. Senger read an E-Comment from Jeri Blanco² into the record.

Mayor Williams knows that these facilities fall under pharmacies which are already there.

Councilmember Warner also pointed out that this includes the medical marijuana treatment dispensary and most pharmacists will not be doing that. She mentioned that it is just like going into a doctors' office and they are not what she thinks that the public believes they are. She does not feel that 500 feet from schools is far enough but other than that she has no issues. She understands how someone would have reservations about it.

Ms. Selig noted they could certainly expand the distance.

There being no further response, Mayor Williams closed the hearing to the public.

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Koss, to approve Ordinance No. 05-2020 on First Reading.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

² EXHIBIT B: E-Comment from J. Blanco

3. Approval of a PRELIMINARY SUBDIVISION consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop the existing vacant site as a single-family subdivision project containing 87 residential lots. (20-340). (Community Services Director)

Ms. Selig provided a presentation³ on the proposed subdivision. She provided the Preliminary Subdivision Plat and a project summary, along with a detailed project history.

She spoke about the consistency with the Comprehensive Plan and mentioned that on May 11, 2020, the applicant submitted a letter containing some information regarding the economic feasibility of providing compensatory storage for the subdivision. Staff provided comments and on June 2, 2020, the applicant submitted a second letter regarding compensatory storage with some additional information. She spoke about compensatory storage in further detail and mentioned requirements that still had to be met.

Mr. Smith provided a background on flood plains and reviewed the flood map. He discussed comp plan requirements as well as costs associated with design aspects.

Councilmember Koss clarified that this was the property where they had removed trees.

Mr. Smith noted the homes on site were being lifted and he assured Council that they would be out of the water.

He pointed out that the typical FEMA requirement was to be at the base elevation.

Ms. Selig advised that the Planning & Zoning Board recommended approval with one condition of the Preliminary Subdivision application at its meeting on June 16, 2020.

The Planning & Zoning Board approved the Large-Scale Site Plan application at its meeting on June 16, 2020 with the following condition:

1. The Large-Scale Site Plan shall not be effective until and unless the Preliminary Subdivision has been approved by City Council.

Staff's Recommendation is as follows: Approval of the Preliminary Subdivision with the condition set forth below:

³ EXHIBIT C: Presentation on the Preliminary Subdivision for Lakeside Palms West

1. Provide a conservation easement for Tract C in accordance with s. 704.06, Florida Statutes

Mayor Williams closed the hearing to the Council and opened it to the public. There being no response, the public portion of the hearing was closed.

- * **MOTION by Councilmember Warner; Seconded by Councilmember Boisvert, to approve Staff's recommendation as follows: Approval of the Preliminary Subdivision with the condition set forth below: 1) Provide a conservation easement for Tract C in accordance with s. 704.06, Florida Statutes.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Approval of a large-scale Future Land Use MAP (FLUM) AMENDMENT consistent with Florida Statute Chapter 163 for Applicant and City initiated requests to change the Future Land Use Map designation of fifty-nine (59) parcels from Brevard County "Residential 2 Units Per Acre - R2" to City of Cocoa "Low Density Residential - LDR". (20-339). (Community Services Director)

Attorney Garganese read the ordinance into the record, by title only as follows. He noted that this was the first reading of this ordinance. This is a legislative message and it is the property recently annexed by the council and subject to the annexation agreement.

ORDINANCE NO. 04-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR FIFTY-NINE (59) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 139.23 ACRES, GENERALLY LOCATED AT THE INTERSECTION OF STATE ROAD 524 AND STATE ROAD 520, AND MORE SPECIFICALLY WEST OF ADAMSON ROAD AND NORTH OF STATE ROADS 520 AND 524, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 2" TO CITY OF COCOA "LOW DENSITY RESIDENTIAL"; 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.

Ms. Selig noted that this property was recently annexed and she provided a presentation on the Future Land Use Map Amendment⁴. Ms. Selig provided a detailed project summary and shared a map with a grouping of said parcels.

She shared the consistency with the Comprehensive Plan and showed the future land use map.

Ms. Selig advised that the Planning and Zoning Board recommended denial at the June 16, 2020 meeting.

She further noted that staff's recommendation was to approve the Comprehensive Plan Map Amendment changing the Future Land Use Map designation of the subject property from Brevard County "Residential 2 Units Per Acre" to City of Cocoa "Low Density Residential".

Ms. Selig pointed out that an E-Comment was received after the Planning and Zoning Board meeting on this item which she read into the record from Harry and Iris Perrette⁵.

Mayor Williams opened the hearing to the public.

Christine Boothe, P.O. Box 591, Groveland, Florida, owns land off of Adamson Road and noted that people were upset that this was annexed without being notified. She spoke in regards to her brother who is a Vietnam Vet and lives in that area because it was in the woods and he likes that way of life.

Cathie Bonnadio, 6440 Sorrel Drive, Cocoa, felt that passing this ordinance would set a precedence and would cause an inconsistent effect. It would not be consistent with the way of life in that area.

Sara Wagner, 2205 Adamson Road, Cocoa, has four generations of family that live on Adamson Road. She asked what amenities were provided by the City past I-95. In response to her question, the Interim City Manager noted that the City does not provide anything past F. Burton Park but they do have Fire and Police, and the dump belonged to the County not the City.

⁴ EXHIBIT D: Future Land Use Map Amendment

⁵ EXHIBIT E: E-Comment from Harry and Iris Perrette

Ms. Wagner asked why development agreements are not being looked over before they go into the record and that there was a reason they were trying to do low density instead of very low density.

Jamie Bunnell, 6300 Highway 524, Cocoa, has lived in Cocoa his whole life and does not want a bunch of homes on his property. He lives an active lifestyle and feels these would be encroaching on his property. He just asked that they be spread out a little more.

Holly Bunnell, 6300 Highway 524, Cocoa, advised that she had to rezone her property and pay \$500-\$600 in order to build on one acre. She would love to see two houses per acre for the same reasons her husband stated. There are a lot of wetlands in the area.

Ms. Senger read an E-Comment from Jeri Blanco into the record⁶.

William Harris, 6450 Sorrel Drive, Cocoa, grew up on this road and lives across the street from his parents. He felt that there were a lot of things not being taken into consideration and that Council was not considering the needs of its future residents.

Kim Rezanka, Law Firm of Cantwell and Goldman, 96 Willard Street, Cocoa, was representing the applicants. She advised that this has been a long process which has been in the works for well over two years. These agreements are in the public records of Brevard County and nothing has been said before about this. This issue has been brought before Council before as well and the public had a chance to weigh in. The Future Land Use designation was recommended by the former City Manager. They have relied upon low density residential with all of this, as the low and very low density have the same criteria.

Ms. Rezanka noted that this was not inconsistent with Florida Statutes or the City's Plan. This will be a planned unit development. Additionally, it would be generally limited to the western part of the property due to the wetlands. In regards to public comments, there is school capacity and the developer will be bringing in sewer. She reiterated that this was for the future land use and it was a legislative policy decision and it meets the Code.

Mayor Williams closed the hearing to the public and reopened to Council for discussion.

⁶ EXHIBIT F: E-Comment from Jeri Blanco

Deputy Mayor Goins asked if they could go to two units per acre. In response, Ms. Selig noted that was not possible at this time, as it is four units per acre.

Councilmember Warner clarified that the actual placement of lots and homes and those that might abut properties would be addressed in the PUD process and what was being approved tonight will not affect that. Ms. Selig responded in the affirmative.

Councilmember Warner further pointed out that those are designs that can be decided in the PUD. Ms. Selig again, responded in the affirmative.

Ms. Selig explained the options that they have in regards to wetlands and the possible outcomes that we could have. She provided the example of Lakeside Palms West. She advised that they could consider very low density but if they want to make a change beyond the recommended one than they apply to both the city parcels and applicant parcels so they are the same. They should all have the same future land use.

Mayor Williams asked what the process would be if they wanted to be consistent with the County. Ms. Selig explained the process and pointed out that it would take several months.

Councilmember Warner thought that there was a previous agreement that had been done for the west Cocoa area. She clarified again that everything being discussed would be addressed in the PUD process.

Further discussion was held on low versus very low density. Additionally, Ms. Selig explained the conflict with this ordinance at the Planning and Zoning Board meeting.

Mayor Williams mentioned that they also mentioned flooding and buffers at the meeting which made some members think twice about the project. All of these issues would be addressed in future phases.

Councilmember Warner re-clarified that it did not matter if they go with low or very low density, in the development agreement there would still be four units. She asked if this would change for those that the agreement did not apply to. In response, Ms. Selig explained that there were different zoning options and that typically the higher the density is usually higher the price.

* **MOTION by Councilmember Warner; Seconded by Councilmember Boisvert, to approve staff's recommendation.**

AYES: Williams, Goins, Boisvert, Warner

NAYS: Koss

THE MOTION CARRIED (4-1)

VIII. Council Business:

1. Seek Council direction on holding public special events at City facilities in the month of July. (20-342). (Assistant to the City Manager/PR Specialist)

Ms. Senger noted that there have been some scheduled events that have backed out due to Covid-19. The only event that is being held at this time is the Block Party on July 4th.

Councilmember Boisvert asked if there was a plan to hire off duty police officers. It was pointed out that this event has been done in the past and it was previously a road closure, and they did not request security.

Discussion was held on security and that it should be a requirement.

Chief Cantaloupe advised that if it was going to be required than it should be at least two officers. The event is from 12 p.m. until 9 p.m.

- * **IT WAS A CONSENSUS TO REQUIRE SECURITY FROM THE HOURS OF 5 PM UNTIL 9 PM.**

2. Staff is requesting City Council to evaluate the feasibility for the rehabilitation and repair of the existing Dr. Joe Lee Smith Park Community Center and provide Staff a recommendation on how the City Council would like to proceed with the existing building. (20-343). (Public Works Director)

This item was moved to a time certain of 7:15 pm.

Mr. Smith advised that a report came back and the existing Joe Lee Smith Center was very outdated. It would result in a lot of costs to do anything to the building. In order to update the building to current code it would cost a little over \$1 million. To keep it as is would cost about \$47,000 per year to maintain and to change the use would be around \$2-\$3 million.

Once the new building opens the County will no longer be paying their maintenance fees. They have been looking at the Diamond Square stormwater issue and were in the process of finalizing their feasibility report. That area is a huge problem and pre-studies show that a stormwater pond would provide

significant benefit to the area. He provided a cost breakdown if they chose to go this route.

Additionally, demolition costs would be about \$20,000 and the yearly costs of \$47,000 does not take into account things that need done.

Deputy Mayor Goins mentioned that Brevard Parks and Recreation has been occupying this building for roughly sixty years and when he sees that it will cost over a million for repairs it tells him two things. One is that Brevard County did not do their part and the second is that the City did not follow up on who they had a contract with.

Additionally, there are several people who are showing interest in the property and he does not want this turning into a retention pond. Deputy Mayor Goins stressed the importance of programs for children. There are a lot of people who can work together to provide these programs. He suggested doing an RFP for the building to see who was willing to join forces with the City. He also felt that the City needed to take its parks back.

Councilmember Warner advised there was a period when the City tried to work with Brevard Parks and Recreation but the issue was always that they did not have money. She believed we are a step ahead of where we were previously and now we have a steering committee for the parks.

She agreed with Deputy Mayor Goins but felt it might be cheaper to demolish the old building and build a new one. She has no problem with doing a RFP and pointed out that they would be losing the YMCA so they need to do something for the kids.

Mayor Williams spoke in regards to the YMCA and noted they have a swimming pool and an exercise room and opted to move their facilities. He was not blaming anyone but coming into office in 2018 there were a lot of things they were facing. He spoke about all of the parks with locked restrooms. This is not what the City was about and he was ashamed. They recently had to tear down playground equipment at Provost Park and condemned it.

He further pointed out food was being served at Lee Wenner Park and it was affecting businesses downtown.

Councilmember Koss asked Mr. Smith why they were stating the building was not historically significant. In response, Mr. Smith advised that the consultants had reviewed the State requirements for that designation and it was not consistent with those.

Mr. Smith provided a list of possible uses for the building per Councilmember Koss's request.

Interim City Manager spoke about the meeting with park maintenance he had and how all of this came about. There have been a series of maintenance agreements to get us where we are today. He discussed in furtherance the history of parks.

He further advised that Council needed to keep in mind that there could be events going on at both centers and there are already issues with parking.

Mayor Williams believed that this should be a public meeting so that they could hear from the residents. It was requested to have the meeting in the old building.

Sheila Mobley, 815 Brevard Avenue, lives in Rockledge, but her heart is in Cocoa. She stated that there are a lot of children from Rockledge that come to Cocoa for youth activities such as PAL. She requested that PAL be given a chance to use that building. There are a lot of memories there and they need a facility for kids to stay busy. She offered to volunteer if needed.

Mayor Williams agreed that there could be other groups that come in as well.

Ms. Senger read an E-Comment⁷ into the record by Jeri Blanco.

Mr. Wash, REAL Church, 909 Bristol Drive, the REAL Church, would like to have an opportunity to try to do something with the center. He spoke about possible partnerships, for example with Health First, and have a gym there for the neighborhood to utilize.

Alton Edmund, 630 Brevard Avenue, Cocoa, echoed the sentiments about repurposing the Joe Lee Smith Center. Being someone who has represented and been a part of prosecution teams, one of the biggest issues is that there are very few things for children to do and to be productive in. He further addressed the vacancy on the Police Community Relations Advisory Committee and asked if that would be filled prior to the upcoming meeting.

⁷ EXHIBIT G: E-Comment from J. Blanco

It was requested to go out to the community for a meeting to see what the residents want and that it be held next month if possible.

Interim City Manager Fuhrer explained that if a RFP were developed it would be wise to solicit input from the public regarding uses, etc.

Deputy Mayor Goins requested that the City invest in the property to at least get it looking better. He noted Brevard Parks and Recreation told their employees not to do any work on the property.

IX. City Business:

1. Staff is seeking Council approval to work through the City's Solid Waste Contractor for the scheduled removal and billing of illicit vegetative commercial waste in the rights-of-way. Staff is requesting approval to directly charge the commercial properties through the assigned utility account owner based on the billing received from the Solid Waste Contractor for the removal. (20-346). (Public Works Director)

* **MOTION by Councilmember Koss; Seconded by Councilmember Boisvert, to approve the item.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Ordinance No.07-2020/1st Reading: Amending Section 2-51 of the City Code to modify City Council regular meeting days from Wednesday to Tuesday. (20-353). (City Attorney)

Attorney Garganese read Ordinance No. 07-2020 into the record by title only as follows. He advised that this was first reading of the ordinance.

ORDINANCE NO. 07-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING SECTION 2-51 OF THE CITY CODE TO PROVIDE THAT REGULAR CITY COUNCIL MEETINGS SHALL BE HELD ON EVERY SECOND AND FOURTH TUESDAY OF EACH AND EVERY MONTH; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

* **MOTION by Councilmember Warner; Seconded by Councilmember Koss, to approve Ordinance No. 07-2020 on first reading.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Multi-Year Contracts:

3. Approve a multi-year interlocal agreement between the City of Cocoa and the City of Rockledge for School Crossing Guard Services for the school year commencing August 11, 2020 and end May 27, 2021. (20-315). (Chief of Police)

- * **MOTION by Councilmember Warner; Seconded by Councilmember Boisvert, to approve the item.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Approve the revised multi-year lease agreement with Sissine's Office Systems, Inc. for copiers, replacing four (4) Ricoh MPC307 copiers with four (4) higher capacity Ricoh IM C4500 copiers with finishing units under the terms and conditions of the U.S. Communities Ricoh and Canon contracts and authorize the City Manager to execute the U.S. Communities Product Schedule, U.S. Communities Master Lease Agreement, U.S. Communities Master Lease Agreement Addendum City of Cocoa, Florida, Sissine's Business Solutions Sales Order, and Sissine's Business Solutions Service Level Agreement and authorize the City Manager to add additional equipment to the lease agreement resulting in an increase of no more than \$500 per month from the contracted payment. (20-349). (Chief Information Officer)

- * **MOTION by Councilmember Warner; Seconded by Councilmember Boisvert, to approve the item.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Reports:

- * None.

X. Informational Agenda:

1. Cumulative purchase approvals over \$35,000 and under \$50,000 for period 10/01/2019 to 05/31/2020. (20-305). (Finance Director)
2. Data showing the relation between the estimated and actual income and expenses to date. (20-316). (Finance Director)
3. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (20-317). (Finance Director)
4. FY 2020 Budget Adjustment Report. (20-318). (Finance Director)
5. Space Coast Transportation and Planning Organization Project Updates. (20-332). (Public Works Director)
6. Fire Incident Report Summary for May, 2020. (20-350). (Fire Chief)
7. Informational item related to City Council's request to discuss the addition of an agenda review meeting. (20-358). (Interim City Manager)

XI. Adjournment:

- * **MOTION by Councilmember Warner; Seconded by Councilmember Koss, to hear Reports at the Budget Workshop being held tomorrow, June 25, 2020.**

AYES: Williams, Goins, Boisvert, Koss, Warner

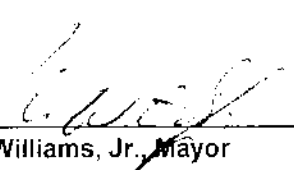
THE MOTION CARRIED UNANIMOUSLY (5-0)

- * **MOTION by Councilmember Boisvert; Seconded by Councilmember Koss, to adjourn the Regular meeting of June 24, 2020.**

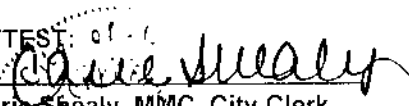
AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 9:32 p.m.

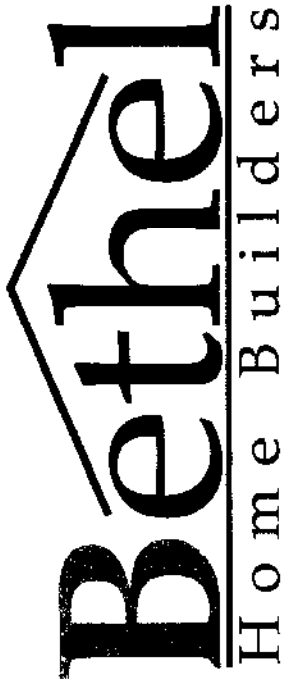


Jake Williams, Jr., Mayor

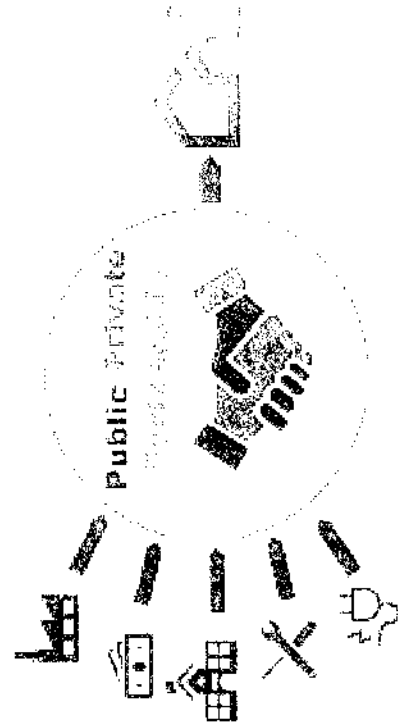
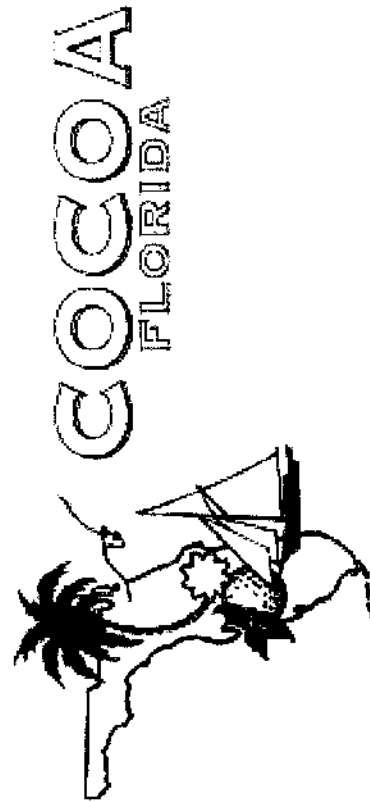
ATTEST: 

Carrie Shealy, MMC, City Clerk





"New homes...made affordable."



Uniquely positioned for success

Bethel
Home Builders



Titusville



**Embraer Aero
Seating Techn**

Port St. John

Stuart

Port St. John

Cocoa

EMBRAER
Executive Jets



COCOA
FLORIDA

Satellite Beach

Aling
Embraer and Techno Aircraft LLC Work

Park

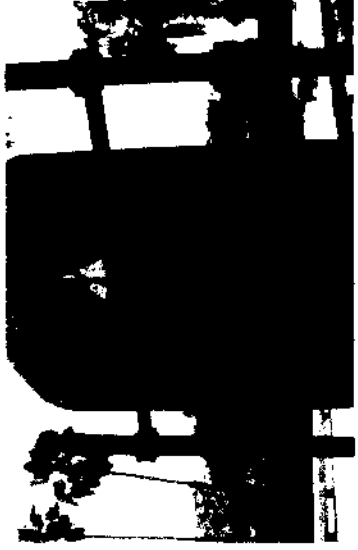
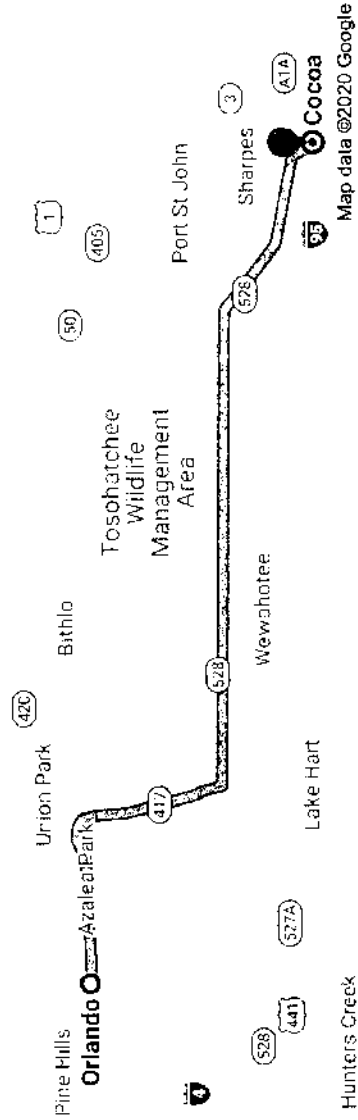
Melbourne



**BREVARD COUNTY
DISTRIBUTION CENTER**

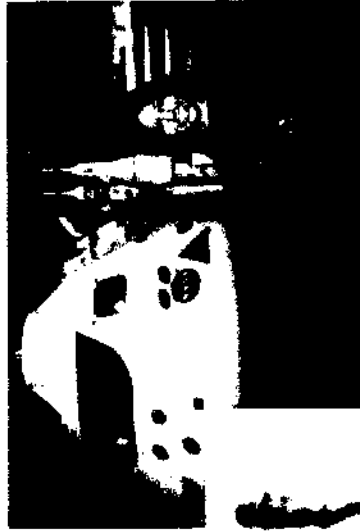


Cocoa is rapidly becoming a hub for Central Florida

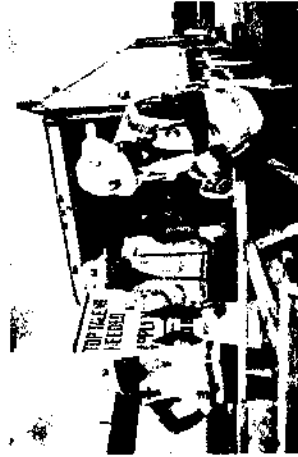


Cocoa is Central to Brevard's Growth

Bethel
Home Builders

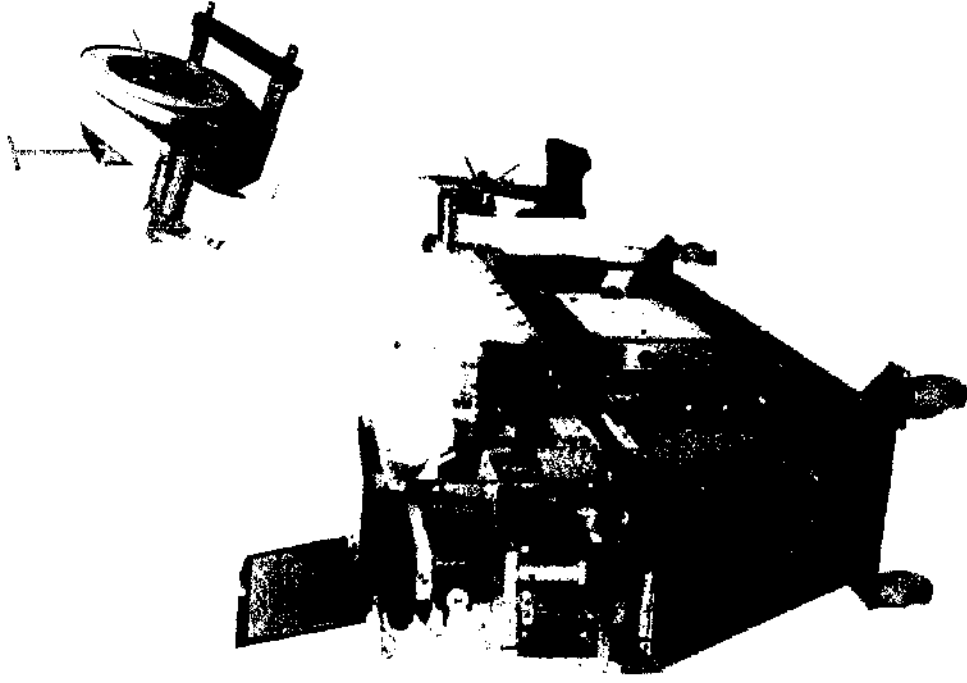
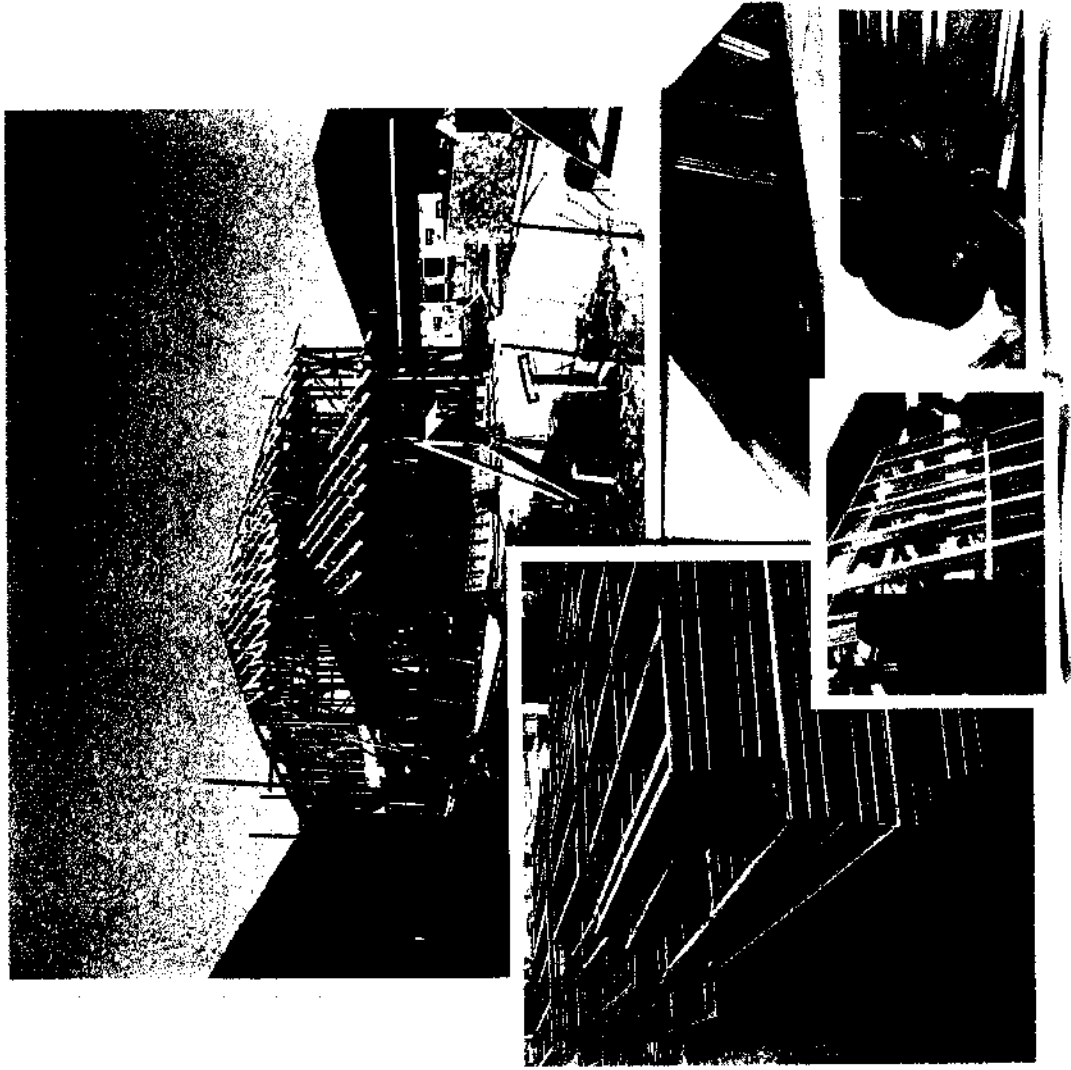


COCOA
FLORIDA



*My people will live in safety, quietly at home.
They will be at rest. Isaiah 32:18 NLT*

The Bethel Difference



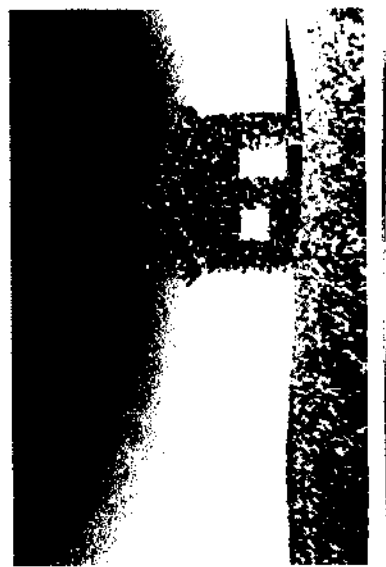
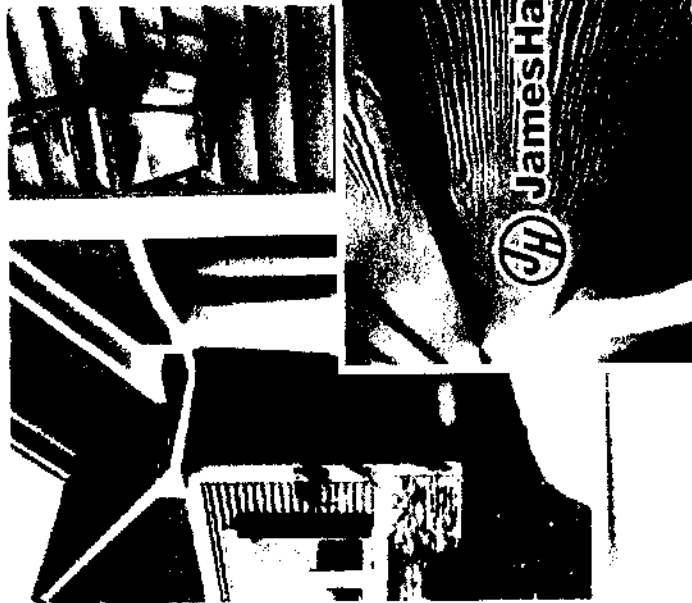
The Bethel Difference - cont'd



ResCom-WallBoard
INTERNAL WALL LININGS

ResCom-WallBoard
EXTERNAL WALL LININGS

James Hardie-Flooring
RESIDENTIAL & COMMERCIAL FLOORING



The Bethel Difference - cont'd



Impact Glass Windows & Doors



Energy Efficient Closed Cell Foam Insulation



+

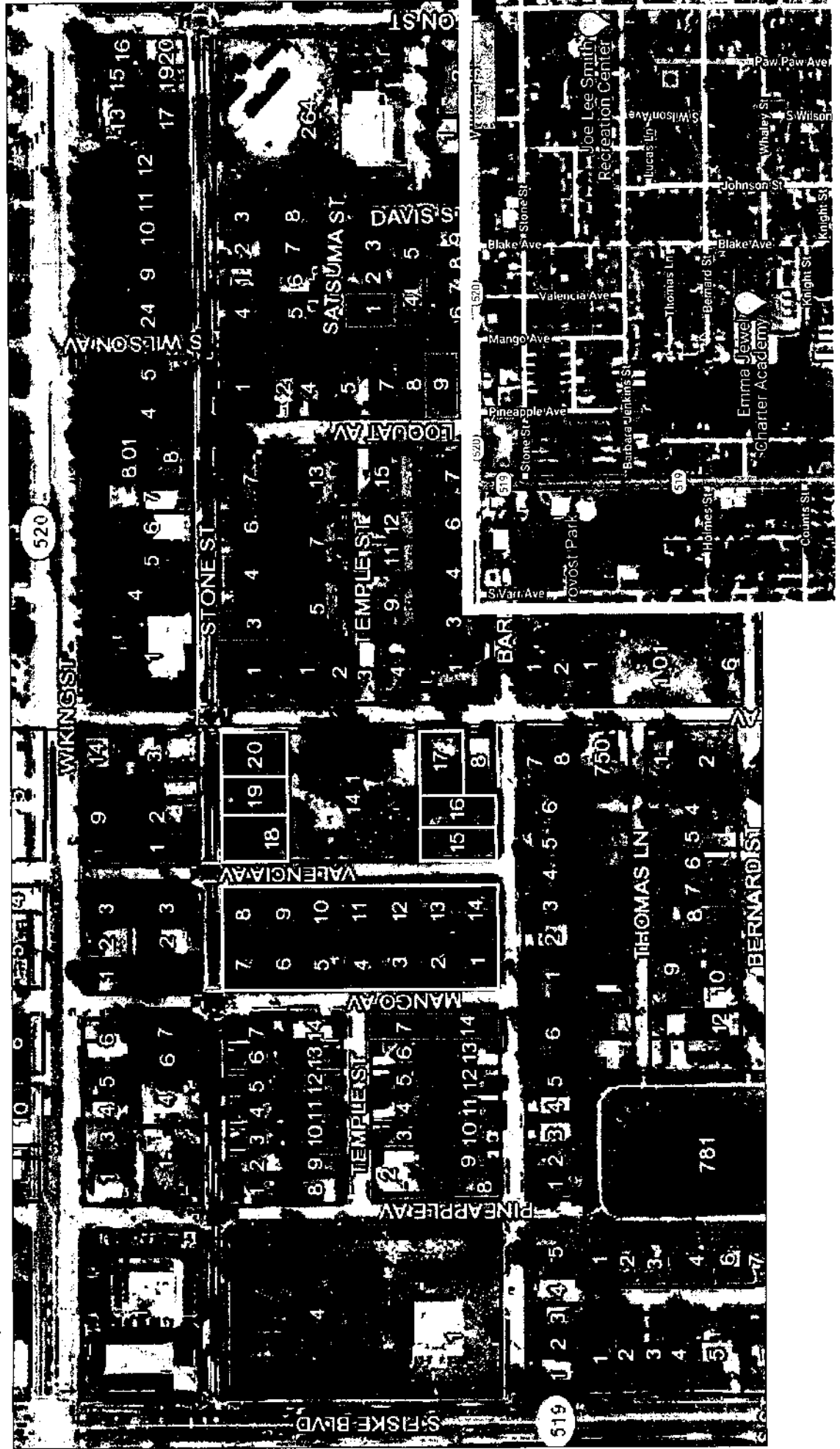
Consists of

=

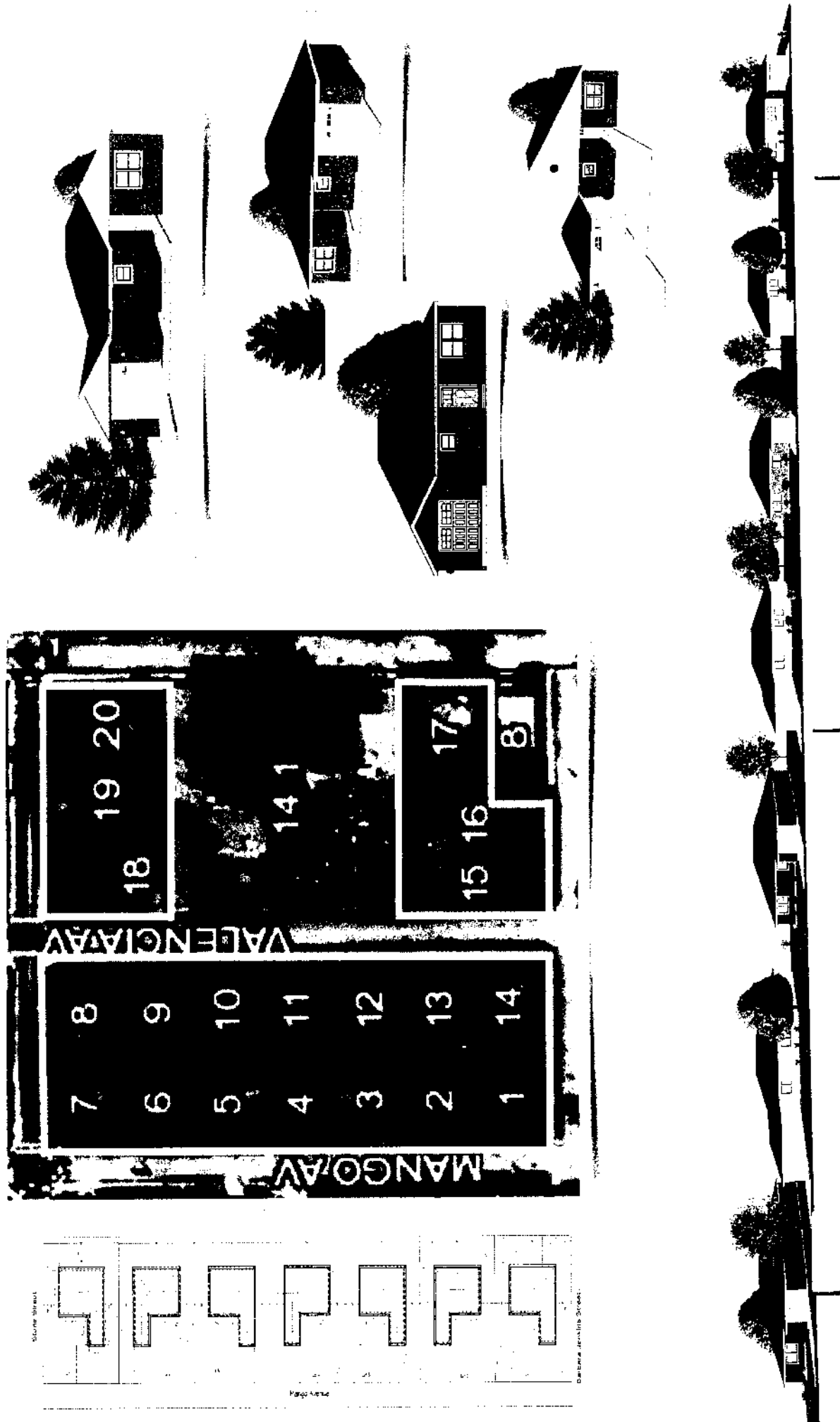


Bethel
Home Builders

Map of 27 Lots from "Exhibit A" of 57 Lots



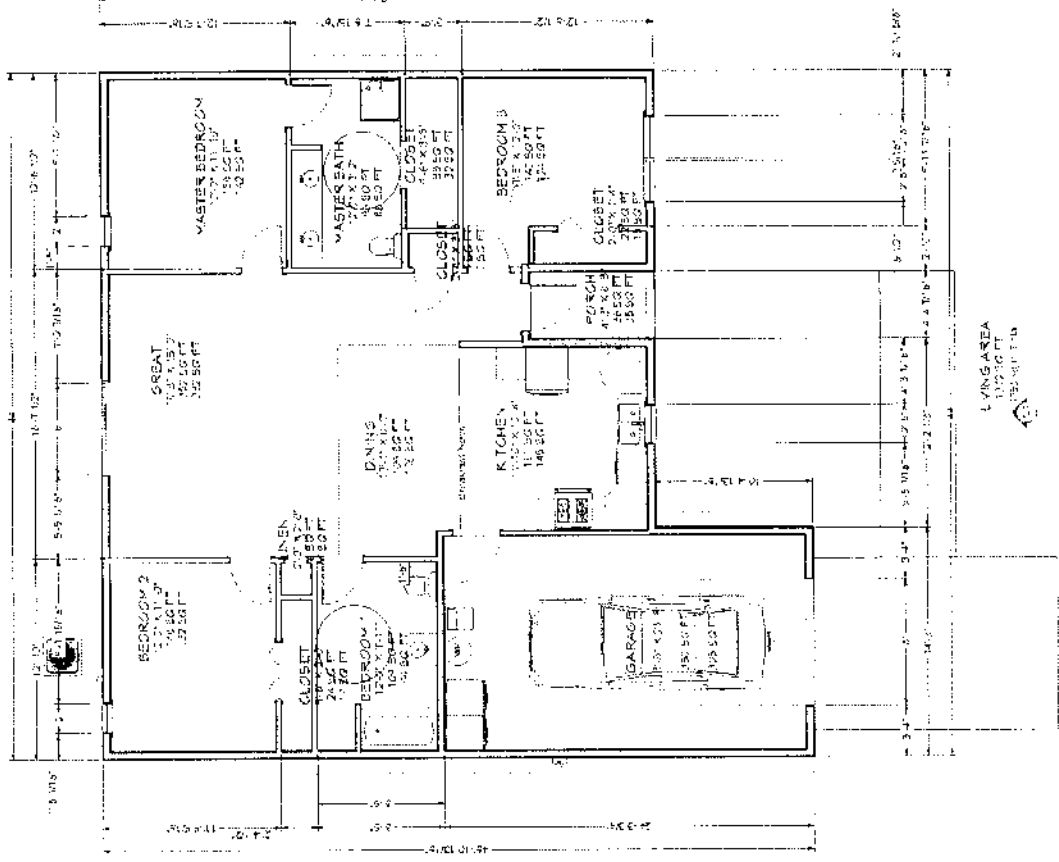
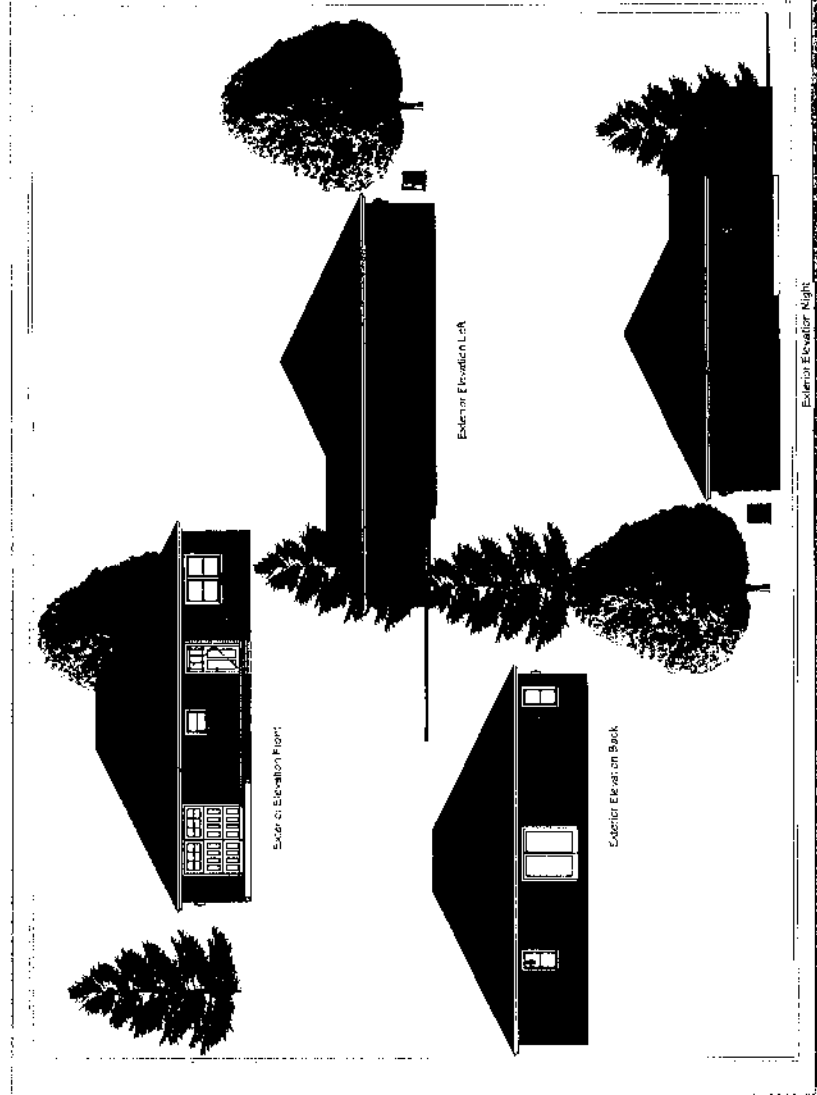
Michael C. Blake Subdivision-cont'd



New Homes Made Affordable



Pricing from:
The \$150's to \$170's*

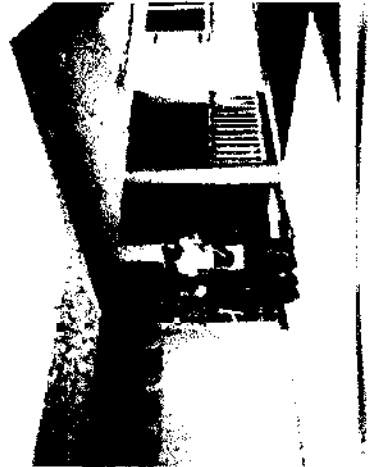
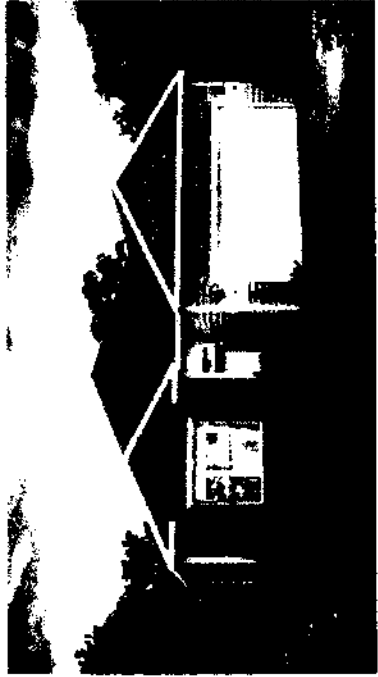
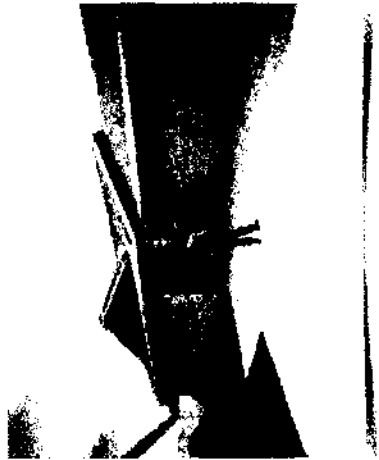


* Home prices are subject to change due to the cost of goods, labor, and supply

Creating Community in Cocoa



Build it and they will come...



Positive Results for Cocoa



**NEW
JOBS**

ECONOMIC GROWTH



*"A home is the foundation of the family, and
a building block for strong communities."*

~Kevin G. Dardano



#ENDPOVERTY

EXHIBITS B, F , & G: E-Comments from Jeri Blanco

Dear City Council Members,

This item addresses the location of the Medical Marijuana Dispensing Facilities located within the city limits of Cocoa. The current state statue that limits the location of the facilities within 500 feet of a school in my opinion is not restriclive enough. As an example, Clearlake Educational Center which is located on Clearlake Road is within walking distance to College Manor. This well established neighborhood consisting of nearly 500 homes could potentially be impacted by this ordinance which would allow a medical marijuana facility to open less than 200 yards from the entrance of the neighborhood. This neighborhood has seen a resurgence of late in the value of it's homes and in it's stability. I urge the council to not make the same mistakes of your predecessors which allowed a liquor store and a bar to open within walking distance to not only the neighborhood but also to at that time Clearlake Middle School. This decision will have impacts on neighborhoods such as College Manor for years to come, not just in the short term but 30-50 years from now. Protect our neighborhoods by further restricting the locations of these facilities. Full disclosure, I was the single vote against this ordinance at the last P&Z meeting held on June 16th 2020.

Thank you for your time,

Jeri Blanco

Agenda Item: eComments for Deleted Agenda Item

Overall Sentiment

☐ Support(0%)
☐ Oppose(0%)
☐ Neutral(0%)
No Response(100%)

Guest User

Location:

Submitted At: 12:17pm 06-23-20

Dear City Council,

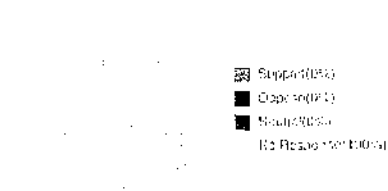
This item addresses the approval of a Future Land Use Map Amendment consisting of 59 parcels from Brevard County "Residential 2 Units Per Acre - R2" to City of Cocoa Low Density Residential- LDR. This item was on the agenda at the last P&Z meeting held on June 16th 2020. There were several residents in attendance at that meeting to voice their opposition to this change. The vote by the P&Z Board was unanimous to not recommend the approval of this change as written. This change if approved by council as written would have a detrimental impact on the value of the surrounding properties and would alter the current lifestyle and dynamics of the area. This is a predominately rural area where residents enjoy the ability to have small livestock such as horses and chickens. To allow a Low Density Residential from the current Residential 2 units per acre would bring the very type of development these owners did not wish to have. As a member of the P&Z Board I ask that you have staff re evaluate this request and bring back a recommendation more appropriate to the area.

Thank you for your time,

Jeri Blanco
Cocoa, FL 32922

Agenda Item: eComments for Deleted Agenda Item

Overall Sentiment



Guest User

Location:

Submitted At: 12:30pm 06-23-20

Dear City Council Members,

This item is requesting city council bring back to staff recommendations on how the council would like to proceed with the existing structure. As a tax payer of the city I feel the cost to renovate and or rehab this structure is cost prohibitive. The decision to build a new Joe Lee Smith Center was one that was supported by the community and the former council. The new facility which is now ADA compliant, up to code and will serve the surrounding community for many years to come is beautiful. The city has a responsibility to the residents to make financially prudent decisions. To consider anything other than the complete removal of the outdated and non compliant structure would not be in the best interest of it's residents.

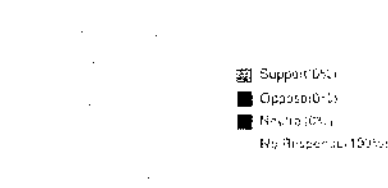
Thank you for your time,

Jeri Blanco

Cocoa, FL 32922

Agenda Item: eComments for VII.3 20-339 Approval of a large scale Future Land Use MAP (FLUM) AMENDMENT consistent with Florida Statute Chapter 163 for Applicant and City initiated requests to change the Future Land Use Map designation of fifty-nine (59) parcels from Brevard County "Residential 2 Units Per Acre - R2" to City of Cocoa "Low Density Residential - LDR". (Community Services Director)

Overall Sentiment



Guest User

Location:

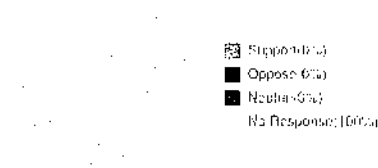
Submitted At: 11:15am 06-24-20

Harry A. Perrette III, and Iris A. Perrette , reside at 6250 State Rd. 524, Cocoa, Fl 32926, We oppose the change from "Residential 2 Units per Acre - R2, to City of Cocoa "Low Density Residential - LDR". We request to leave zoning as is, or our preferred change is to 1 Residential Unit per Acre. We currently own and reside at

6250 State Rd. 524, since 1986, and we own 1 Acre lots on each side of our 6250 State Rd. homestead. We also request that wetlands on 59 parcels/property owned by Cape Canaveral Heights Properties, Inc., remain wetlands.

Agenda Item: eComments for VIII.2 20-343 Staff is requesting City Council to evaluate the feasibility for the rehabilitation and repair of the existing Dr. Joe Lee Smith Park Community Center and provide Staff a recommendation on how the City Council would like to proceed with the existing building. (Public Works Director)

Overall Sentiment



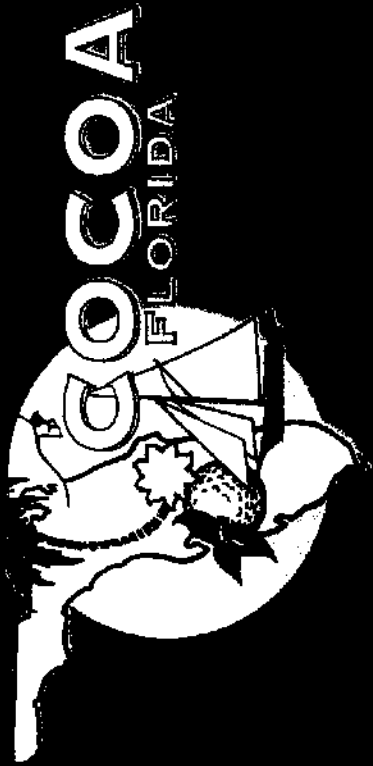
Guest User

Location:

Submitted At: 7:55pm 08-24-20

Victoria Mitchner - Rockledge, FL

Good Evening Council, I don't agree with demolishing the old Joe Lee Smith building, this building is part of Cocoa's history. Many buildings that were of historical value in the Diamond Square have already been torn down. I believe the old Joe Lee Smith should be repurposed and used to house an organization that can provide social programs for youth in Cocoa and surrounding areas. As a person who works and serves in the Cocoa community this would be of great value. If the city can invest in the Riverfront projects I believe the city should invest in other portions of Cocoa. Thank you for your time.

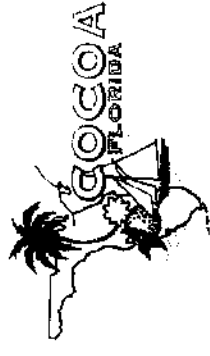


**EXHIBIT C: Presentation on
the Preliminary Subdivision for
Lakeside Palms West**

June 24, 2020

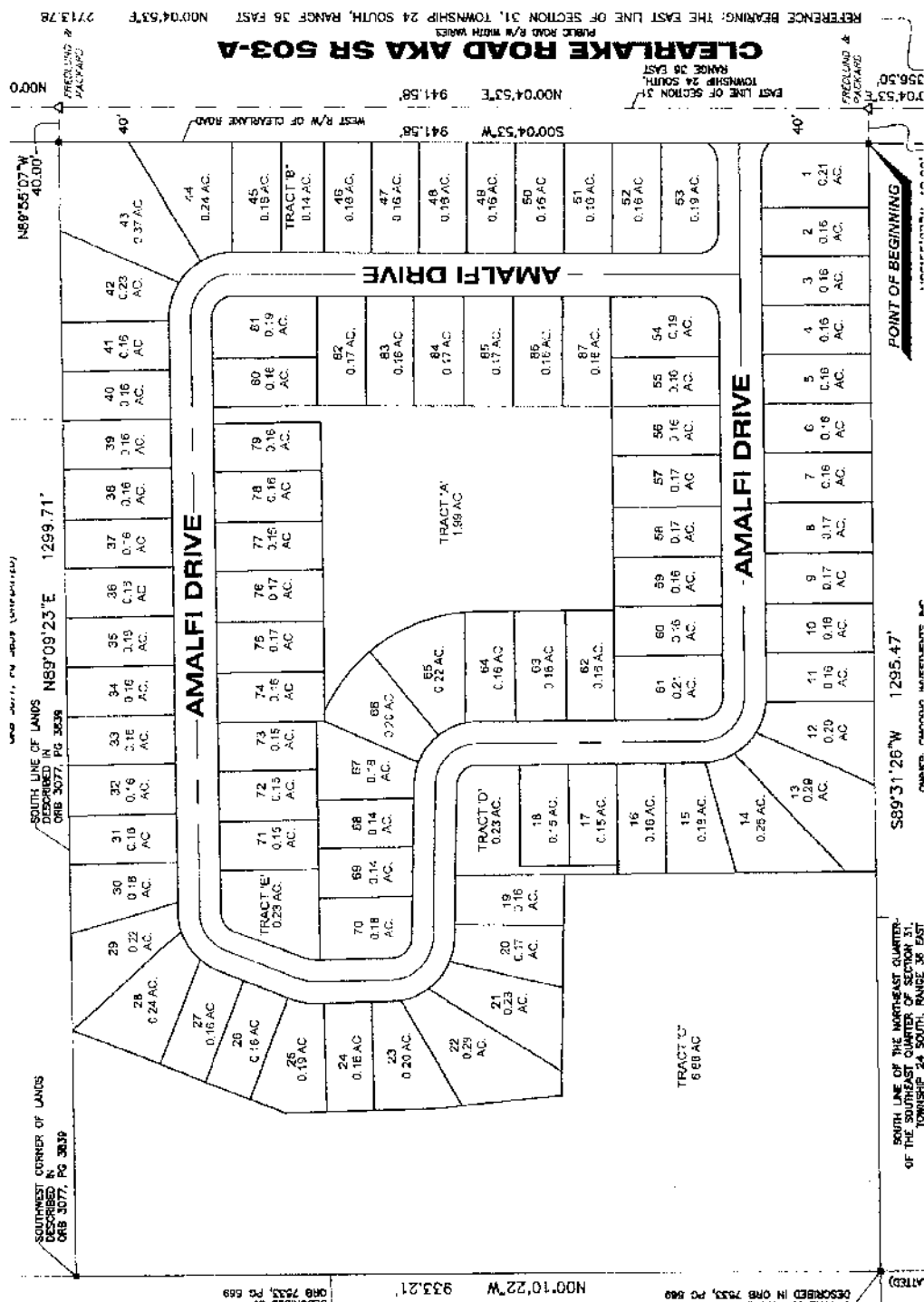
Project Summary

- The Applicant has requested approval of a Preliminary Subdivision for a parcel of land on the west side of Clearlake Road. The property contains 27.62 acres and is currently vacant land.
- The application comprises a single-family subdivision with 87 lots (approximately 5 units per acre). The property is a former orange grove with the western portion of the parcel part of a larger wetland extending over several other adjacent properties.



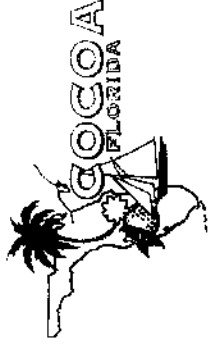
Project Location





Project History

- The Lakeside Palms West subdivision application and large scale site plan were originally submitted to the City on October 5, 2018.
- The original subdivision application proposed 89 lots with no amenities. The Applicant revised their subdivision plan to convert 2 of those lots into common open space areas for community amenities as part of a Development Agreement.



Project History

- The Preliminary Subdivision / Large Scale Site Plan were heard by the Planning & Zoning Board on Dec. 5, 2018 and recommended for approval with conditions.
- The City Council subsequently approved the Preliminary Subdivision with the same conditions on February 13, 2019. However, the conditional approvals granted on February 13, 2019 have since expired.



Project History

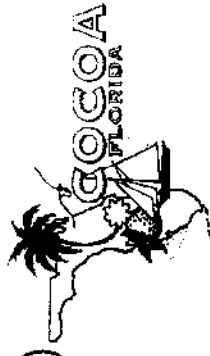
After February 13, 2019, no further plans were submitted by the applicant to the Planning & Zoning Division, however revised plans were submitted to the Utilities Department addressing those conditions specific to that department which were itemized in the City Council approval. That revised plan set was approved by the Utilities Department on March 1, 2019.

In late January 2020, the applicant approached the City with the desire to move forward once again with the project as a new prospective buyer was considering the property.



Project Summary

- On February 20, 2020, the owner submitted a written request to extend the preliminary plat. However, it had expired and become void on its own terms by that time.
- On March 11, 2020, the City Council approved an extension of the permitting timelines in the Development Agreement for a 12-month period to allow the owner to refile for large scale site plan and preliminary subdivision approval.
- On May 4, 2020, the applicant submitted the same preliminary subdivision plan and plat that were given conditional approval by the City Council in 2019. (Exhibits B and C respectively)



Project Summary

Staff has reviewed the conditions attached to Council's approval on February 13, 2019 as well as requirements of the City's Comprehensive Plan and zoning code and determined that the following requirements must be addressed:

- 1 A conservation easement for Tract C shall be provided in accordance with s. 704.06, Florida Statutes.
- 2 The applicant must provide compensatory storage as required by the City of Cocoa Comprehensive Plan Policy 6.1.3.6 or provide sufficient evidence that such provision is not environmentally sound or economically feasible.



Project Summary

- The conservation easement was an unmet condition of the 2019 Council approval.
- The City Attorney's Office has provided the applicant with a conservation easement, which will be recorded prior to recording the final plat.



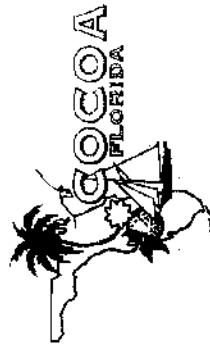
Project Summary

- The compensatory storage requirement was unfortunately missed during the prior review of the application in 2018.
- At the time the 2018 application was reviewed, the city contracted with a consulting firm to provide stormwater review of the floodplain requirements for this application which they did.
- The consulting firm reviewed the application for consistency with the City's Flood Damage Prevention Code, Sections 6-300 through 6-380. Specifically, the floodplain consulting firm concluded that Section 6-332(2) had been satisfied.



Project Summary

However, the consultants were not informed that they needed to address the requirements of the City's Comprehensive Plan, specifically the compensatory storage requirement of Policy 6.1.3.6, and therefore no comments were provided to the applicant related to this requirement at that time.



Compensatory Storage

Consistency with the Comprehensive Plan of the City of Cocoa

The Conservation Element of the City's Comprehensive Plan provides the following additional requirement related to placement of fill in the 100-year floodplain:

Policy 6.1.3.6: Except as provided in Future Land Use Element Policy 1.1.2.7 (H), flood control for new development will be accomplished through the limitation of fill in the 100-year floodplain when economically feasible. In cases where there is no practical alternative to fill in the 100-year floodplain, compensatory storage shall be provided through excavation of a volume equivalent to the loss of storage within the 100-year floodplain resulting from the placement of fill in adjacent upland areas (above the 100-year floodplain) where such compensatory storage can be accomplished in an environmentally sound and economically feasible manner.



Project Resubmittal

- On May 11, 2020, the applicant submitted a letter containing some information regarding the economic feasibility of providing compensatory storage for the subdivision.
- Staff provided comments and on June 2, 2020, the applicant submitted a second letter regarding compensatory storage with some additional information.



Compensatory Storage

The applicant has taken the position that compensatory storage is not required to be provided because such compensatory storage cannot be accomplished in an environmentally sound and economically feasible manner in accordance with Policy 6.1.3.6.

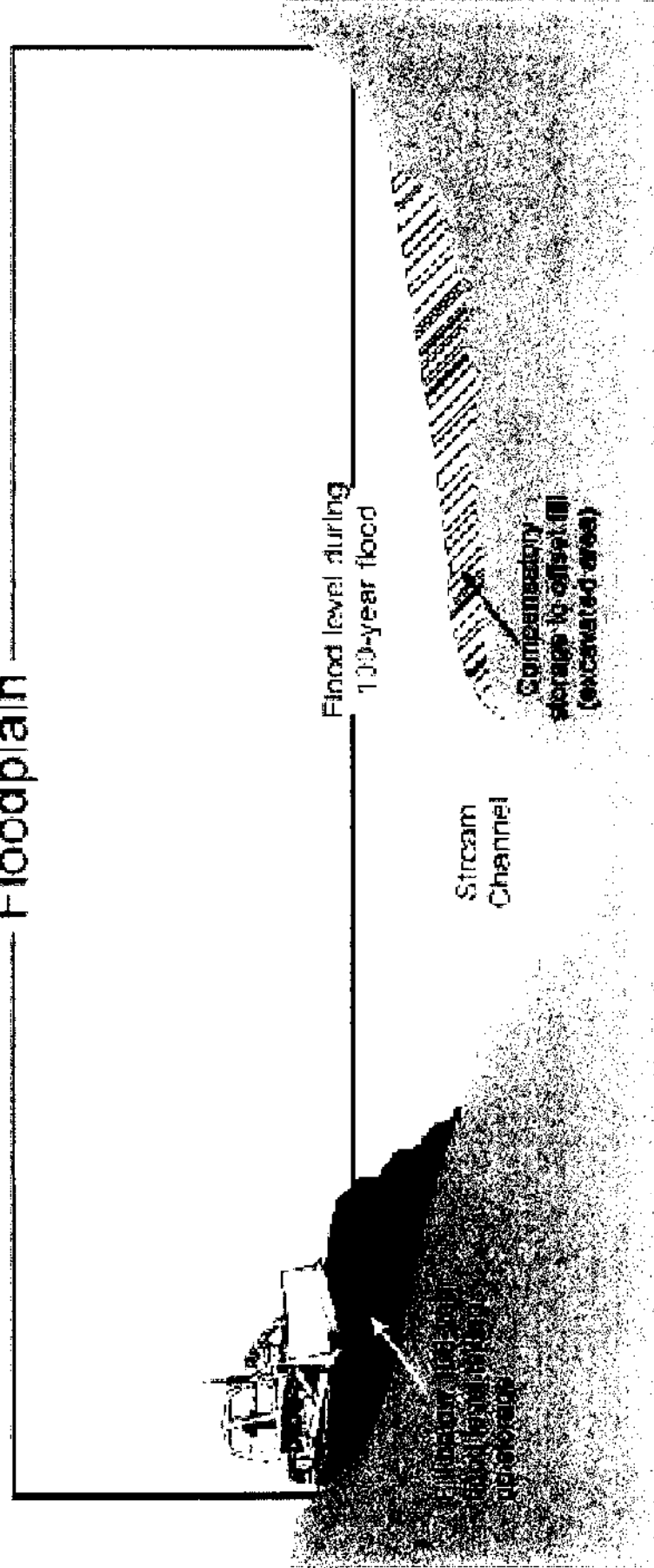
In order to adequately address the question of feasibility of compensatory storage for the applicant's project, City Staff provide the following analysis:

- Property Flood Map
- Brief Floodplain Overview
- Site Plan Modifications for Compensatory Storage
- Offsite Compensatory Storage (Brevard County FIRM)



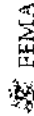
Flood Plain

Floodplain



Flood Map

National Flood Hazard Layer FIRMette



Legend

SEE THE REPORT FOR DETAILED LEGEND AND SELECT MAP FOR YOUR AREA. LEGEND

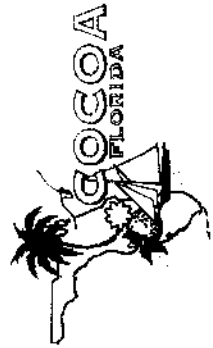
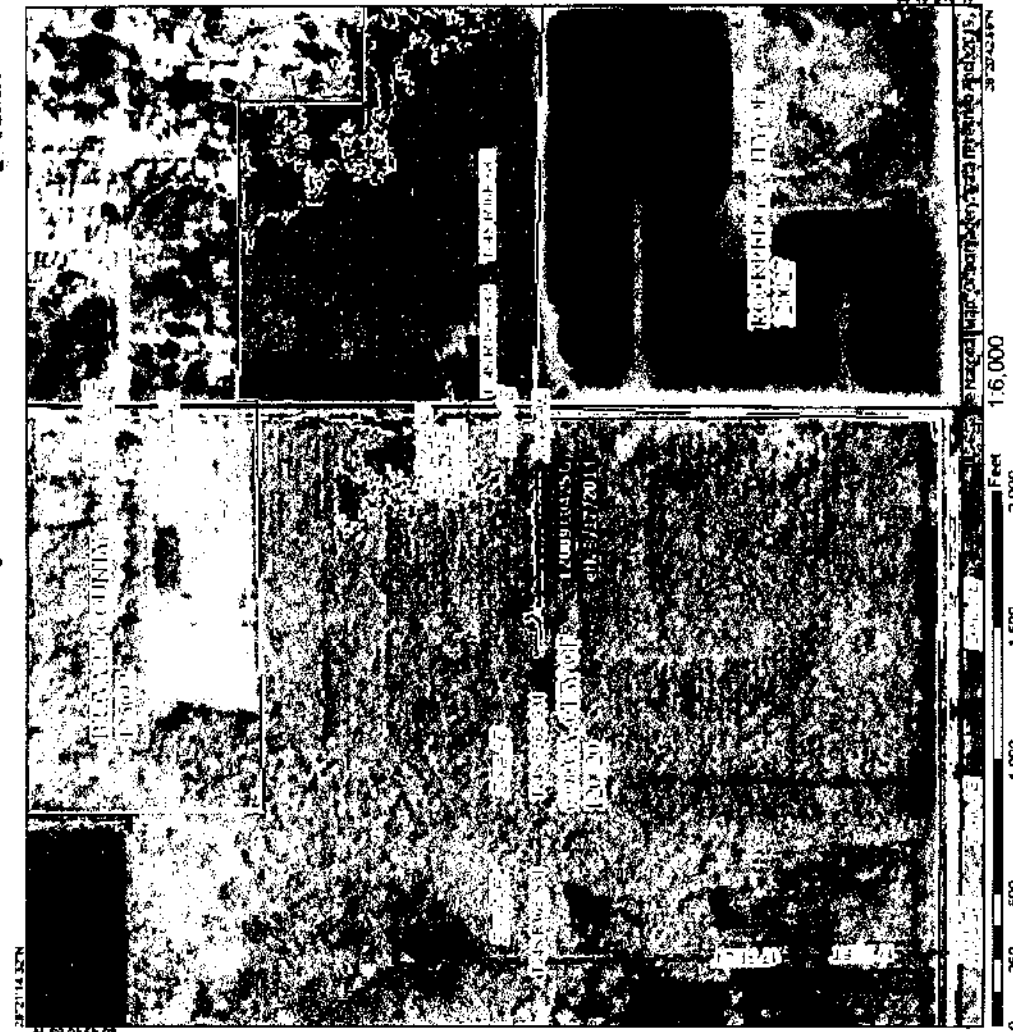
SPECIAL FLOOD HAZARD AREAS	100-Year Flood Elevation (FE) 100-Year Flood Elevation (FE) 100-Year Flood Depth (FD) Regulatory Floodway 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile 0.2% Annual Chance Flood Hazard 1% Annual Chance Flood Hazard 1% Annual Chance Flood Hazard (Depth < 1' or Area < 1 mi²) Area with Flood Risk due to Levees
OTHER AREAS OF FLOOD HAZARD	NO FLOOD NO FLOOD Area of Minimal Flood Hazard Area of Minimal Flood Hazard Effective Levee Area of Undetermined Flood Hazard Area of Undetermined Flood Hazard
OTHER AREAS	General Structures General Structures Chemical, Cabinet, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Map Symbols and 1% Annual Chance Water Surface Elevation Water Surface Elevation Channel to Nearest Base Flood Elevation Line (BFE) Limits of Study Jurisdiction Boundary Coastal to Nearest Shoreline Profile Boundary Hydrographic Feature
MAP PANELS	9 Digital Data Available No Digital Data Available Unshaded

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of Digital Flood maps if it is not used as described herein. The map is not intended to be used for any other purpose and may not be used for any other purpose.

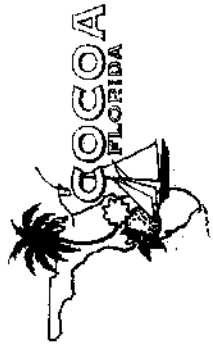
The flood hazard information is derived directly from the authoritative NFHL with services provided by FEMA. This map was prepared on 5/2/2011 at 10:00 AM. The map is not intended to be used for any other purpose and may not be used for any other purpose.

This map image is valid if the type of map of the following map elements do not appear: background imagery, flood zone labels, legend, scale bar, map location data, community identifiers, flood panel number, and FEMA effective date. Map images for background and intermediate areas cannot be used for regulatory purposes.

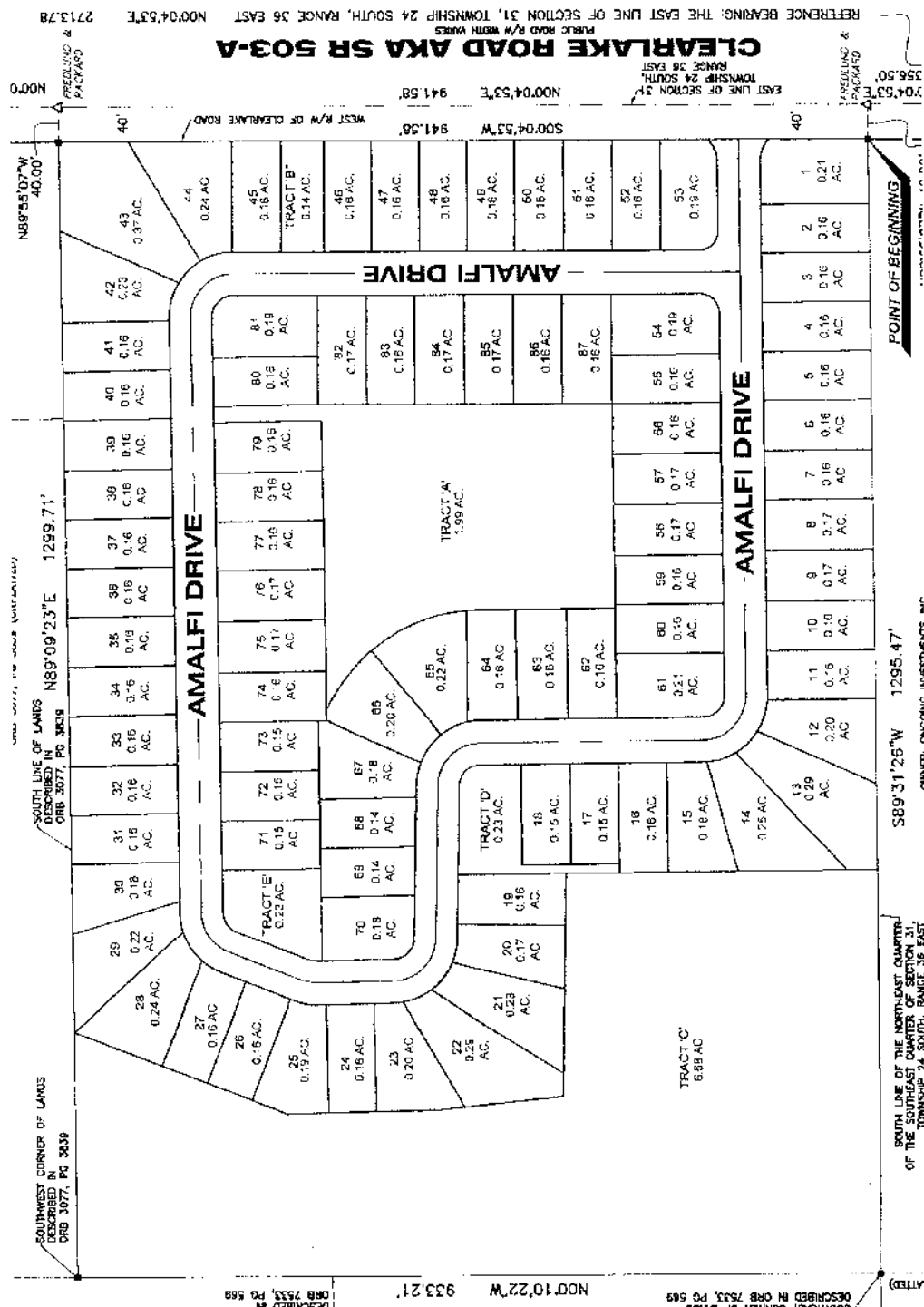


Compensatory Storage

The only remaining options for compensatory storage on-site would be to use Tract C, as currently shown on the plat, or to expand Tract C and reduce the subdivision by approximately 30 lots with a redesign of the project.



The logo for Cocoa, Florida, is a black and white graphic. It features a stylized palm tree on the left and a sailboat on the right, both positioned below the word "Cocoa". The word "Cocoa" is written in a large, bold, serif font. Below "Cocoa", the word "FLORIDA" is written in a smaller, all-caps, sans-serif font. The entire logo is oriented vertically, with the text and graphics rotated 90 degrees clockwise.



Compensatory Storage

Based on the applicant's information, use of Tract C as currently shown on the plat would yield only about 3,233 cubic yards of the 16,028 cubic yards required, at a cost of nearly \$1 million. This cost would be associated with mitigation of the wetlands scraped, which would be paid during the initial permitting and entitlement process. Accordingly, use of Tract C as shown on the plat for compensatory storage would result in the following financial consequences to the owner:

\$600,000 acquisition cost
+ \$250,000 surveying, environmental studies, site engineering, etc., fees
to date
+ \$1 million mitigation costs for compensatory storage
Total \$1,850,000 (not including property taxes paid to date)



Compensatory Storage

According to the applicant, a national homebuilder will pay approximately \$14,000 to \$19,000 for fully entitled lots in this market. With the little compensatory storage that could be provided in Tract C, the entitled lot cost for 87 lots would reach \$21,264.26 per lot.



Compensatory Storage

Analyzed differently by evaluating the total costs to a homebuilder and using the information provided by the applicant, a homebuilder would pay the following:

\$1.2 million (\$14,000 per lot x 87 lots)
+ \$1 million mitigation costs for compensatory storage
+ \$18.4 million construction cost of homes (\$212,000 x 87 homes)

Total \$20,600,000 for land acquisition, compensatory storage and home construction (not accounting for debt service or other lot finishing and subdivision construction costs)

The applicant has stated that new homes generally will sell in this area at an average of \$250,000, which would mean a total of \$21,750,000. This demonstrates a profit may be achieved for a homebuilder overall, but leaves little room for other debt service and subdivision construction costs.



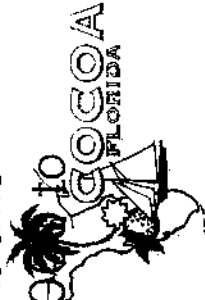
Compensatory Storage

If Tract C were expanded and approximately 30 lots were removed from the subdivision as shown in Exhibit O, the following financial impact to the owner would occur:

\$600,000 acquisition cost
+ \$250,000 surveying, environmental studies, site engineering, etc., fees to date
+ \$250,000 estimated surveying, environmental studies, site engineering for required redesign of the project (using costs incurred to date of project as a comparison)

Total \$1,100,000

The applicant has stated a national homebuilder will pay approximately only \$14,000 to \$19,000 for fully entitled lots in this market. At this price, for 57 lots, the owner would only receive between \$798,000 to 1,083,000 for a \$1.1 million investment.



Compensatory Storage

Use of off-site wetlands, assuming a parcel would be available to purchase with a water table low enough to provide space for excavation, would also involve similar mitigation costs as provided for use of Tract C plus the added expense of property acquisition.

The financial impact on the applicant is considered in light of the vast size of the St. Johns River floodplain. While the amount of fill proposed by the applicant in the floodplain is not insignificant and cumulative impacts of development in the floodplain may cause floodwaters to rise as more and more development is added to the floodplain, the City's contracted floodplain review firm previously found that the proposed development was not expected to negatively impact the base flood elevation of the 100-year floodplain.



Compensatory Storage

In sum, it is staff's opinion that Policy 6.3.1.6 has been satisfied because compensatory storage will not be environmentally or economically feasible for this site. As stated above, there are insufficient upland areas, i.e., areas not within the 100-year floodplain, available either on-site or off-site to provide compensatory storage either because of the extent of the floodplain boundaries or because acquisition would be extremely costly.

In addition, development of sufficient storage within Tract C also carries an environmental and economic cost that is prohibitive.



Recommendation

Previous Action:

The Planning & Zoning Board recommended approval with one condition of the Preliminary Subdivision application at its meeting on June 16, 2020.

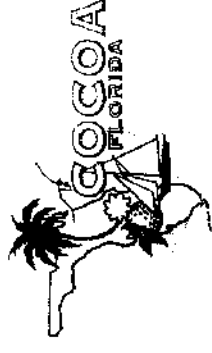
The Planning & Zoning Board approved the Large-Scale Site Plan application at its meeting on June 16, 2020 with the following condition:

1. The Large-Scale Site Plan shall not be effective until and unless the Preliminary Subdivision has been approved by City Council.

Recommendation:

Approval of the Preliminary Subdivision with the condition set forth below:

1. Provide a conservation easement for Tract C in accordance with s. 704.06, Florida Statutes



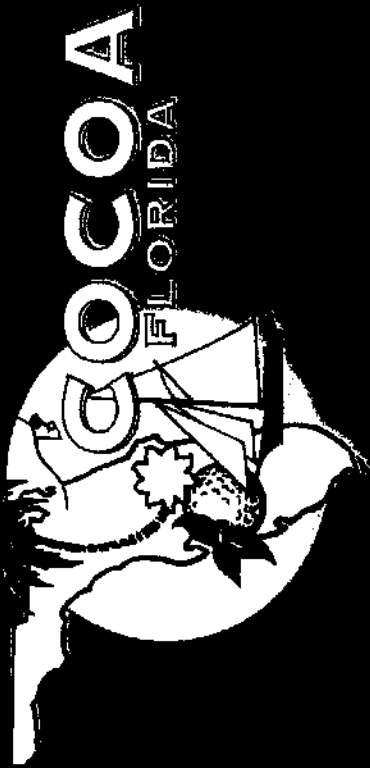


EXHIBIT D: Future Land Use
Map Amendment Presentation

June 24, 2020

Project Summary

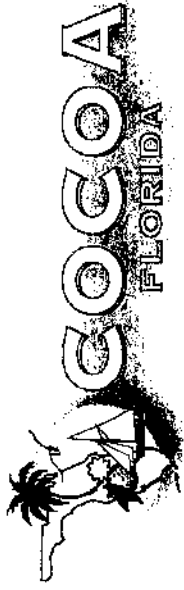
The requested action is a Future Land Use Map Amendment to change the existing Brevard County Residential 2 Units per Acre designation to City of Cocoa Low Density Residential designation for 59 parcels.

On January 8, 2020, Ordinance 24-2019 was approved by the City Council, annexing fifty-nine (59) parcels of real property into the City of Cocoa.

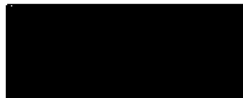
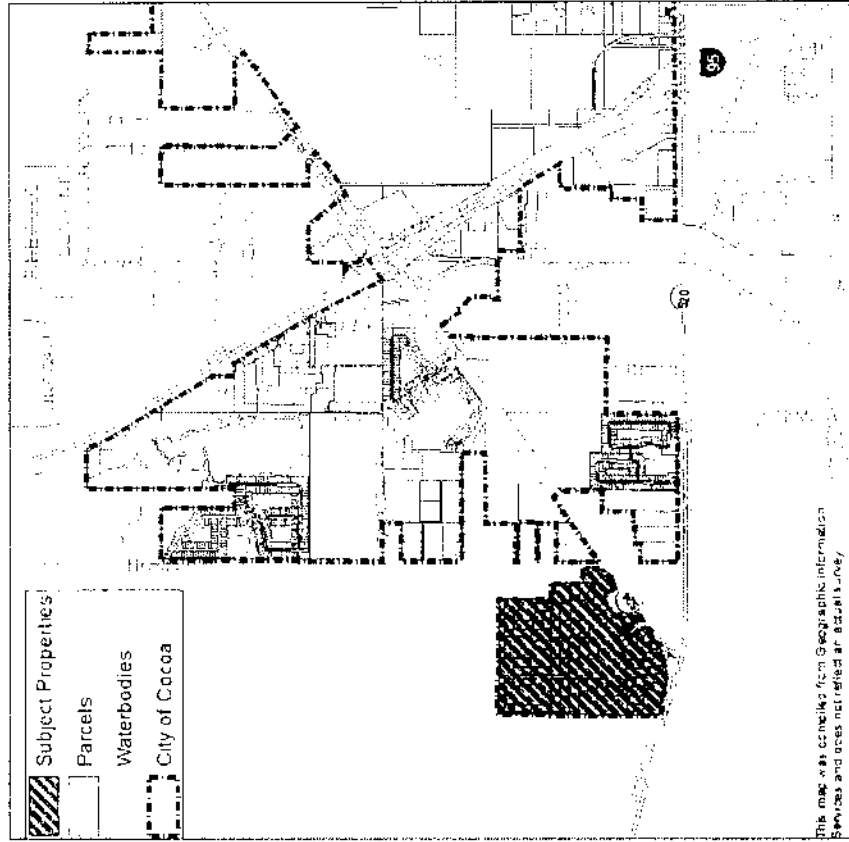
43 of the subject parcels, containing 122.58 acres, are owned by three companies represented by the Applicant, Cantwell & Goldman, P.A

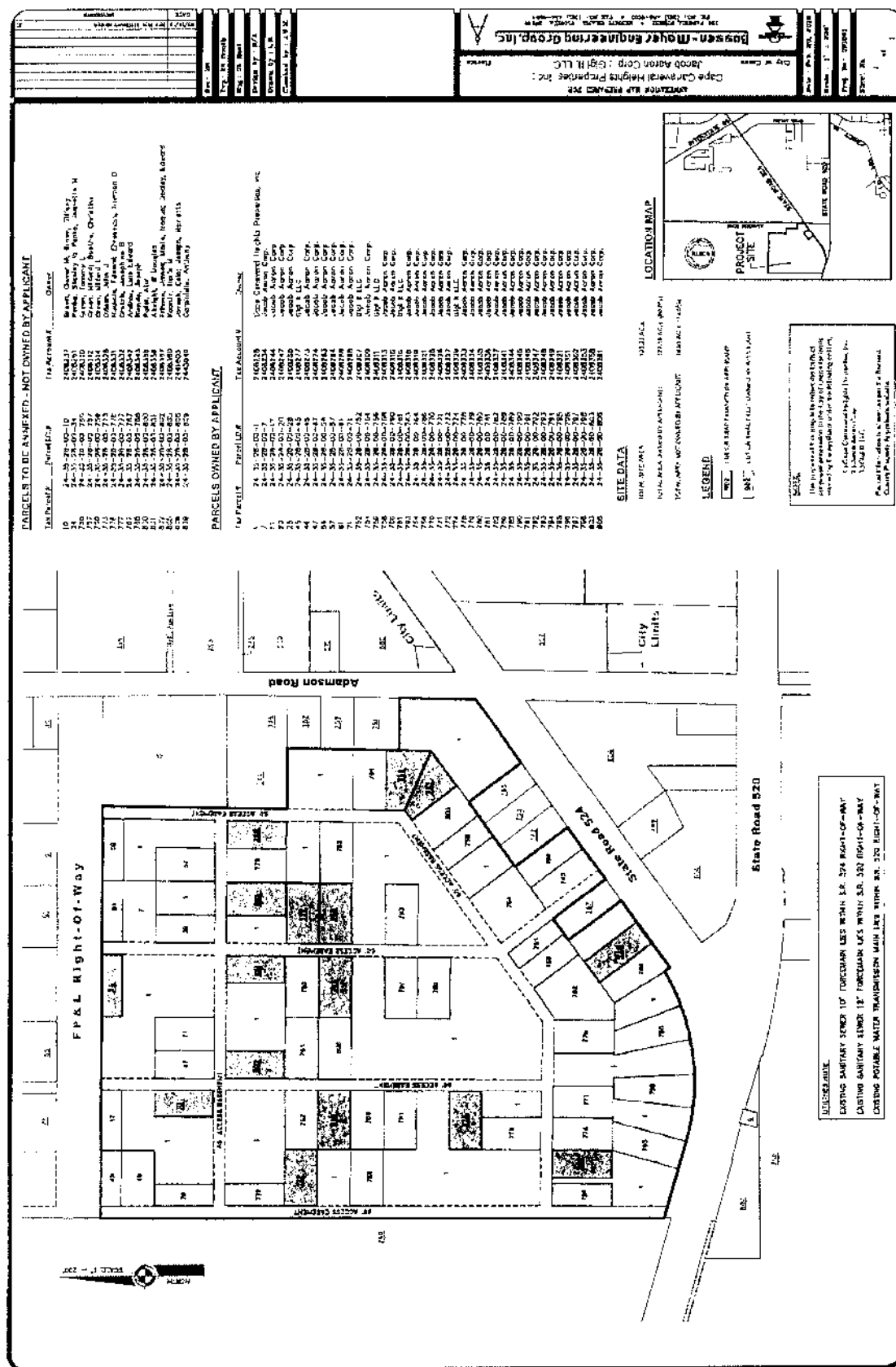
The other 16 parcels, containing 16.65 acres, are individually owned and the City of Cocoa is the applicant.





Cape Canaveral Heights
PZ# 20-00500001
Ordinance 04-2020





Project Summary

The subject parcels are currently under Brevard County Residential 2 designation which permits lower density residential development with a maximum density of up to two (2) dwelling units per acre. This may be increased to 2.5 dwelling units per acre where a planned unit development concept is utilized.

The proposed City of Cocoa Low Density Residential designation is intended for neighborhoods of single-family detached housing, limited multiple family attached housing and limited clustered single family attached housing.



Project Summary

During the annexation process the applicant entered into a Pre-Annexation Development Agreement wherein the primary property owners agreed that any PUD project eventually developed on 122.58 acres of the property would have the following characteristics:

A maximum density of 4 dwelling units (d.u.) per gross acre

Minimum lot widths of 50 feet

Minimum Lot Size of 5,000 square feet

Minimum of one (1) enclosed parking space and two (2) driveway spaces
4 foot wide sidewalks along interior roadways

Preserved wetlands counted as open space acreage on a one to one per

Minimum internal roadway drive lane width of 11 feet, or 22 feet for a two
way street

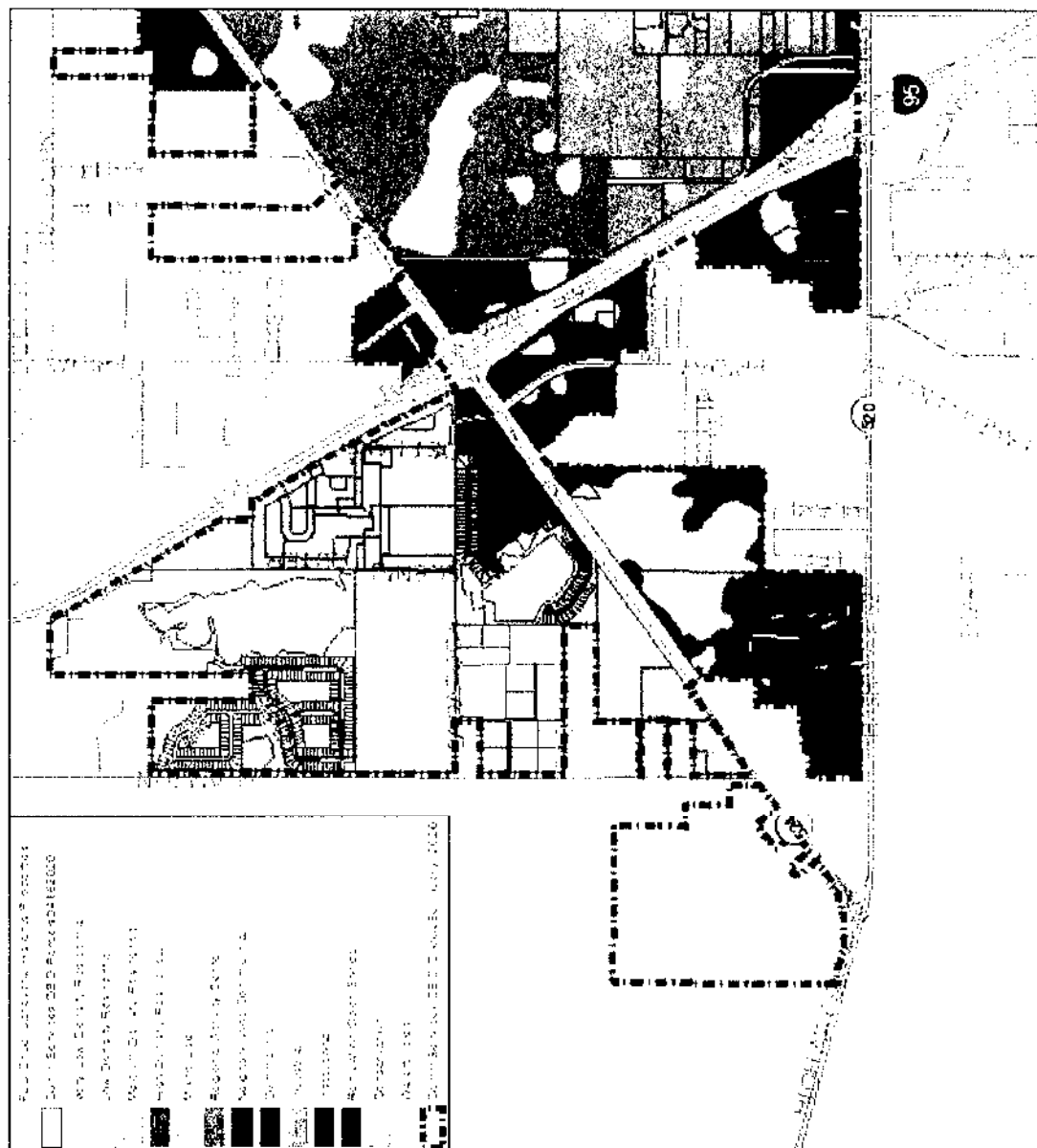


Consistency with the Comprehensive Plan

- The assignment of a City Future Land Use designation must be consistent with the City's Comprehensive Plan. Policy 1.1.2.3 Low Density Residential requires lands under this designation to provide buffers from the nuisance effects of higher intensity uses and major traffic corridors.
- LDR developments should be located in areas where more intensive development would be unwarranted due to environmental constraints.



COCOA
FLORIDA



Consistency with the Comprehensive Plan

- Shift the current tax revenue and capital investments from Brevard County to the City of Cocoa.
- Will not negatively impact or diminish the service level of public facilities.
- Tree, wildlife, and wetland studies will be completed prior to approval of a site plan or subdivision application.
- Meets goals, objectives, and policies of the state comprehensive plan and the East Central FL comp plan
- City is able to provide adequate services
- Surrounding Neighborhood compatibility
- Consistent with the Comprehensive Plan
- Provides housing in proximity to employment centers
- Public health, safety, welfare, economic order or aesthetics



Recommendations

Prior Actions:

The Planning & Zoning Board recommended denial at the June 16, 2020 meeting.

Recommendation:

Approval of the Comprehensive Plan Map Amendment changing the Future Land Use Map designation of the subject property from Brevard County "Residential 2 Units Per Acre" to City of Cocoa "Low Density Residential".

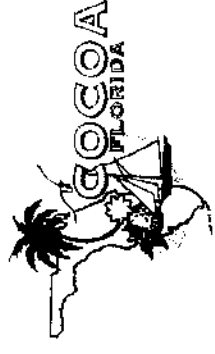
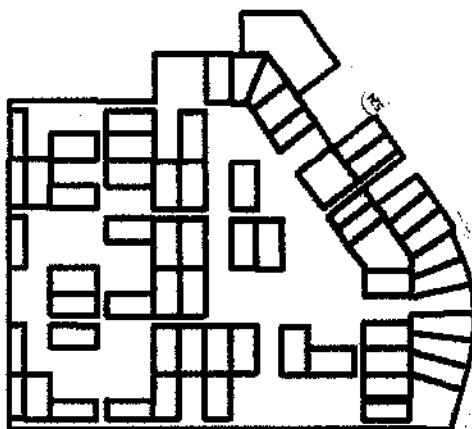
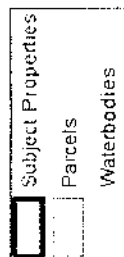




Exhibit A



PERIOD	DATE	NO.	DESCRIPTION	AMOUNT
1	12-1-1911	18	100.00	100.00
2	12-1-1911	19	100.00	100.00
3	12-1-1911	20	100.00	100.00
4	12-1-1911	21	100.00	100.00
5	12-1-1911	22	100.00	100.00
6	12-1-1911	23	100.00	100.00
7	12-1-1911	24	100.00	100.00
8	12-1-1911	25	100.00	100.00
9	12-1-1911	26	100.00	100.00
10	12-1-1911	27	100.00	100.00
11	12-1-1911	28	100.00	100.00
12	12-1-1911	29	100.00	100.00
13	12-1-1911	30	100.00	100.00
14	12-1-1911	31	100.00	100.00
15	12-1-1911	32	100.00	100.00
16	12-1-1911	33	100.00	100.00
17	12-1-1911	34	100.00	100.00
18	12-1-1911	35	100.00	100.00
19	12-1-1911	36	100.00	100.00
20	12-1-1911	37	100.00	100.00
21	12-1-1911	38	100.00	100.00
22	12-1-1911	39	100.00	100.00
23	12-1-1911	40	100.00	100.00
24	12-1-1911	41	100.00	100.00
25	12-1-1911	42	100.00	100.00
26	12-1-1911	43	100.00	100.00
27	12-1-1911	44	100.00	100.00
28	12-1-1911	45	100.00	100.00
29	12-1-1911	46	100.00	100.00
30	12-1-1911	47	100.00	100.00
31	12-1-1911	48	100.00	100.00
32	12-1-1911	49	100.00	100.00
33	12-1-1911	50	100.00	100.00
34	12-1-1911	51	100.00	100.00
35	12-1-1911	52	100.00	100.00
36	12-1-1911	53	100.00	100.00
37	12-1-1911	54	100.00	100.00
38	12-1-1911	55	100.00	100.00
39	12-1-1911	56	100.00	100.00
40	12-1-1911	57	100.00	100.00
41	12-1-1911	58	100.00	100.00
42	12-1-1911	59	100.00	100.00
43	12-1-1911	60	100.00	100.00
44	12-1-1911	61	100.00	100.00
45	12-1-1911	62	100.00	100.00
46	12-1-1911	63	100.00	100.00
47	12-1-1911	64	100.00	100.00
48	12-1-1911	65	100.00	100.00
49	12-1-1911	66	100.00	100.00
50	12-1-1911	67	100.00	100.00
51	12-1-1911	68	100.00	100.00
52	12-1-1911	69	100.00	100.00
53	12-1-1911	70	100.00	100.00
54	12-1-1911	71	100.00	100.00
55	12-1-1911	72	100.00	100.00
56	12-1-1911	73	100.00	100.00
57	12-1-1911	74	100.00	100.00
58	12-1-1911	75	100.00	100.00
59	12-1-1911	76	100.00	100.00
60	12-1-1911	77	100.00	100.00
61	12-1-1911	78	100.00	100.00
62	12-1-1911	79	100.00	100.00
63	12-1-1911	80	100.00	100.00
64	12-1-1911	81	100.00	100.00
65	12-1-1911	82	100.00	100.00
66	12-1-1911	83	100.00	100.00
67	12-1-1911	84	100.00	100.00
68	12-1-1911	85	100.00	100.00
69	12-1-1911	86	100.00	100.00
70	12-1-1911	87	100.00	100.00
71	12-1-1911	88	100.00	100.00
72	12-1-1911	89	100.00	100.00
73	12-1-1911	90	100.00	100.00
74	12-1-1911	91	100.00	100.00
75	12-1-1911	92	100.00	100.00
76	12-1-1911	93	100.00	100.00
77	12-1-1911	94	100.00	100.00
78	12-1-1911	95	100.00	100.00
79	12-1-1911	96	100.00	100.00
80	12-1-1911	97	100.00	100.00
81	12-1-1911	98	100.00	100.00
82	12-1-1911	99	100.00	100.00
83	12-1-1911	100	100.00	100.00



The new computerized Geographic Information System (GIS) is being used to map the location of all the water supply facilities in the state. The GIS will be used to identify areas that are at risk of flooding and to develop flood control plans.

EXHIBIT E: E-Comment from Harry & Iris
Perrette

From: Dorothy Selig
To: Carie Shealy
Cc: Morica Arsenault
Subject: FW: FLUM Comments for Tonight FW: New eComment for Planning and Zoning / Local Planning Agency
Date: Wednesday, June 24, 2020 3:28:01 PM
Importance: High

FYI



Dodie Selig, AICP

**Community Services
Planning & Zoning Manager**
65 Stone Street, Cocoa, FL 32922
dselig@cocoafl.org
Phone: (321) 433-8510
Fax: (321) 433-8543

Serving our Community with PRIDE!

Stay Connected:      www.cocoafl.org

We Need Your Input!

*Have you recently interacted or conducted business with the Community Services Department?
Would you please take a moment and complete a brief survey to let us know how we are doing?*
Customer Service Feedback Survey: www.cocoafl.org/communityservicescustomersurvey
In advance, thank you!

From: Angela Essing <aessing@cocoafl.org>
Sent: Wednesday, June 24, 2020 12:09 PM
To: Dorothy Selig <dselig@cocoafl.org>, Kristin Eick <keick@orlandolaw.net>
Subject: FLUM Comments for Tonight FW: New eComment for Planning and Zoning / Local Planning Agency
Importance: High



Angela Essing, AICP

Economic Development Manager
65 Stone Street, Cocoa, FL 32922
aessing@cocoafl.org
Phone: (321) 433-8522
Fax: (321) 433-8543

Serving our Community with PRIDE!

Stay Connected:      www.cocoafl.org

We Need Your Input!

*Have you recently interacted or conducted business with the Community Services Department?
Would you please take a moment and complete a brief survey to let us know how we are doing?*

Customer Service Feedback Survey: www.cocoafl.org/communityservicescustomersurvey

In advance, thank you!

From: noreply@granicusideas.com <noreply@granicusideas.com>

Sent: Wednesday, June 24, 2020 10:55 AM

To: Samantha Senger <ssenger@cocoafl.org>; Angela Essing <aessing@cocoafl.org>

Subject: New eComment for Planning and Zoning / Local Planning Agency

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

SpeakUp

New eComment for Planning and Zoning / Local Planning Agency

Guest User submitted a new eComment.

Meeting: Planning and Zoning / Local Planning Agency

Item: 5. 20-327 LARGE SCALE FUTURE LAND USE MAP (FLUM) AMENDMENT consistent with Florida Statute Chapter 163. Applicant and City initiated requests to change the Future Land Use Map designation of fifty-nine (59) parcels from Brevard County "Residential 2 Units Per Acre - R2" to City of Cocoa "Low Density Residential - LDR".

eComment: Harry A. Perrette III, and Iris A. Perrette, oppose the change from "Residential 2 Units per Acre-R2, to City of Cocoa "Low Density Residential-LDR". We request to leave zoning as is, or our preferred change is to one residential unit per acre. We currently own and reside at 6250 State Rd. 524, since 1986, and we own one acre lots on each side of our 6250 State Rd., one acre homestead. We request wetlands on the 59 parcels/property, to remain wetlands.

[View and Analyze eComments](#)

This email was sent from <https://granicusideas.com>

[Unsubscribe](#) from future mailings





Zoning Text Amendment Self-Service Storage Facilities

June 16, 2020

Project Summary

- Amendment of the conditions for self-service storage facilities under the C-R (Restricted Commercial) and C-G (General Commercial) zoning districts, where such facilities require special exception approval.
- Addition of the use as a principal use under the C-W (Wholesale Commercial) zoning district, with conditions.
- Removal of the use “personal storage” and “personal storage warehouses” from the CBD (Central Business District) and the M-2 (Manufacturing and Industrial) zoning districts, respectively.
- Amendment to the definition of a “personal storage warehouse” and retitling the use as a “self-service storage facility,” which will be a consistently used term for all zoning code references to this use.
- Amendment to the parking regulations for “storage facilities” to provide a consistent parking requirement for the self-service storage facility use in all zoning districts.



Project Summary

- Self-service storage facilities have been modified relating to:
 - required parking spaces,
 - setbacks and screening,
 - landscaping,
 - outdoor parking and storage for major recreational equipment.



Recommendations

Ordinance 06-2020

Staff recommends that the Planning and Zoning Board recommend **approval** to City Council of

Ordinance No. 06-2020 providing for the amendments permitting locations for self-service storage facilities and further amending regulations related to this use.





Legislation Details (With Text)

File #: 23-144 **Version:** 1 **Name:**
Type: Agenda **Status:** Agenda Ready
File created: 2/22/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Consideration of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.
.End

.body

body

BACKGROUND:

Project Name: Grissom Parkway Storage

Project No: PZ-22-00200012

Applicant: Tannath Design, Inc. Bryan Potts 2494 Rose Spring Drive Orlando, FL, 32825

Property Owner: OSG Storage Cocoa, LLC Thomas Martucci 2277 Lee Road, Suite B Winter Park, FL, 32789

Project Location: The subject property is comprised of five separate parcels located south of Grissom Parkway and north of State Road 528. The property is identified by the Brevard County Property Appraiser as Parcel ID 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 and is depicted within Exhibit A - Location Map.

Public Notice Advertised in the newspaper on February 22, 2023.

Project Information:

The applicant is proposing to construct a recreational vehicle (RV) storage facility within the Manufacturing and Industrial Zoning District (M-2). RV Storage facilities are an allowed use within this Zoning District. The project proposes two enclosed RV storage buildings, an office, covered recreational vehicle storage, open-air RV storage, and the associated infrastructure related to the construction of this site. The Office Building is 640 SF, but the square footage less then restroom and storage areas is about 360 SF. The enclosed RV storage is 51,750 SF. The remaining open-air and canopy RV storage areas are 85,150 SF. The site overview is provided as Exhibit D.

Future Land Use Designation: Industrial/Conservation

Zoning District: Manufacturing and Industrial (M-2)

Existing Land Use: Vacant Land

Council District: District 3 - Councilmember Rip Dyal

Please see the existing site and surrounding zoning and future land uses on the map included as Exhibits "B" and "C"

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Industrial	M-2	Vacant
South	Unincorporated County	Unincorporated County	Single Family Residence south of SR 528
East	Industrial/Conservation	M-2	Manufacturing
West	Industrial	M-2	Manufacturing

I. Site Plan Analysis

"Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

Consistency with the Code of the City of Cocoa

The Development Review Committee, consisting of the Building Official, the Code Enforcement Manager, the Environmental Control Coordinators, the Fire Department Chief and/or Inspector, the Planning & Zoning Manager and/or staff, the Public Works Director, and the Utilities Director, have reviewed the site plan and determined that it generally meets the minimum requirements of all applicable City Code requirements.

The site is 9.66 acres. The maximum impervious area is .90 and .725 is provided. A maximum of 1.0 FAR is allowed, and 0.315 is provided.

Building setbacks required are:

Front: 25 feet
Side Interior: None, except 25 feet if abutting a residential zoning district.
Side Corner: 15 feet
Rear: 15 feet

These setbacks have been satisfied.

The maximum height allowed by the zoning code is 60 feet and the highest building is 20 feet.

The project is required to provide parking in accordance with Appendix A, Zoning, Article XII, Off Street Parking. There is no specific parking requirement established in the City Code for RV storage uses. However, Section 1(d)(41) was utilized since it provides similar requirements for RV storage when combined with self-service storage facilities. Per Section 1(d)(44), when a use is not specifically defined, a similar use can be utilized. Self-service storage parking requirements are the most similar use provided. Section 1(d)(41) provides: Storage facilities. One (1) space for every thousand (1,000) gross square feet of floor area. Self-service storage facilities shall have one (1) parking space for the office manager, one (1) parking space for each six hundred (600) square feet of office space, one (1) parking space for each fifty (50) storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area. Since all of the storage units are for major recreational equipment, the 1 parking space for each 5,000 square feet of major recreational equipment storage area standard was used. The site plan provides 2 handicapped parking and 27 regular parking spaces, for a total of 29 spaces. Based on the RV storage standard, a total of 29 spaces would be required, which is met by the site plan provided by the applicant. Calculations are provided below:

136,900 SF RV Parking X 1 spot/5000 SF =	27.38 Spots
360 SF Office X 1 spot/600 SF =	0.60 Spots
1 Spot for office manager =	1 Spot
Total =	28.98 Spots

Landscaping and tree removals are addressed in the Site Plan. The site was previously cleared in the 1980s and tree mitigation requirements are met through the landscaping plans. Landscaping has been provided to concentrate trees on the frontage of the property along Grissom Parkway, the stormwater pond, and the perimeter of the site.

Consistency with Comprehensive Plan Policies and Objectives

Future Land Use Element, Policy 1.1.2.13: The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S. B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development

site.

Staff Response: The current boundaries of the Conservation FLU are not within the jurisdictional line determination of the wetlands onsite. Therefore, the upland portion of the site is to be considered Industrial, which is the future land use category assigned to the rest of the development site.

Future Land Use Element, Comprehensive Plan, Policy 1.1.2.10: Industrial (IND): Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals.

Staff Response: The proposed use of RV Storage will serve the surrounding neighborhoods to provide additional storage options in this area.

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

C. New development and redevelopment with no significant impact. New development and redevelopment having no significant impact on the net wetland functions shall be permitted.

Staff Response: The proposed project has 5 isolated wetlands that will be impacted by this project. The wetlands, as determined by the St. Johns River Water Management District, do not necessitate mitigation. The wetlands were determined not to be used by endangered or threatened species, are not located in an "area of critical state concern", are not connected by standing or flowing surface water at the seasonal high water level to one or more wetlands, and do not provide more than a minimal value to fish and wildlife. Therefore, no significant impact on wetland functions is present since the wetlands are not considered significant.

E. Upland buffers.

1. General. Upland buffers are considered an integral component of a functioning wetland and shall be afforded the same types and levels of protection as the wetland itself. Upland buffers shall not be developed, cleared, or landscaped that would decrease their effectiveness in supporting wetland functions, and shall not include turfed, landscaped, or impervious surfaces.

2. Minimum width. Where wetlands exist, upland buffers shall be provided at a minimum width of fifteen (15) feet and an average width of twenty-five (25) feet beyond the perimeter of the wetland.

Staff Response: Existing wetlands on-site will be impacted. The wetlands will be removed from the site with no required mitigation per the response as part of Conservation Element, Policy 12.1.6.15. No upland buffers will be provided since no wetlands will exist post development.

Conservation Element, Objective 12.1.9: Floodplain Management. The City shall protect the flood storage and conveyance functions of the 100-year floodplain.

Policy 12.1.9.1: In order to reduce the adverse consequences of floodplain development and simultaneously encourage the conservation of natural habitat, the City's Flood Damage Prevention ordinance shall be updated as needed to maintain compliance with the National Flood Insurance Program and to discourage construction in the floodplain, unless the proposed construction is expressly authorized by this Comprehensive Plan. Developmental plans shall preserve the natural functions of floodplains when practical. The provision of compensatory storage for fill placed within the floodplain shall be allowed only when the applicant demonstrates the absence of adverse consequences of compensatory storage and demonstrates compliance with other applicable provisions of this Comprehensive Plan.

Policy 12.1.9.2: Developers shall be encouraged to incorporate those portions of sites that are within the 100-year floodplain as open space preservation.

Staff Response: The proposed site is not within the 100-year floodplain.

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

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

Staff Response: An Environmental Report was provided indicating that the project does not anticipate impacting the species listed as part of the US Fish and Wild Service, Florida Fish and Wildlife Conservation Commission, and Florida Department of Agriculture and Consumer Services Regulatory Reviews.

Concurrency Management/Adequate Public Facilities Wastewater

The proposed project will not exceed the City of Cocoa Wastewater System capacity.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event 25-year frequency/24-hour duration event

On-site Stormwater Management: Retention of the first one inch of rainfall for areas of more than one acre.

Stormwater Quantity: Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.

Stormwater Quality: No significant degradation of water quality in receiving water bodies.

Staff Response: The proposed project meets or exceeds the City of Cocoa Stormwater Requirements. The project will require a SJRWMD Permit prior to the start of construction.

Potable Water

Policy 7.1.1.3:

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

Staff Response: The Utilities Department has reviewed the proposed project and capacity is available.

Solid Waste

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

Solid Waste Disposal (Brevard County Landfill) Cocoa Distribution Rate: 1.2 tons per capita per year

Collection Residential: 1 to 2 times per week as needed, each household Non-residential: 2 to 6 times per week as needed, each location Green Waste and Recyclable: Once per week

Staff Response: Staff finds that this project will not exceed this LOS standard.

Roadways (Transportation)

The main entry/exit location for this project is located on Grissom Parkway.

Policy 2.1.1.1 of the City's Transportation Element: The City shall maintain for the purpose of issuing building permits and development orders the following list of major roadway facilities: Grissom Parkway has Minimum LOS E. Utilizing the ITE Code 151 Mini-Warehouse (ITE Trip Generation, 11th Edition), the following is the Engineer's Trip Generation Estimate for the Project:

- Average Daily Trips: 75
- PM Peak Hour Trips: 12
- AM Peak Hour Trips: 7

A Traffic Impact Analysis was performed for this project and indicated all study segments will continue to operate at a satisfactory LOS.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Staff recommends APPROVAL of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Zoning Map](#)
[Exhibit C - Future Land Use Map](#)
[Exhibit D - Site Plan](#)
[Exhibit E - Application](#)
[Legal Ad 2-22-23.pdf](#)
[Hydraulic Report for Grissom Parkway Storage Revised 12-29-22.pdf](#)
[Landscape Plans.pdf](#)
[Photometric Plan.pdf](#)
[Traffic Letter.pdf](#)
[Geotech Report.pdf](#)
[Stormwater Report.pdf](#)
[Grissom Pkwy. 9.67 Acres Env. Rpt.pdf](#)
[TSR - Grissom.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 6, 2023
Agenda Date: March 1, 2023

Prepared By: Justin Lee - Senior Planner
Through: Bryant Smith III, P.E., CFM - Interim Growth and Economic Development
Director

Requested Action:

Consideration of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

BACKGROUND:

Project Name:	Grissom Parkway Storage
Project No:	PZ-22-00200012
Applicant:	Tannath Design, Inc. Bryan Potts 2494 Rose Spring Drive Orlando, FL, 32825
Property Owner:	OSG Storage Cocoa, LLC Thomas Martucci 2277 Lee Road, Suite B Winter Park, FL, 32789
Project Location:	The subject property is comprised of five separate parcels located south of Grissom Parkway and north of State Road 528. The property is identified by the Brevard County Property Appraiser as Parcel ID 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24- 35-12-00-780 and is depicted within Exhibit A - Location Map.
Public Notice	Advertised in the newspaper on February 22, 2023.

Project Information:

The applicant is proposing to construct a recreational vehicle (RV) storage facility within the Manufacturing and Industrial Zoning District (M-2). RV Storage facilities are an allowed use within this Zoning District. The project proposes two enclosed RV storage buildings, an office, covered recreational vehicle storage, open-air RV storage, and the associated infrastructure related to the construction of this site. The Office Building is 640 SF, but the square footage less then restroom and storage areas is about 360 SF. The enclosed RV storage is 51,750 SF. The remaining open-air and canopy RV storage areas are 85,150 SF. The site overview is provided as Exhibit D.

Future Land Use Designation: Industrial/Conservation

Zoning District: Manufacturing and Industrial (M-2)

Existing Land Use: Vacant Land

Council District: District 3 - Councilmember Rip Dyal

Please see the existing site and surrounding zoning and future land uses on the map included as Exhibits "B" and "C"

Overview of Surrounding Area:

	Future Land Use Designation	Zoning Districts	Land Uses
North	Industrial	M-2	Vacant
South	Unincorporated County	Unincorporated County	Single Family Residence south of SR 528
East	Industrial/Conservation	M-2	Manufacturing
West	Industrial	M-2	Manufacturing

I. Site Plan Analysis

“Consistent with Appendix A, Article XIII, Section 1(D), “All site plans shall be required to meet all current applicable code requirements.”

Consistency with the Code of the City of Cocoa

The Development Review Committee, consisting of the Building Official, the Code Enforcement Manager, the Environmental Control Coordinators, the Fire Department Chief and/or Inspector, the Planning & Zoning Manager and/or staff, the Public Works Director, and the Utilities Director, have reviewed the site plan and determined that it generally meets the minimum requirements of all applicable City Code requirements.

The site is 9.66 acres. The maximum impervious area is .90 and .725 is provided. A maximum of 1.0 FAR is allowed, and 0.315 is provided.

Building setbacks required are:

Front: 25 feet
 Side Interior: None, except 25 feet if abutting a residential zoning district.
 Side Corner: 15 feet
 Rear: 15 feet

These setbacks have been satisfied.

The maximum height allowed by the zoning code is 60 feet and the highest building is 20 feet.

The project is required to provide parking in accordance with Appendix A, Zoning, Article XII, Off Street Parking. There is no specific parking requirement established in the City Code for RV storage uses. However, Section 1(d)(41) was utilized since it provides similar requirements for RV storage when combined with self-service storage facilities. Per Section 1(d)(44), when a use is not specifically defined, a similar use can be utilized. Self-service storage parking requirements are the most similar use provided. Section 1(d)(41) provides: *Storage facilities*. One (1) space for every thousand (1,000) gross square feet of floor area. **Self-service storage facilities shall have one (1) parking space for the office manager, one (1) parking space for each six hundred (600) square feet of office space, one (1) parking space for each fifty (50) storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.** Since all of the storage units are for major recreational equipment, the 1 parking space for each 5,000 square feet of major recreational equipment storage area standard was used. The site plan provides 2 handicapped parking and 27 regular parking spaces, for a total of 29 spaces. Based on the RV storage standard, a total of 29 spaces would be required, which is met by the site plan provided by the applicant. Calculations are provided below:

136,900 SF RV Parking X 1 spot/5000 SF = 27.38 Spots
 360 SF Office X 1 spot/600 SF = 0.60 Spots
 1 Spot for office manager = 1 Spot
 Total = 28.98 Spots

Landscaping and tree removals are addressed in the Site Plan. The site was previously cleared in the 1980s and tree mitigation requirements are met through the landscaping plans. Landscaping has been provided to concentrate trees on the frontage of the property along Grissom Parkway, the stormwater pond, and the perimeter of the site.

Consistency with Comprehensive Plan Policies and Objectives

Future Land Use Element, Policy 1.1.2.13: The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S.

B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development site.

Staff Response: The current boundaries of the Conservation FLU are not within the jurisdictional line determination of the wetlands onsite. Therefore, the upland portion of the site is to be considered Industrial, which is the future land use category assigned to the rest of the development site.

Future Land Use Element, Comprehensive Plan, Policy 1.1.2.10: Industrial (IND): Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals.

Staff Response: The proposed use of RV Storage will serve the surrounding neighborhoods to provide additional storage options in this area.

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

C. New development and redevelopment with no significant impact. New development and redevelopment having no significant impact on the net wetland functions shall be permitted.

Staff Response: The proposed project has 5 isolated wetlands that will be impacted by this project. The wetlands, as determined by the St. Johns River Water Management District, do not necessitate mitigation. The wetlands were determined not to be used by endangered or threatened species, are not located in an “area of critical state concern”, are not connected by standing or flowing surface water at the seasonal high water level to one or more wetlands, and do not provide more than a minimal value to fish and wildlife. Therefore, no significant impact on wetland functions is present since the wetlands are not considered significant.

E. Upland buffers.

1. General. Upland buffers are considered an integral component of a functioning wetland and shall be afforded the same types and levels of protection as the wetland itself. Upland buffers shall not be developed, cleared, or landscaped that would decrease their effectiveness in supporting wetland functions, and shall not include turfed, landscaped, or impervious surfaces.

2. Minimum width. Where wetlands exist, upland buffers shall be provided at a minimum width of fifteen (15) feet and an average width of twenty-five (25) feet beyond the perimeter of the wetland.

Staff Response: Existing wetlands on-site will be impacted. The wetlands will be removed from the site with no required mitigation per the response as part of Conservation Element, Policy 12.1.6.15. No upland buffers will be provided since no wetlands will exist post development.

Conservation Element, Objective 12.1.9: Floodplain Management. The City shall protect the flood storage and conveyance functions of the 100-year floodplain.

Policy 12.1.9.1: In order to reduce the adverse consequences of floodplain development and

simultaneously encourage the conservation of natural habitat, the City's Flood Damage Prevention ordinance shall be updated as needed to maintain compliance with the National Flood Insurance Program and to discourage construction in the floodplain, unless the proposed construction is expressly authorized by this Comprehensive Plan. Developmental plans shall preserve the natural functions of floodplains when practical. The provision of compensatory storage for fill placed within the floodplain shall be allowed only when the applicant demonstrates the absence of adverse consequences of compensatory storage and demonstrates compliance with other applicable provisions of this Comprehensive Plan.

Policy 12.1.9.2: Developers shall be encouraged to incorporate those portions of sites that are within the 100-year floodplain as open space preservation.

Staff Response: The proposed site is not within the 100-year floodplain.

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

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

Staff Response: An Environmental Report was provided indicating that the project does not anticipate impacting the species listed as part of the US Fish and Wild Service, Florida Fish and Wildlife Conservation Commission, and Florida Department of Agriculture and Consumer Services Regulatory Reviews.

Concurrency Management/Adequate Public Facilities

Wastewater

The proposed project will not exceed the City of Cocoa Wastewater System capacity.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event	25-year frequency/24-hour duration event
On-site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.
Stormwater Quantity:	Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.
Stormwater Quality:	No significant degradation of water quality in receiving water bodies.

Staff Response: The proposed project meets or exceeds the City of Cocoa Stormwater Requirements. The project will require a SJRWMD Permit prior to the start of construction.

Potable Water

Policy 7.1.1.3:

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

Staff Response: The Utilities Department has reviewed the proposed project and capacity is available.

Solid Waste

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

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

Staff Response: Staff finds that this project will not exceed this LOS standard.

Roadways (Transportation)

The main entry/exit location for this project is located on Grissom Parkway.

Policy 2.1.1.1 of the City's Transportation Element: The City shall maintain for the purpose of issuing building permits and development orders the following list of major roadway facilities: Grissom Parkway has Minimum LOS E. Utilizing the ITE Code 151 Mini-Warehouse (ITE Trip Generation, 11th Edition), the following is the Engineer's Trip Generation Estimate for the Project:

- Average Daily Trips: 75
- PM Peak Hour Trips: 12
- AM Peak Hour Trips: 7

A Traffic Impact Analysis was performed for this project and indicated all study segments will continue to operate at a satisfactory LOS.

BUDGETARY IMPACT:

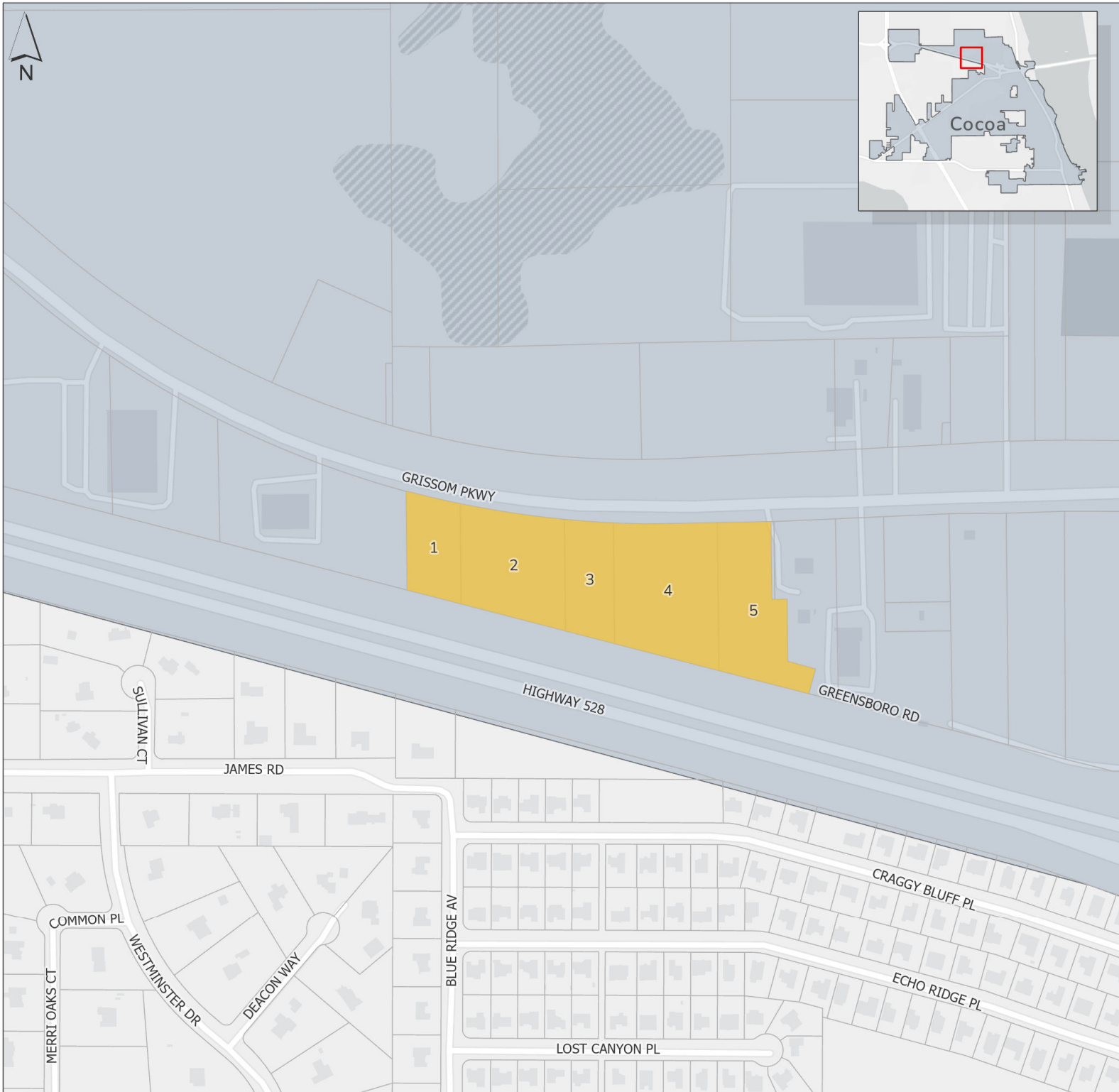
N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Staff recommends APPROVAL of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

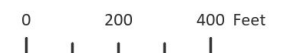


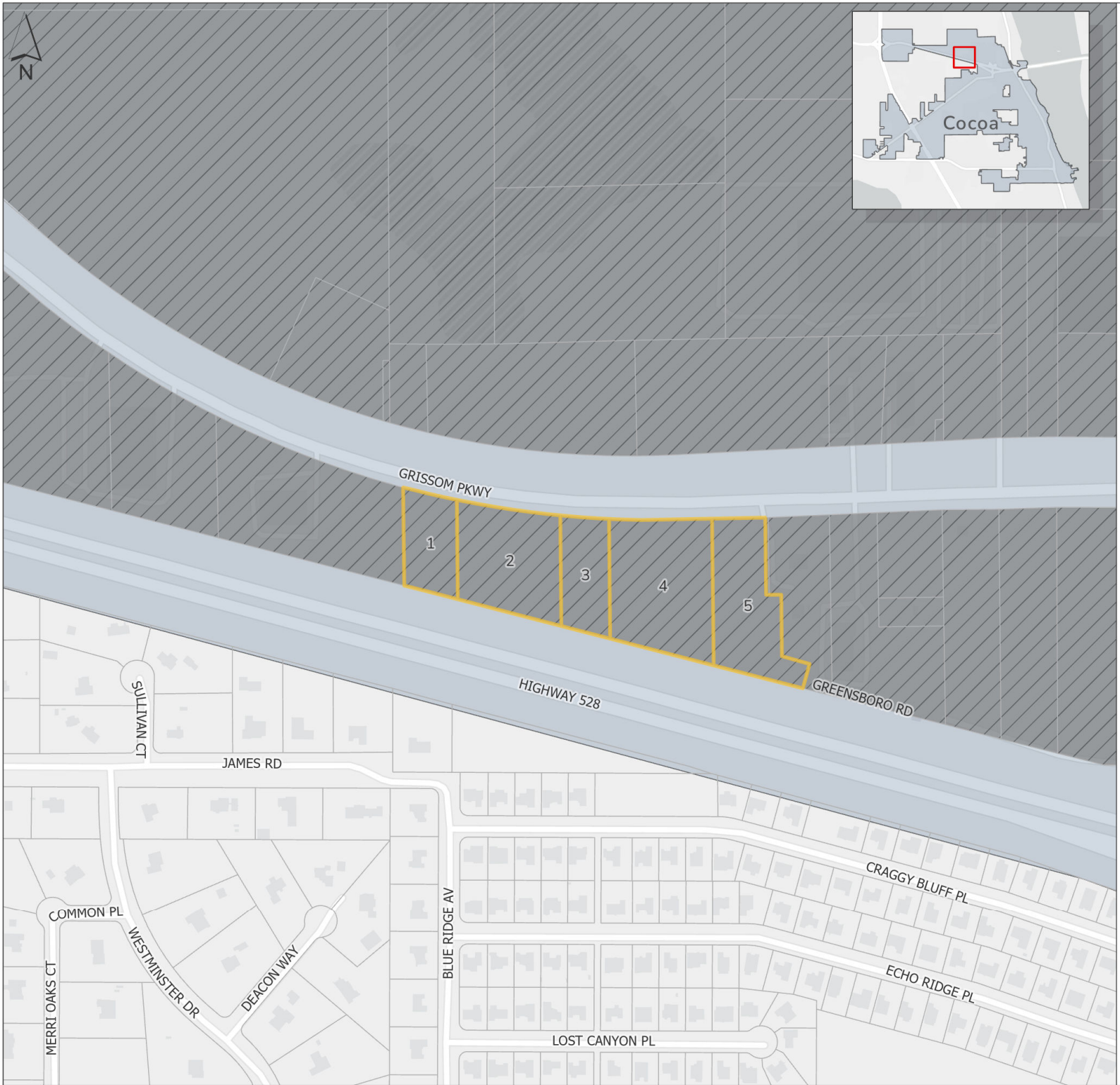
PARCEL OVERVIEW MAP

February 16, 2023

-  Subject Parcels
-  Parcels
-  Cocoa City Boundary

Map ID	Parcel ID
1	24 3512-00-766
2	24 3512-00-780
3	24 3512-00-779
4	24 3512-00-778
5	24 3512-00-760



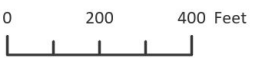


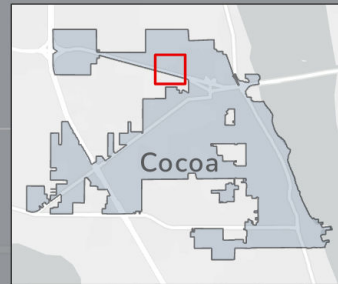
PARCEL ZONING MAP

February 16, 2023

- Subject Parcels
- Zoning: M-2
Manufacturing and Industrial
- Parcels
- Cocoa City Boundary

Map ID	Parcel ID
1	24 3512-00-766
2	24 3512-00-780
3	24 3512-00-779
4	24 3512-00-778
5	24 3512-00-760



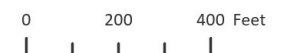


PARCEL FUTURE LAND USE MAP

February 16, 2023

- Subject Parcels
- FLU: Industrial
- FLU: Conservation
- Parcels
- Cocoa City Boundary

Map ID	Parcel ID
1	24 3512-00-766
2	24 3512-00-780
3	24 3512-00-779
4	24 3512-00-778
5	24 3512-00-760



GRISSOM PARKWAY STORAGE

LARGE SCALE SITE PLAN

3300 GRISSOM PARKWAY
COCOA, FL 32926

PARCEL ID #'s 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778,
24-35-12-00-779, & 24-35-12-00-780

ENGINEER:

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FL 32825
(407) 375-2474
CONTACT: Bryan Potts, P.E.

OWNER:

OSG STORAGE COCOA, LLC
2277 LEE ROAD, SUITE B
WINTER PARK, FL 32789

GEOTECH:

KSM ENGINEERING AND TESTING
11345 US HIGHWAY 1
SEBASTIAN, FL 32958
(772) 589-0712
CONTACT: Cody C. Clawson, P.E.

SURVEYOR:

ATWELL
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30067
(770) 423-0807
CONTACT: Clyde Eldridge, PSM

LANDSCAPE:

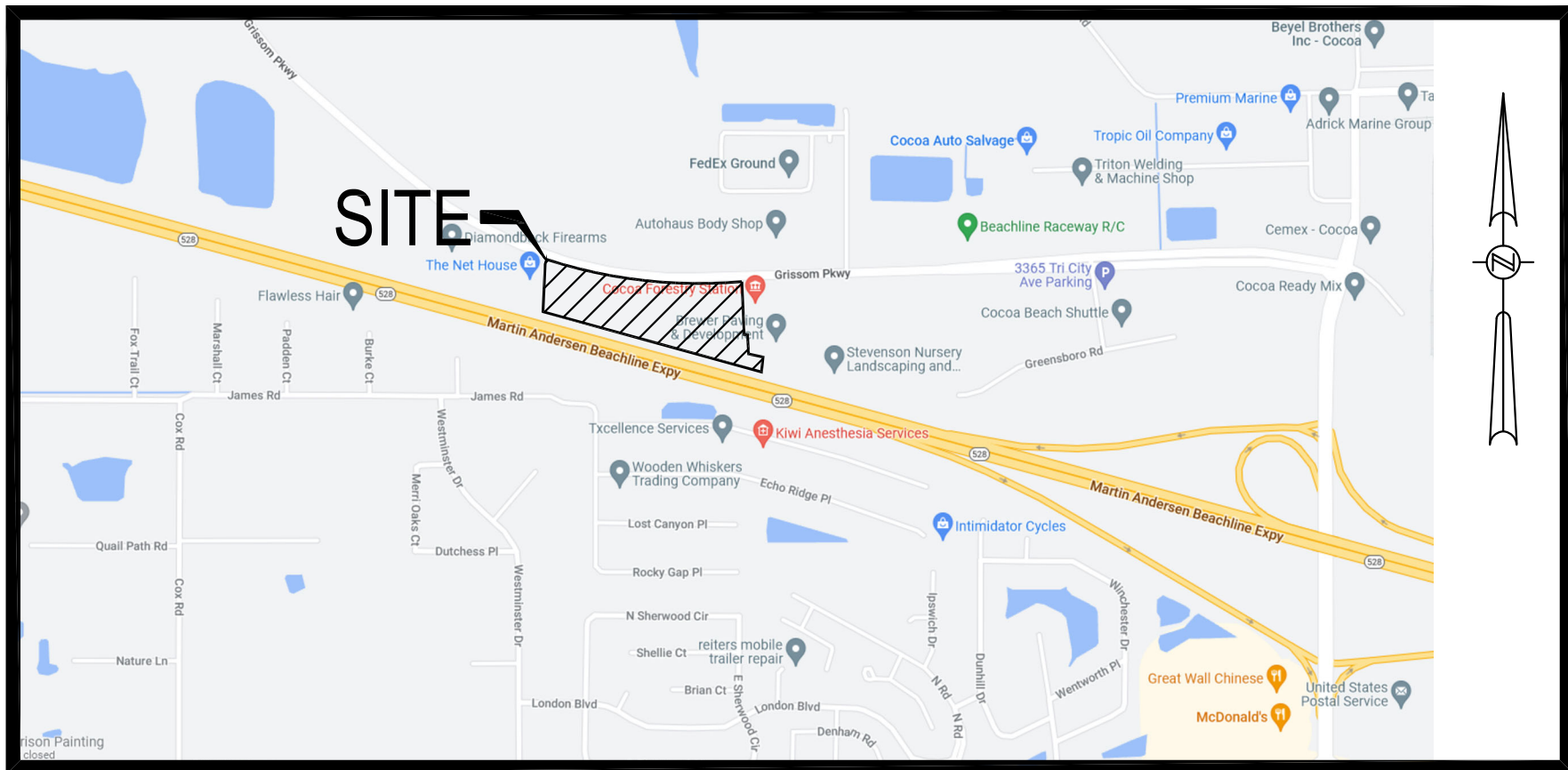
CADDSCAPES, INC.
432 NOWELL LOOP
DELAND, FL 32724
(407) 310-5567
CONTACT: Jason Bridgewater, RLA

PREPARED FOR:
EDGE REALTY ADVISORS
2277 LEE ROAD, SUITE B
WINTER PARK, FL 32789
(407)435-8785

CONTACT: Thomas S. Martucci, MAI, CCIM

GENERAL STATEMENT:
THIS IS A 9.66 ACRE UNDEVELOPED INDUSTRIAL SITE WITH A 640 SF OFFICE, A 35,250 SF SINGLE STORY STORAGE BUILDING, A 16,500 SF STORAGE SINGLE STORY STORAGE BUILDING, 2- 31,482 SF OPEN CANOPIES, AND A 17,432 SF OPEN CANOPY. THE 2 STORAGE BUILDINGS WILL BE SPRINKLED. THE BUILDINGS WILL BE DEDICATED TO STORE RV'S. THE SITE WILL INCLUDE SIX PARKING STALLS AT THE OFFICE INCLUDING ONE ADA ACCESSIBLE, A DUMPSTER, DRY DETENTION POND, AND A DRIVEWAY CONNECTION TO GRISSOM PARKWAY.

SHEET INDEX OF DRAWINGS	
SHEET	NAME
CIVIL	
C-0.0	COVER SHEET
	BOUNDARY SURVEY
C-1.0	EROSION CONTROL & DEMOLITION PLAN
C-2.0	SITE PLAN
C-3.0	GRADING, PAVING AND DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-4.1	BORE PROFILE
C-5.0	SECTIONS
C-5.1	SECTIONS
C-6.0	PAVING DETAILS
C-7.0	DRAINAGE DETAILS
C-8.0	UTILITY DETAILS
PH-1	PHOTOMETRIC PLAN
LANDSCAPE PLANS	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
L-4	IRRIGATION PLAN
L-5	IRRIGATION PLAN
L-6	IRRIGATION DETAILS



LOCATION SKETCH

BREVARD COUNTY R.O.W. NOTES:

- THE OWNER IS AWARE THAT THE ENGINEER OF RECORD (E.O.R.) SERVICES ARE NEEDED DURING THE CONSTRUCTION AND CLOSE-OUT PHASE OF THE PROJECT..
- RIGHT-OF-WAY REVIEW AND APPROVAL DOES NOT CONSTITUTE COUNTY APPROVAL OR REVIEW OF ANY PRIVATE PARTY DEED RESTRICTIONS, COVENANTS, PRIVATE EASEMENTS, OR OTHER PRIVATE AGREEMENTS. ANY CHANGES TO THE APPROVED PLAN MUST BE COORDINATED THROUGH THE PUBLIC WORKS ENGINEERING PROGRAM. THE APPLICANT ASSUMES THE RISK THAT THE RIGHT-OF-WAY PERMIT MAY REQUIRE ADDITIONAL COUNTY REVIEWS INCLUDING ENGINEERING REVISIONS OR OTHER APPLICABLE COUNTY REVIEW PROCESSES SHOULD ANY ACTION TO ENFORCE ANY SUCH RESTRICTIONS REQUIRE REDESIGN OF THE PROJECT.
- CONTRACTOR SHALL UTILIZE DITCHES, PIPES, AND/OR PUMPS AS NECESSARY TO MAINTAIN THE EXISTING DRAINAGE DURING ALL PHASES OF CONSTRUCTION. EXISTING DRAINAGE SHALL NOT BE BLOCKED OR ADVERSELY AFFECTED DURING CONSTRUCTION.
- WHERE NEW PAVEMENT IS CONSTRUCTED ADJACENT TO EXISTING PAVEMENT, THE EXISTING ASPHALT SHALL BE SAW CUT AND REMOVED 12 INCHES FROM THE EDGE OF THE ASPHALT TO OFFSET THE ASPHALT/BASE COURSE JOINT.

CITY APPROVAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LEGAL DESCRIPTION:

TRACT "A"

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528, A LIMITED ACCESS RIGHT OF WAY; THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 93.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 283.35 FEET; THENCE RUN N.00°01'46" W., A DISTANCE OF 447.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, THENCE RUN N88°12'55" E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 164.08 FEET; THENCE RUN S.00°00'03" E., A DISTANCE OF 237.65 FEET; THENCE RUN N89°59'57" E., A DISTANCE OF 46.64 FEET; THENCE RUN S.00°00'03" E., A DISTANCE OF 189.67 FEET; THENCE RUN S.73°43'18" E., A DISTANCE OF 88.24 FEET; THENCE RUN S.16°04'29"W., A DISTANCE OF 77.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "B"

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528, THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 376.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 329.25 FEET; THENCE RUN N.00°01'46" W., A DISTANCE OF 360.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF S.89°41'06" E., AND A CHORD DISTANCE OF 214.92 FEET; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 214.97 FEET, THROUGH A CENTRAL ANGLE OF 04°11'58" TO THE POINT OF TANGENCY; THENCE RUN N88°12'55" E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 103.13 FEET; THENCE RUN S.00°01'46" E., A DISTANCE OF 447.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "C"

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528, THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 706.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 329.25 FEET; THENCE RUN N.00°01'46" W., A DISTANCE OF 293.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF S.81°30'00" E., AND A CHORD DISTANCE OF 321.55 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 150.37 FEET, THROUGH A CENTRAL ANGLE OF 02°56'15" TO THE POINT; THENCE RUN S.00°01'46" E., A DISTANCE OF 360.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "D"

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528, THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 861.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 329.25 FEET; THENCE RUN N.00°01'46" W., A DISTANCE OF 293.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF S.81°30'00" E., AND A CHORD DISTANCE OF 321.55 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 321.17 FEET, THROUGH A CENTRAL ANGLE OF 06°17'05" TO A POINT; THENCE RUN S.00°01'46" E., A DISTANCE OF 330.82 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "E"

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528, THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1190.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 170.15 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE RUN N.00°01'46" W., ALONG SAID WEST LINE, A DISTANCE OF 287.38 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF

S.76°42'48" E., AND A CHORD DISTANCE OF 168.88 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 168.90 FEET, THROUGH A CENTRAL ANGLE OF 03°17'58" TO A POINT; THENCE RUN S.00°01'46" E., A DISTANCE OF 293.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



COVER SHEET
LARGE SCALE SITE PLAN
GRISSOM PARKWAY STORAGE
3300 GRISSOM PARKWAY
COCOA, FLORIDA

DATE	06/15/22
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 102-002	
C-0.0	
SHEET NO.	

BREVARD COUNTY PUBLIC WORKS ENGINEERING STANDARD DEVELOPMENT NOTES

GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO FDOT DESIGN STANDARDS (LATEST EDITION), FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BREVARD COUNTY UTILITY SERVICES CRITERIA FOR WATER AND SANITARY SEWER SYSTEMS, AND BREVARD COUNTY CODE OF ORDINANCES.
2. ISSUANCE OF CERTIFICATE OF COMPLETION: UPON COMPLETION OF CONSTRUCTION OF THE PROJECT AND PRIOR TO SCHEDULING OF THE FINAL INSPECTION, THE APPLICANT OR THEIR AUTHORIZED REPRESENTATIVE, SHALL PROVIDE THE FOLLOWING DOCUMENTATION TO BREVARD COUNTY PUBLIC WORKS ENGINEERING:
 - a. A CERTIFICATE OF COMPLETION - REQUEST FOR FINAL INSPECTION FORM. THE FORM MUST BE FROM A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA WITH THEIR SEAL AFFIXED. THE FORM CERTIFIES THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS.
 - b. A COMPLETE SET OF TESTING REPORTS FOR ALL TESTS PERFORMED ON THE PROJECT WITHIN THE COUNTY RIGHT-OF-WAY AND/OR FOR ALL SUBDIVISION CONSTRUCTION REGARDLESS OF PUBLIC OR PRIVATE.
 - c. THREE SETS OF AS-BUILT DRAWINGS MEETING THE REQUIREMENTS OF SECTION 61G17, F.A.C., AND SIGNED AND SEALED BY A SURVEYOR LICENSED IN THE STATE OF FLORIDA. AT A MINIMUM, ALL AS-BUILT DRAWINGS MUST INCLUDE:
 - i. ROAD/PAVEMENT ELEVATIONS; ROADWAY CROSS SLOPES; PAVEMENT WIDTH; PAVEMENT SPOT ELEVATIONS NECESSARY TO CONFIRM STORMWATER DRAINAGE PATTERNS AT INTERSECTIONS AND SIDEWALKS; CURB SLOPES;
 - ii. STORMWATER PIPE SIZES AND INVERT ELEVATIONS; LOCATION OF OUTFALL STRUCTURE(S) WITH AS-BUILT ELEVATIONS FOR ALL CONTROL STRUCTURE & SKIMMER ELEVATIONS SHOWN ON THE APPROVED PLANS; TOP OF BANK, GRADE BREAKS, BOTTOM ELEVATIONS FOR ALL STORMWATER PONDS OR BERM AREAS;
 - iii. ANY OTHER ADDITIONAL AS-BUILT DATA THAT IS APPLICABLE TO THE PROJECT TO ENSURE COMPLETION IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
 - d. PIPE INSPECTION VIDEO PER FDOT REQUIREMENTS. (IF APPLICABLE PER NOTE 4 OF DRAINAGE NOTES)
 - e. IF A MUNICIPALITY IS ACCEPTING A PUBLIC WATER AND/OR SEWER SYSTEM, THERE MUST BE DOCUMENTATION INDICATING MUNICIPAL ACCEPTANCE OF THE CONSTRUCTION OF THE WATER AND/OR SEWER SYSTEM.
 - f. PUBLIC WORKS ENGINEERING WILL NOT SIGN OFF ON A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) FROM THE BREVARD COUNTY BUILDING DEPARTMENT UNTIL THE AS-BUILT DRAWINGS AND OTHER DOCUMENTATION LISTED ABOVE HAVE BEEN SUBMITTED AND REVIEWED BY PUBLIC WORKS ENGINEERING.
 - g. PROJECTS CONNECTED TO THE BREVARD COUNTY WATER, SANITARY SEWER, AND/OR RECLAIMED WATER SYSTEMS MUST OBTAIN FINAL APPROVAL FOR THE PROJECT DIRECTLY FROM BREVARD COUNTY UTILITY SERVICES AS OUTLINED IN THE BREVARD COUNTY CRITERIA FOR WATER AND SANITARY SEWERAGE SYSTEMS.
3. UPON APPROVAL OF FINAL INSPECTION, AN ENGINEER'S CERTIFIED COST ESTIMATE WILL BE REQUIRED ALONG WITH A 2-YEAR MAINTENANCE BOND FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY AS REQUIRED BY CHAPTER 86 OF THE BREVARD COUNTY CODE OF ORDINANCES. THE MAINTENANCE BOND SHALL BE 25% OF THE ENGINEER'S CERTIFIED COST ESTIMATE.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO THE COUNTY INFRASTRUCTURE DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE STRUCTURAL INTEGRITY OF THE ROADWAY ASPHALT, BASE, AND STABILIZED SUB-BASE, SIDEWALKS, STORMWATER DRAINAGE SYSTEM, DRAINAGE STRUCTURES, CURBS, GROUND COVER, WATER SYSTEMS, SANITARY SEWER SYSTEMS, AND RECLAIMED WATER SYSTEMS. ALL REPAIRS SHALL BE COMPLETED IN ACCORDANCE WITH FDOT AND BREVARD COUNTY STANDARDS. ALL REPAIRS SHALL BE COMPLETED PRIOR TO THE FINAL INSPECTION OF THE PROJECT. SIDEWALK PATCHING WILL NOT BE ACCEPTABLE.
5. A VISUAL OR MECHANICAL INTERIOR INSPECTION OF EXISTING CULVERTS WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION.
6. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE SODDED. SEED & MULCH IS NOT ACCEPTABLE. SOD SHALL MATCH EXISTING SOD TYPE. BAHIA SOD SHALL BE USED IN AREAS ADJACENT TO VACANT PROPERTY. DISTURBED AREAS OUTSIDE THE CONSTRUCTION LIMITS WILL BE SODDED AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTATION. ANY SURVEY MONUMENTATION DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A FLORIDA LICENSED SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE PROJECT.
8. REGARDLESS OF PRIVATE OR PUBLIC DEDICATION, THERE SHALL BE NO UTILITY CONNECTIONS OR METER BOXES WITHIN PROPOSED OR EXISTING SIDEWALKS OR DRIVEWAY AREAS.
9. ALL DIRECTIONAL BORES SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 555. DIRECTIONAL BORES AND THE FDOT UTILITIES ACCOMMODATION MANUAL.
10. ALL DIRECTIONAL BORES MUST EXTEND A MINIMUM OF EIGHT(8) FEET PAST THE EDGE OF PAVEMENT OF ANY ROADWAY OR COMMERCIAL DRIVEWAY. FOR RESIDENTIAL DRIVEWAYS AND SIDEWALKS, THE BORE MUST EXTEND THREE (3) FEET PAST THE EDGE ON EITHER SIDE.
11. THE CONTRACTOR SHALL CONTROL DUST GENERATED BY THIS PROJECT AT ALL TIMES. SHALL PROVIDE STREET SWEEPING AS REQUIRED, AND PREVENT SEDIMENT FROM ENTERING INTO THE EXISTING DRAINAGE SYSTEM AT ALL TIMES.
12. THE CONTRACTOR SHALL NOT EXCEED NOISE LEVELS AS SPECIFIED IN BREVARD COUNTY CODE OF ORDINANCES SECTION 62-2271.
13. ALL STRIPING AND PAVEMENT MARKINGS IN THE COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND SHALL NOT BE APPLIED UNTIL A MINIMUM OF 30 DAYS AFTER THE PLACEMENT OF THE FINAL ASPHALT SURFACE. IN THE INTERIM, STRIPING SHALL BE PAINT AND ANY REQUIRED RPM'S INSTALLED PER THE PLANS. DO NOT STRIPE ACROSS MANHOLE LIDS OR DRAINAGE GRATES.
14. REFLECTIVE PAVEMENT MARKINGS (RPM'S) SHALL BE INSTALLED IN ALL LOCATIONS AS REQUIRED BY FDOT DESIGN STANDARD, (LATEST EDITION)
15. ANY PAVEMENT MARKINGS AND RPM'S THAT ARE DESTROYED, DAMAGED, OR DIMINISHED BY CONSTRUCTION ACTIVITIES FOR UP TO 500 FEET IN EITHER DIRECTION BEYOND THE LIMITS OF CONSTRUCTION SHALL BE REPLACED OR REFURBISHED BY THE CONTRACTOR.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COUNTY RIGHT-OF-WAY FOR THE DURATION OF CONSTRUCTION. AT A MINIMUM, THE CONTRACTOR SHALL MOW THE RIGHT-OF-WAY ON AN AS NEEDED BASIS AND MAINTAIN THE DRAINAGE CONVEYANCE SYSTEM. ADDITIONAL MAINTENANCE MAY BE REQUIRED ON A CASE BY CASE BASIS.

TRAFFIC CONTROL

1. **MOT PLAN REVIEW:** A PROJECT-SPECIFIC MAINTENANCE OF TRAFFIC (MOT) PLAN OR ROADWAY CLOSURE MOT/DETOUR PLAN MUST BE SUBMITTED TO BREVARD COUNTY TRAFFIC OPERATIONS (321-633-2077) FOR APPROVAL A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION, THE MOT PLAN SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FOOT STANDARD INDEX 600 SERIES, (LATEST EDITIONS), PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS OR VMS) MAY BE REQUIRED TO SUPPLEMENT THE STANDARD MOT SIGNAGE.
2. **ROAD CLOSURES:** THE CONTRACTOR SHALL NOTIFY BREVARD COUNTY TRAFFIC OPERATIONS (321-633-2077) A MINIMUM OF TWO (2) WEEKS IN ADVANCE OF THE PROPOSED START DATE OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY, FOR EACH PHASE OF CONSTRUCTION, IF APPLICABLE, CONSTRUCTION SHALL NOT BEGIN UNTIL THE MOT PLAN IS APPROVED AND NOTIFICATIONS HAVE BEEN SENT TO AFFECTED AGENCIES. CERTAIN LOCATIONS MAY REQUIRE WORK IN THE RIGHT-OF-WAY TO BE PERFORMED AT NIGHT ONLY.

- LANE CLOSURES:** THE CONTRACTOR SHALL NOTIFY BREVARD COUNTY TRAFFIC OPERATIONS (321-633-2077) A MINIMUM OF ONE (1) WEEK IN ADVANCE OF THE PROPOSED START DATE OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY. CONSTRUCTION SHALL NOT BEGIN UNTIL THE MOT PLAN IS APPROVED AND NOTIFICATIONS HAVE BEEN SENT TO AFFECTED AGENCIES. NO LANE CLOSURES WILL BE PERMITTED DURING PEAK HOUR TRAFFIC VOLUMES.
4. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE MUTCD FOR STREETS AND HIGHWAYS, FOOT STANDARDS (LATEST EDITIONS), AND BREVARD COUNTY LAND DEVELOPMENT EXHIBIT #26.
- DRAINAGE - ROADWAYS**
1. ALL DRAINAGE SYSTEM CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS AND FDOT DESIGN STANDARDS,(LATEST EDITIONS).
2. ALL RETICULINE STEEL GRATES SHALL BE HOT DIPPED GALVANIZED AND HAVE A TRAFFIC BEARING H-20 LOAD RATING.
3. ALL GRATES UTILIZED WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE TRAFFIC BEARING H-20 LOADING.
4. ALL STORMWATER PIPING WITHIN THE ROAD RIGHT-OF-WAY, REGARDLESS OF PUBLIC OR PRIVATE, OR STORMWATER PIPING THAT CONVEYS STORMWATER UNDER THE ROADWAY BETWEEN STORMWATER TREATMENT PONDS, SHALL BE INSPECTED PER SECTIONS 430-4.8, 430-4.8.1, AND 430-4.8.2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.(LATEST EDITION), A COPY OF THE PIPE VIDEO SHALL BE PROVIDED TO THE COUNTY AS PART OF THE SUBMITTAL OF THE CERTIFICATION OF COMPLETION REQUEST FOR FINAL INSPECTION. THE COUNTY SHALL BE NOTIFIED ONE WEEK PRIOR TO THE START OF THE PIPE VIDEO INSPECTION PROCESS.
5. ALL OPEN CUTS SHALL CONFORM TO LAND DEVELOPMENT EXHIBIT #25. FOR ALL OPEN CUTS, THE FLOWABLE FILL AND TEMPORARY ASPHALT SHALL BE INSTALLED WITHIN TWO (2) DAYS OF THE EXCAVATION (UNLESS OTHERWISE APPROVED IN WRITING BY BREVARD COUNTY PUBLIC WORKS ENGINEERING). PERMANENT ASPHALT INCLUDING MILLING AND RESURFACING, IF NEEDED, SHALL BE COMPLETED WITHIN THIRTY (30) DAYS OF EXCAVATION.
6. THE CONTRACTOR SHALL REMOVE THE SHOULDER OF THE ROADWAY TO A POINT WHERE THE BASE MATERIAL OF THE EXISTING ROADWAY MEETS THE MINIMUM THICKNESS OF THE PROPOSED ROADWAY/COMMERCIAL DRIVEWAY CONNECTION.

DRAINAGE - ROADWAYS

1. ALL DRAINAGE SYSTEM CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS AND FDOT DESIGN STANDARDS, (LATEST EDITIONS).
2. ALL RETICULINE STEEL GRATES SHALL BE HOT DIPPED GALVANIZED AND HAVE A TRAFFIC BEARING H-20 LOAD RATING.
3. ALL GRATES UTILIZED WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE TRAFFIC BEARING H-20 LOADING.
4. ALL STORMWATER PIPING WITHIN THE ROAD RIGHT-OF-WAY, REGARDLESS OF PUBLIC OR PRIVATE, OR STORMWATER PIPING THAT CONVEYS STORMWATER UNDER THE ROADWAY BETWEEN STORMWATER TREATMENT PONDS, SHALL BE INSPECTED PER SECTIONS 430-4.8, 430-4.8.1, AND 430-4.8.2 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, (LATEST EDITION), A COPY OF THE PIPE VIDEO SHALL BE PROVIDED TO THE COUNTY AS PART OF THE SUBMITTAL OF THE CERTIFICATION OF COMPLETION REQUEST FOR FINAL INSPECTION. THE COUNTY SHALL BE NOTIFIED ONE WEEK PRIOR TO THE START OF THE PIPE VIDEO INSPECTION PROCESS.
5. ALL OPEN CUTS SHALL CONFORM TO LAND DEVELOPMENT EXHIBIT #25. FOR ALL OPEN CUTS, THE FLOWABLE FILL AND TEMPORARY ASPHALT SHALL BE INSTALLED WITHIN TWO (2) DAYS OF THE EXCAVATION (UNLESS OTHERWISE APPROVED IN WRITING BY BREVARD COUNTY PUBLIC WORKS ENGINEERING). PERMANENT ASPHALT INCLUDING MILLING AND RESURFACING, IF NEEDED, SHALL BE COMPLETED WITHIN THIRTY (30) DAYS OF EXCAVATION.
6. THE CONTRACTOR SHALL REMOVE THE SHOULDER OF THE ROADWAY TO A POINT WHERE THE BASE MATERIAL OF THE EXISTING ROADWAY MEETS THE MINIMUM THICKNESS OF THE PROPOSED ROADWAY/COMMERCIAL DRIVEWAY CONNECTION.

CONCRETE PAVING AND SIDEWALK

1. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER FOOT INDEX 515 AND/OR BREVARD COUNTY STANDARD EXHIBITS UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL MEET FOOT DESIGN MIX AND SPECIFICATIONS. CURING METHOD SHALL BE IN ACCORDANCE WITH THE FOOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, (LATEST EDITION).
3. ALL SIDEWALKS WITHIN THE COUNTY RIGHT-OF-WAY OR WITHIN A PUBLIC SIDEWALK EASEMENT SHALL BE CONSTRUCTED OF 6-INCH THICK, 3000-PSI CONCRETE WITH FIBER MESH REINFORCEMENT. CONCRETE SIDEWALKS (OR PEDWAYS) AND CONCRETE DRIVEWAY APRONS SHALL BE CONSTRUCTED OVER SOILS COMPACTED TO 98% DENSITY, OF AASHTO T-180. SHOULD EXISTING SOILS BE FOUND UNSUITABLE FOR COMPACTION, ADDITIONAL COMPATIBLE MATERIALS SHALL BE BROUGHT TO THE SITE FOR USE AS SUBGRADE. ALTERNATE METHODS OF COMPACTION MAY BE REQUIRED TO AVOID DAMAGE TO SURROUNDING PROPERTIES.
4. CONSTRUCT SIDEWALK JOINTS PURSUANT TO FOOT INDEX 310 (LATEST EDITION). EXPANSION JOINTS SHALL BE EVERY 50 FEET, AND BETWEEN NEW AND OLD CONCRETE.
5. TWO BY FOUR FORM BOARDS SHALL NOT BE USED FOR SIDEWALK/DRIVEWAY CONSTRUCTION. FORM BOARDS SHALL MATCH PROPOSED CONCRETE THICKNESS. SLIP FORMS SHALL NOT BE USED FOR SIDEWALK CONSTRUCTION. FIXED FORMWORK SHALL BE REQUIRED PER FOOT INDEX 300.
6. THE CONTRACTOR SHALL PROVIDE A 3-FOOT CURB TRANSITION AT ALL CURB TERMINATIONS.
7. ALL SIDEWALK AND ACCESS RAMP CONSTRUCTION SHALL COMPLY WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, FOOT DESIGN STANDARDS (LATEST EDITION), AND BREVARD COUNTY DEVELOPMENT REQUIREMENTS.

ASPHALT PAVING AND TESTING

THE FOLLOWING TESTING REQUIREMENTS APPLY TO:

- a. ALL PUBLIC AND PRIVATE SUBDIVISION PROJECTS PERMITTED THROUGH BREVARD COUNTY PLANNING AND DEVELOPMENT;
- b. ALL SITE PLAN PROJECTS PERMITTED THROUGH BREVARD COUNTY PLANNING AND DEVELOPMENT REQUIRING WORK IN THE COUNTY RIGHT-OF-WAY;
- c. ALL PROJECTS PERMITTED THROUGH BREVARD COUNTY PUBLIC WORKS FOR WORK WITHIN THE COUNTY RIGHT-OF-WAY.

SECTIONS WITHIN THE FDOT STANDARD SPECIFICATIONS LIMITING TESTING REQUIREMENTS BASED ON LOT SIZE, SUB-LOT SIZE, TONNAGE, MINIMUM THICKNESS, OR SPREAD RATE WILL NOT APPLY TO THE PROJECTS LISTED ABOVE. AT A MINIMUM, ONE SET OF TESTS WILL BE REQUIRED FOR ALL PAVING PROJECTS LARGER THAN 50 TONS TOTAL AND ADDITIONAL TESTING MAY BE REQUIRED ON A CASE BY CASE EVALUATION OF THE PROJECT. TESTING REQUIREMENTS AT THE ASPHALT PLANT WILL NOT APPLY.

FOR S-TYPE ASPHALT AS SPECIFIED IN THE 2000-2004 FDOT STANDARD SPECIFICATION:

1. THE CONTRACTOR SHALL PROVIDE A DESIGN MIX SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA AND APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FDOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 331-4 (2000). DESIGN MIXES BY FDOT CERTIFIED MIX DESIGNERS WILL NOT BE ACCEPTED.
2. THE CONTRACTOR SHALL PROVIDE EXTRACTION/GRADATION TESTS IN ACCORDANCE WITH SECTION 331-4.4.2 (2000).
3. THE CONTRACTOR SHALL PROVIDE MARSHALL STABILITY TESTING IN ACCORDANCE WITH SECTION 331-5.5.1 (2000).
4. PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-13 (2000).
5. THE CONTRACTOR SHALL PROVIDE SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH SECTION 330-13.3 (2000).
6. QUALITY CONTROL CORE BORINGS SHALL BE OBTAINED FOR THICKNESS PER SECTION 330-2.2 ROADWAY, (2004) AND DENSITY PER SECTION 330-11, TABLE 330-3 (2000).
7. ASPHALT TEST RESULTS FOR EACH CORE TAKEN ARE REVIEWED ON AN INDIVIDUAL BASIS FOR THICKNESS AND DENSITY. THICKNESS AND DENSITY AVERAGES WILL NOT BE ACCEPTED. NO UNDER TOLERANCE FOR THE THICKNESS OF EACH ASPHALT CORE WILL BE ALLOWED.

FOR SUPERPAVE (SP) ASPHALT AS SPECIFIED IN THE 2010 FDOT STANDARD SPECIFICATION:

1. THE CONTRACTOR SHALL PROVIDE AN FDOT APPROVED DESIGN MIX, APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT, TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FDOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 334-2 & 334-3 (2010). DESIGN MIXES BY FDOT CERTIFIED MIX DESIGNERS THAT ARE NOT FDOT APPROVED WILL NOT BE ACCEPTED.
2. THE CONTRACTOR SHALL PROVIDE GRADATION AND BINDER CONTENT TESTING IN ACCORDANCE WITH SECTION 334-5, (2010) HOWEVER, THE SAMPLE(S) MAY BE TAKEN AT THE PROJECT LOCATION IN LIEU OF AT THE ASPHALT PLANT AS SPECIFIED. RESULTS MUST BE PROVIDED TO THE COUNTY WITHIN ONE WEEK AFTER THE COMPLETION OF PAVING.
3. THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL, DENSITY, AND THICKNESS TESTING IN ACCORDANCE WITH SECTIONS 334-3, 334-4, 334-5, AND 334-5.2.3 (2010).
4. ASPHALT TESTING RESULTS FOR EACH CORE TAKEN ARE REVIEWED ON AN INDIVIDUAL BASIS FOR THICKNESS AND DENSITY. THICKNESS AND DENSITY AVERAGES, AS NOTED IN TABLE 334-5, NOTE 2, OF SECTION 334-5 (2010) WILL NOT BE ACCEPTED. NO UNDER TOLERANCE FOR THE THICKNESS OF EACH ASPHALT CORE WILL BE ALLOWED.
5. PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-12 (2010).
6. THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH 330-12 (2010).

FOR FRICTION COURSE FC-5 AS SPECIFIED IN THE 2010 FDOT STANDARD SPECIFICATION:

1. THE CONTRACTOR SHALL PROVIDE PROVIDE AN FDOT APPROVED DESIGN MIX, APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT, TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FDOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 337-4 (2010). DESIGN MIXES BY FDOT CERTIFIED MIX DESIGNERS THAT ARE NOT FDOT APPROVED WILL NOT BE ACCEPTED.
2. THE CONTRACTOR SHALL PROVIDE GRADATION AND BINDER CONTENT TESTING IN ACCORDANCE WITH SECTION 337-5 & 337-6 (2010). THE SAMPLE(S) MAY BE TAKEN AT THE PROJECT LOCATION IN LIEU OF AT THE ASPHALT PLANT AS SPECIFIED. RESULTS MUST BE PROVIDED TO THE COUNTY WITHIN ONE WEEK AFTER THE COMPLETION OF PAVING.
3. PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-12 (2010).
4. QUALITY CONTROL CORE BORINGS SHALL BE OBTAINED FOR THICKNESS TESTING USING SECTION 334-5.2.3 (2010).
5. THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH SECTION 330-12 (2010).

FOR SUPERPAVE FRICTION COURSES FC-9.5 & FC-12.5 AS SPECIFIED IN THE 2010 FDOT STANDARD SPECIFICATIONS:

1. THE CONTRACTOR SHALL PROVIDE AN FDOT APPROVED DESIGN MIX, APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT, TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FDOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 337-4 (2010). DESIGN MIXES BY FDOT CERTIFIED MIX DESIGNERS THAT ARE NOT FDOT APPROVED WILL NOT BE ACCEPTED.
2. THE CONTRACTOR SHALL PROVIDE GRADATION AND BINDER CONTENT TESTING IN ACCORDANCE WITH SECTION 337-5 & 337-6 (2010). THE SAMPLE(S) MAY BE TAKEN AT THE PROJECT LOCATION IN LIEU OF AT THE ASPHALT PLANT, AS SPECIFIED. RESULTS MUST BE PROVIDED TO THE COUNTY WITHIN ONE WEEK AFTER THE COMPLETION OF PAVING.
3. THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL, DENSITY, AND THICKNESS TESTING IN ACCORDANCE WITH SECTIONS 337-1, 337-3, 337-4, 337-6, 337-8, AND 334-5.2.3 (2010).
4. ASPHALT TESTING RESULTS FOR EACH CORE TAKEN ARE REVIEWED ON AN INDIVIDUAL BASIS FOR THICKNESS AND DENSITY. THICKNESS AND DENSITY AVERAGES, AS NOTED IN TABLE 334-5, NOTE 2, OF SECTION 334-5 (2010) WILL NOT ACCEPTED. NO UNDER TOLERANCE FOR THE THICKNESS OF EACH ASPHALT CORE WILL BE ALLOWED.
5. PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-12 (2010).
6. THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH 330-12 (2010).

CONCRETE BOX CULVERT NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH FOOT DESIGN STANDARDS (LATEST EDITION), FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND BREVARD COUNTY STANDARDS.
2. PRIOR TO START OF CONSTRUCTION, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STRUCTURAL ENGINEERING DRAWINGS (SIGNED & SEALED BY A PROFESSIONAL ENGINEER LICENSED & REGISTERED IN THE STATE OF FLORIDA) FOR ALL COMPONENTS OF THE CONCRETE BOX CULVERTS, INCLUDING WINGWALLS, TOE SLAB & CUTOFF WALLS, AND HEADWALLS. THE DRAWINGS SHALL INCLUDE QUANTITIES TABULATIONS FOR CLASS IV CONCRETE (CUBIC YARDS), AND REINFORCING STEEL (POUNDS). THE DESIGN MUST BE BASED ON FOOT'S LOAD & RESISTANCE FACTOR DESIGN (LRFD) PROGRAM. SEPARATE DRAWINGS ARE REQUIRED FOR ALL WINGWALLS, TOE SLABS & CUTOFF WALLS, AND HEADWALLS, WHICH MUST BE CAST-IN-PLACE PER FOOT SPECIFICATIONS.
3. ALL BOX CULVERT MATERIALS THAT ARE TO BE INSTALLED UNDER ROADWAYS AND/OR DRIVEWAYS ARE TO BE DELIVERED TO SITE (AND PASS INITIAL INSPECTIONS) PRIOR TO START OF DEMOLITION OF EXISTING SYSTEM.
4. CONCRETE (PRECAST OR CAST-IN-PLACE) REQUIREMENTS: CLASS IV (5500 PSI).
5. REINFORCING STEEL REQUIREMENTS: ASTM A615 GRADE 60 DEFORMED BAR UNLESS OTHERWISE NOTED, WITH A MINIMUM CLEARANCE OF 3" (THREE INCHES), UNLESS OTHERWISE SHOWN. EQUAL AREA SUBSTITUTION OF WELDED WIRE (WWR) REINFORCEMENT IS PERMITTED.
6. REFER TO FOOT INDEX 292 FOR PRECAST CONCRETE BOX CULVERT SLAB & WALL THICKNESSES, REINFORCEMENT AREAS, GENERAL NOTES (SHEET 2 OF 14), AND WELDED WIRE REINFORCEMENT BENDING DIAGRAMS (SHEET 14 OF 14).
7. REFER TO FOOT INDEX 289 FOR CONCRETE BOX CULVERT DETAILS RELATED TO LRFD.
8. REFER TO FOOT INDEX 291 FOR SUPPLEMENTAL DETAILS FOR PRECAST CONCRETE BOX CULVERTS.
9. IF REQUIRED, BY-PASS PUMPING AND/OR PIPING SHALL BE APPROVED BY BREVARD COUNTY PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION.

PROJECT NAME/DWG DESIGNED/DRAWN BY: JB CHECKED BY: RBS	DATE:	REVISION:	BY:	PREPARED BY:  PUBLIC WORKS DEPARTMENT ENGINEERING PROGRAM BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS 2725 JUDGE FRANK JAMIESON WAY, RM. 204, BLDG. A, VIERA, FL 32940 Ph. (321) 637-5437, Fx. (321) 633-2083	DATE: OCTOBER 2012	APPROVED BY: RICHARD B. SZPYRKA, P.E. ENGINEERING PROGRAM MANAGER	BREVARD COUNTY PUBLIC WORKS ENGINEERING STANDARD DEVELOPMENT NOTES	SHEET 1 OF 1
	1.	FOR DISTRIBUTION 10-10-12						
	2.							
	3.							
	4.							

This item has been Digitally signed and sealed by Bryan Potts on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE	08/02/21
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 102-002	
C-0.1	
SHEET NO.	



TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



Sunshine
811

NO.	ISSUED FOR PERMITTING	REVISIONS	BRP BY DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
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			

SPILL PREVENTION CONTROLS AND COUNTERMEASURES:

1. MATERIALS MANAGEMENT

GOOD HOUSEKEEPING: THE FOLLOWING GOOD HOUSEKEEPING MEASURES WILL BE FOLLOWED ON-SITE DURING CONSTRUCTION:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB;
- ALL MATERIALS ON-SITE WILL BE STORED IN A NEAT AND ORDERLY MANNER, IN APPROPRIATE CONTAINERS, AND/OR IN THE SHEDS;
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL LABELS;
- SUBSTANCES WILL NOT BE MIXED UNLESS RECOMMENDED BY THE MANUFACTURERS;
- ALL FLAMMIBLE PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS;
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED AND MATERIALS WILL BE PROPERLY DISPOSED OF;
- THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR ENSURING ADHERENCE TO GOOD HOUSEKEEPING MEASURES.

PETROLEUM PRODUCTS: ALL ON-SITE VEHICLES AND EQUIPMENT WILL BE MONITORED FOR LEAKS. PETROLEUM PRODUCTS WILL BE STORED PROPERLY ON-SITE. ASPHALT SUBSTANCES WILL BE APPLIED ACCORDING TO PRECAUTIONS AND INSTRUCTIONS ON THE PRODUCT LABELS. PETROLEUM PRODUCTS ON-SITE WILL BE MINIMIZED AND EXTRAORDINARY CARE WILL BE UTILIZED IF REFUELING IS NECESSARY.

II. SPILL CONTROL PRACTICES

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE KEPT IN ANY MATERIAL STORAGE AREAS OR ON-SITE CONSTRUCTION OFFICES OR TRAILERS. THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR MAKING ON-SITE PERSONNEL AND SUBCONTRACTORS AWARE OF THE MANUFACTURER'S LITERATURE AND ALL OF THE SPILL CONTROL PRACTICES.

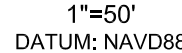
- MATERIALS AND EQUIPMENT AREAS OR ON-SITE CONSTRUCTION

- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
- THE SPILL AREAS WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE

CLOTHING TO PREVENT INJURY

- SPILLS OF TOXIC OR HAZARDOUS MATERIALS WILL BE REPORTED TO THE APPROPRIATE STATE OR CITY GOVERNMENT AGENCY;
- THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT SPILLS FROM REOCCURRING, A DESCRIPTION OF SPILLS WHICH DO OCCUR WILL INCLUDE WHAT CAUSED THE SPILL, WHEN IT OCCURRED, THE NATURE OF THE SPILL, AND HOW IT WAS CLEANED UP.

1"=50'
DATUM: NAVD83



EROSION CONTROL NOTES:

- ### EROSION CONTROL LEGEND
- | | |
|---|--|
|  | CONSTRUCTION EROD - STONE PAD AT SITE EXIT TO REMOVE MUD FROM TIRES.
(STONE SIZE = 1 1/2" 1 1/2" DIAMETER THICKNESS = 6"). |
|  | A SILT FENCE BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. |
|  | INLETS AND CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS AND OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT. |

EROSION CONTROL LEGEND

- | | |
|-----|---|
| CO | CONSTRUCTION EXIT - STONE PAD AT SITE EXIT TO REMOVE MUD FROM TIRES.
(STONE SIZE = 1 1/2" - 3 1/2" DIAMETER THICKNESS = 6"). |
| SD1 | A SILT FENCE BARRIER TO PREVENT SEDIMENT FROM LEAVING THE
CONSTRUCTION SITE. |
| ST | INLETS AND CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION
FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A
COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS
OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF
SEDIMENT. |



SCALE SITE
M PARKWAY S
0 GRISSOM PARKW
00004 PL. CRIST

DATE	06/29/20
SCALE	1"=50'
DRAWN-BY	DDP
PROJECT NUMBER: 2-002	
C-1.0	
SHEET NO.	

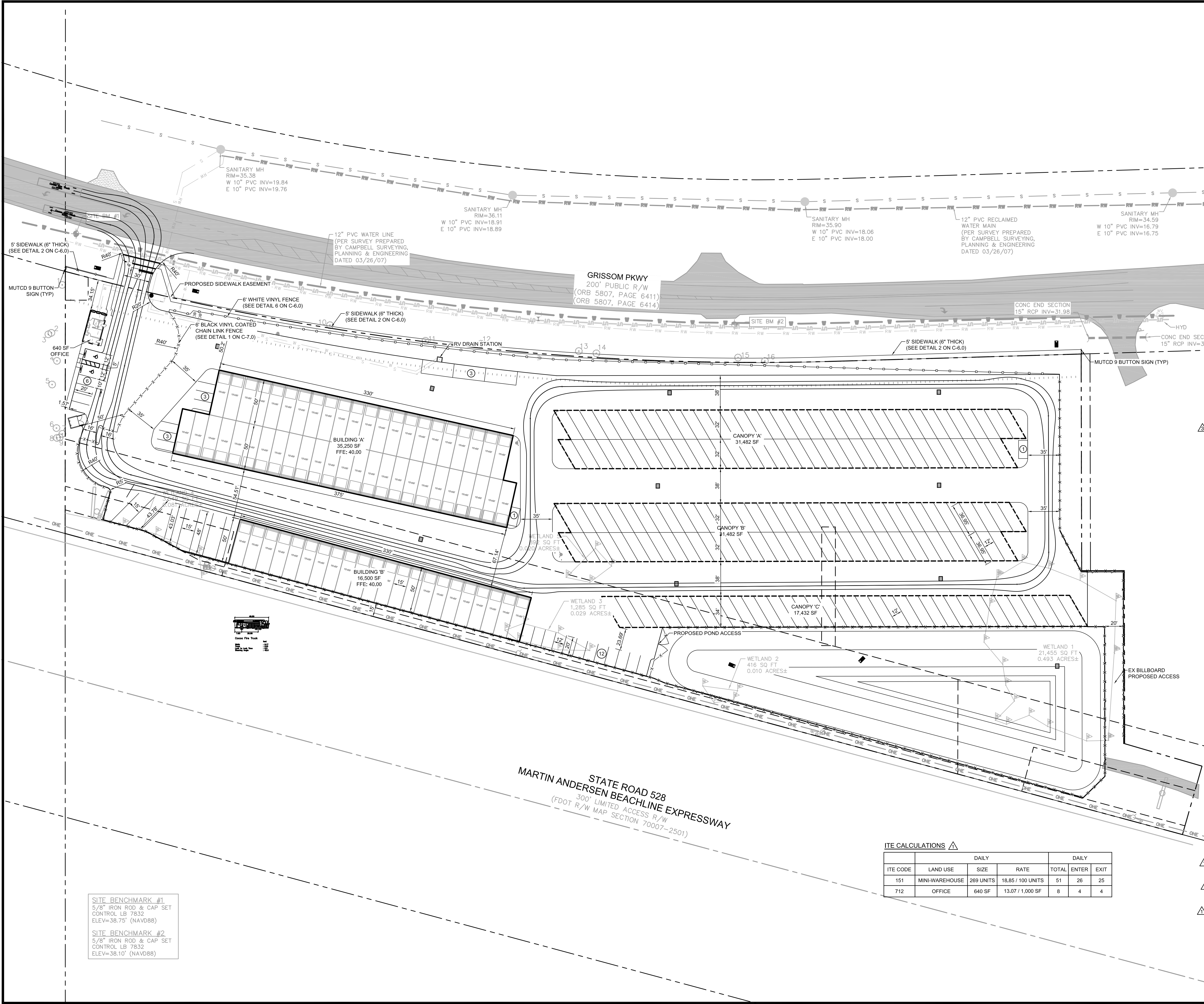
BRYAN R. POTTS, P.E.
FL. REG. #59461

THESE PLANS ARE PREPARED IN COMPLIANCE WITH
EAC 61G15-23.002(d)

5	
4	
3	
2	
1	
0	ISSUED FOR PERMITTING

--	--	--	--	--	--	--

[illegible]



GRAPHIC SCALE

1"=50'
DATUM: NAVD88

SITE DATA

PROPERTY LOCATION: 3300 GRISSOM PARKWAY
PARCEL ID'S: 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, & 24-35-12-00-780
LOCAL MUNICIPALITY: CITY OF COCOA
FUTURE LAND USE: INDUSTRIAL (IND)
CURRENT ZONING: M-2
PROPOSED USE: RV PARKING
TOTAL OVERALL PARCEL AREA: 305,338.8 / 420,883.6 = .725 AC
IMPERVIOUS SURFACE RATIO: .315
PROPOSED FAR: .0%
MIN. OPEN SPACE: .0%
PROPOSED OPEN SPACE: 27.5%

YARDS

FRONT (NORTH) 25'
SIDE (EAST) 0'
SIDE (WEST) 0'
REAR (SOUTH) 15'

BUILDING HEIGHT
MAXIMUM 60'

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
28	IMMOKALEE	SAND	B/D
36	MYAKKA	SAND	A/D
49	POMELLO	SAND	A
54	ST. JOHNS	SAND	B/D

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED AUGUST 25, 2021

FLOOD ZONE
THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12098C0320H, DATED JANUARY 29, 2021 BREVARD COUNTY, FLORIDA.

WETLANDS
THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

VEGETATION
THE SITE IS CURRENTLY A WOODED FIELD.

PARKING REQUIRED
STORAGE FACILITY 103,240 SQ. FT. X (1 SPACE PER 250 SQ. FT.) 6 SPACES
TOTAL PARKING PROVIDED 6 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	HANDICAPPED PARKING SPACES	TOTAL PARKING PROVIDED
27 SPACES	2 SPACES	29 SPACES

STORAGE PARKING

BUILDING A	BUILDING B	CANOPY A	CANOPY B	CANOPY C	OPEN RV SPACE	STORAGE PARKING PROVIDED
(35,250 SF)	(16,500 SF)	(31,482 SF)	(31,472 SF)	(17,432 SF)	7 SPACES	255 SPACES

STORMWATER MANAGEMENT:
STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE CITY OF COCOA AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

GENERAL SITE NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL DIMENSION ARE FROM THE FACE OF CURB.
- ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
- ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
- ALL CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
- ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A AND FLORIDA ACCESSIBILITY CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY- EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
- ALL CONSTRUCTION MATERIAL AND METHODS, SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC, AS REQUIRED PER PLANS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- ALL DISTURBED AREAS WITHIN THE FDOT RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
- ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
- ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES.
- ANY SIGN, PAVEMENT MARKINGS OR RPM'S THAT ARE DAMAGED DURING THE INSTALLATION OF THE NEW DRIVEWAY SHALL BE REPLACED, RESTRIPTED OR REINSTALLED AS PART OF THIS PROJECT. IF ANY SIGNS OR POSTS ARE DAMAGED PLEASE REFER TO FDOT STANDARD PLANS FY 2022-23 INDEX 711-001 PAVEMENT MARKINGS BCLD EXHIBIT 26 FOR THE REPLACEMENT REQUIREMENTS. THIS IS ALSO TO INCLUDE ANY PAVEMENT MARKINGS OR RPM'S THAT ARE DAMAGED 100FT EITHER SIDE OF THE PROJECT LIMITS.
- IF ANY STOP SIGNS OR REGULATORY SIGNS ARE REQUIRED TO BE TAKEN DOWN DURING THE WORK DAY HOURS, THEY SHALL BE REINSTALLED OR RELOCATED IMMEDIATELY AND BEFORE THE CONTRACTOR LEAVES THE SITE FOR THE DAY.
- ANY PROPOSED EASEMENT SHALL BE RECORDED BEFORE THE CERTIFICATE OF COMPLETION WILL BE ISSUED

LIGHTNING NOTE:

- LIGHTNING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS

ITE CALCULATIONS

ITE CODE	LAND USE	SIZE	RATE	DAILY		
				TOTAL	ENTER	EXIT
151	MINI-WAREHOUSE	269 UNITS	18.85 / 100 UNITS	51	26	25
712	OFFICE	640 SF	13.07 / 1,000 SF	8	4	4

SITE PLAN

LARGE SCALE SITE PLAN

GRISSOM PARKWAY STORAGE

3300 GRISSOM PARKWAY

COCOA, FLORIDA

DATE 07/01/22
SCALE 1"=50'
DRAWN-BY DDP
PROJECT NUMBER: 102-002
C-2.0
SHEET NO.

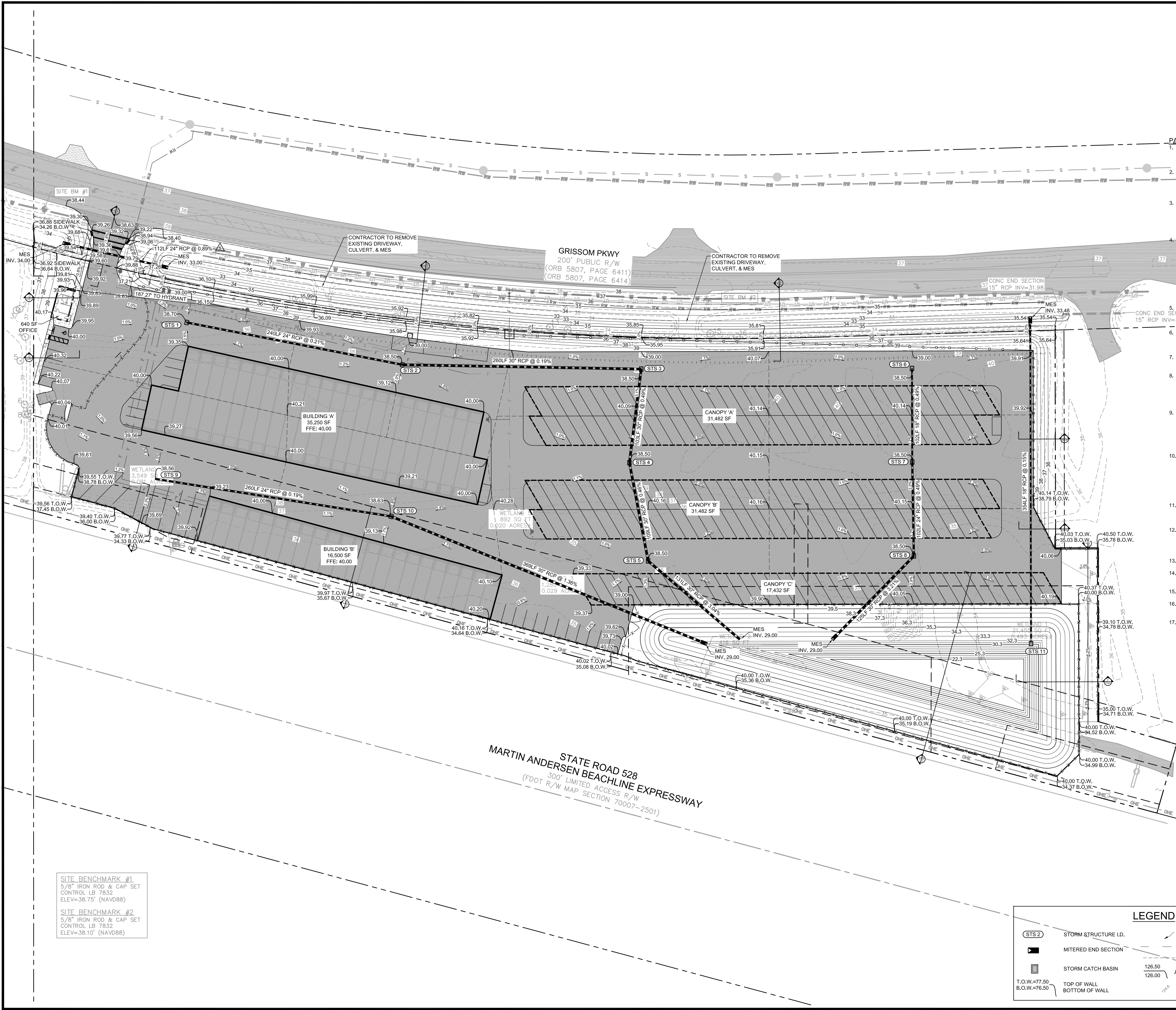
TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. REG. #59461
FL. CERT. OF AUTH. #27199

TP

REVISIONS

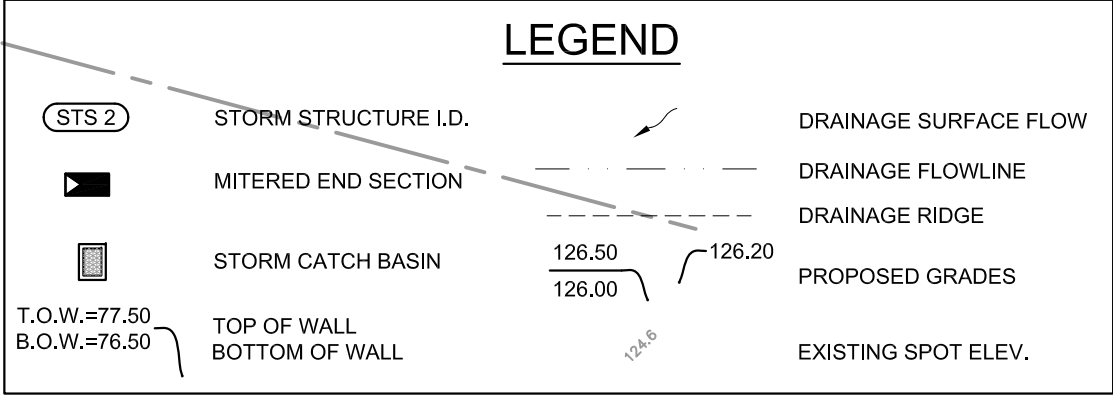
NO.	DATE	BY
1	07/05/22	DDP
2	08/23/22	DDP
3	10/13/22	DDP





- PAVING AND DRAINAGE NOTES**
- THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS EDGE REALTY ADVISORS. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.
 - THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
 - PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DRAINAGE REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.T.P. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
 - THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
 - ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER.
 - ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL, STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
 - FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL.
 - GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT(48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
 - REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS II WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 941. RUBBER GASKETS SHALL CONFORM TO SECTION 942.
 - ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
 - ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
 - ALL ON-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
 - ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
 - NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES. ONLY SOD OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES
 - ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 430-022.

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
STS 1	TYPE 'F' INLET RIM ELEV. 38.70	INV. 35.00 E 24" RCP	INV. 35.00 E 24" RCP
STS 2	TYPE 'F' INLET RIM ELEV. 38.50	INV. 34.50 W 24" RCP	INV. 34.50 E 30" RCP
STS 3	TYPE 'F' INLET RIM ELEV. 38.50	INV. 34.00 W 30" RCP	INV. 34.00 S 30" RCP
STS 4	TYPE 'F' INLET RIM ELEV. 38.50	INV. 33.50 N 30" RCP	INV. 33.50 S 30" RCP
STS 5	TYPE 'F' INLET RIM ELEV. 38.50	INV. 33.00 N 30" RCP	INV. 33.00 SE 30" RCP
STS 6	TYPE 'F' INLET RIM ELEV. 38.50	INV. 34.00 S 18" RCP	INV. 34.00 S 18" RCP
STS 7	TYPE 'F' INLET RIM ELEV. 38.50	INV. 33.50 N 18" RCP	INV. 33.50 S 24" RCP
STS 8	TYPE 'F' INLET RIM ELEV. 38.50	INV. 33.00 N 24" RCP	INV. 33.00 SW 30" RCP
STS 9	TYPE 'F' INLET RIM ELEV. 38.56	INV. 34.50 E 24" RCP	INV. 34.50 E 24" RCP
STS 10	TYPE 'F' INLET RIM ELEV. 38.63	INV. 34.00 W 24" RCP	INV. 34.00 E 30" RCP
STS 11	CONTROL STRUCTURE TYPE 'D' INLET (SEE DETAIL 7 ON C-7.0) RIM ELEV. 36.20	INV. 34.00 N 18" RCP	INV. 34.00 N 18" RCP



GRAPHIC SCALE



1"=50'
DATUM: NAVD88

SITE BENCHMARK #1
5/8" IRON ROD & CAP SET
CONTROL LB 7832
ELEV=38.75' (NAVD88)

SITE BENCHMARK #2
5/8" IRON ROD & CAP SET
CONTROL LB 7832
ELEV=38.10' (NAVD88)

STATE ROAD 528
300' LIMITED ACCESS R/W
(FDOT R/W MAP SECTION 70007-2501)

MARTIN ANDERSEN BEACHLINE EXPRESSWAY

PAVING, GRADING AND DRAINAGE PLAN

LARGE SCALE SITE PLAN
GRISSOM PARKWAY STORAGE
3300 GRISSOM PARKWAY
COCOA, FLORIDA

DATE: 06/28/22
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 102-002
SHEET NO. C-3.0

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL REG. #59461
FL CERT. OF AUTH. #27199

REVISED PER COMMENTS

REVISED PER COMMENTS

ISSUED FOR PERMITTING

NO.

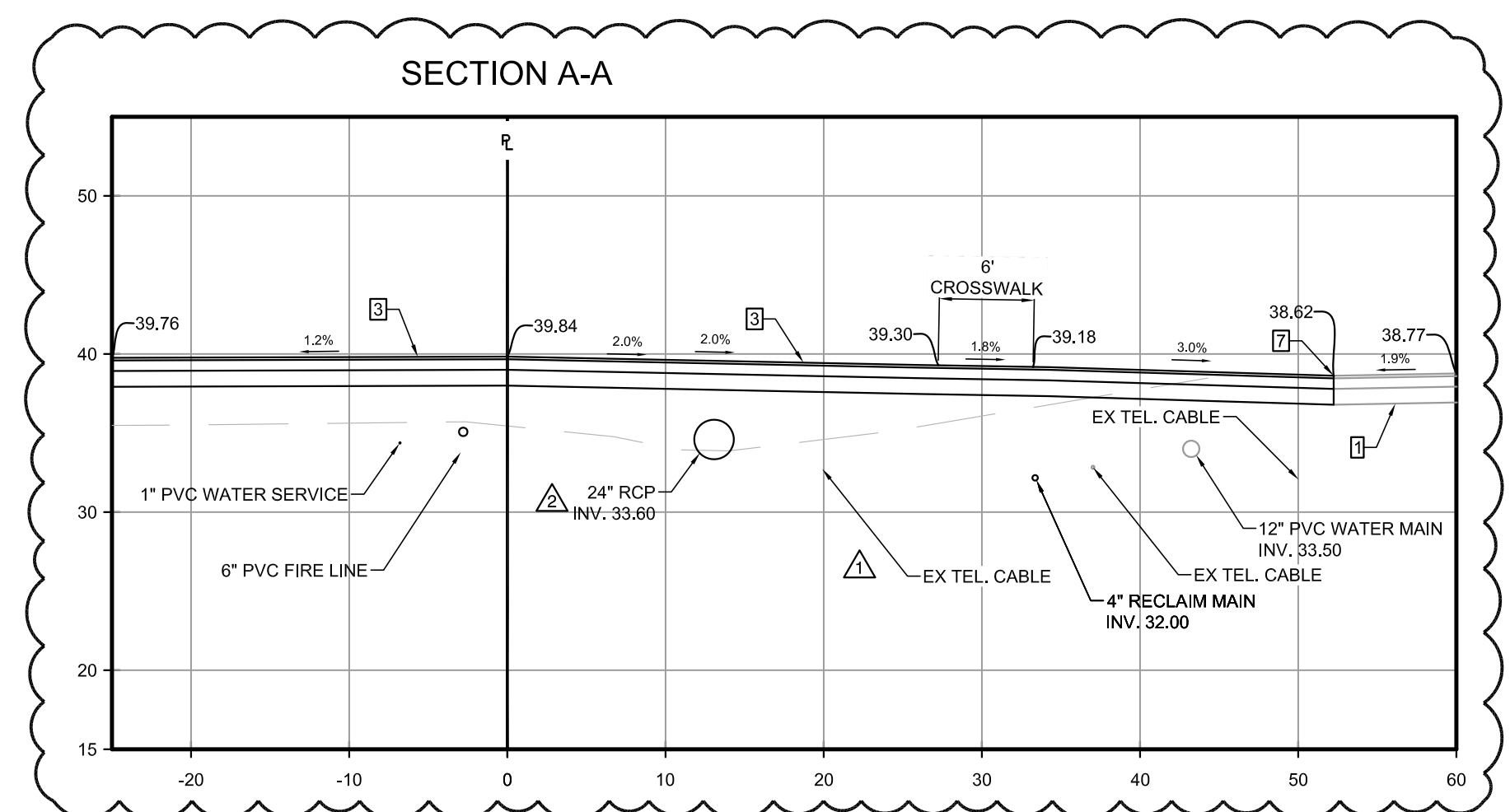
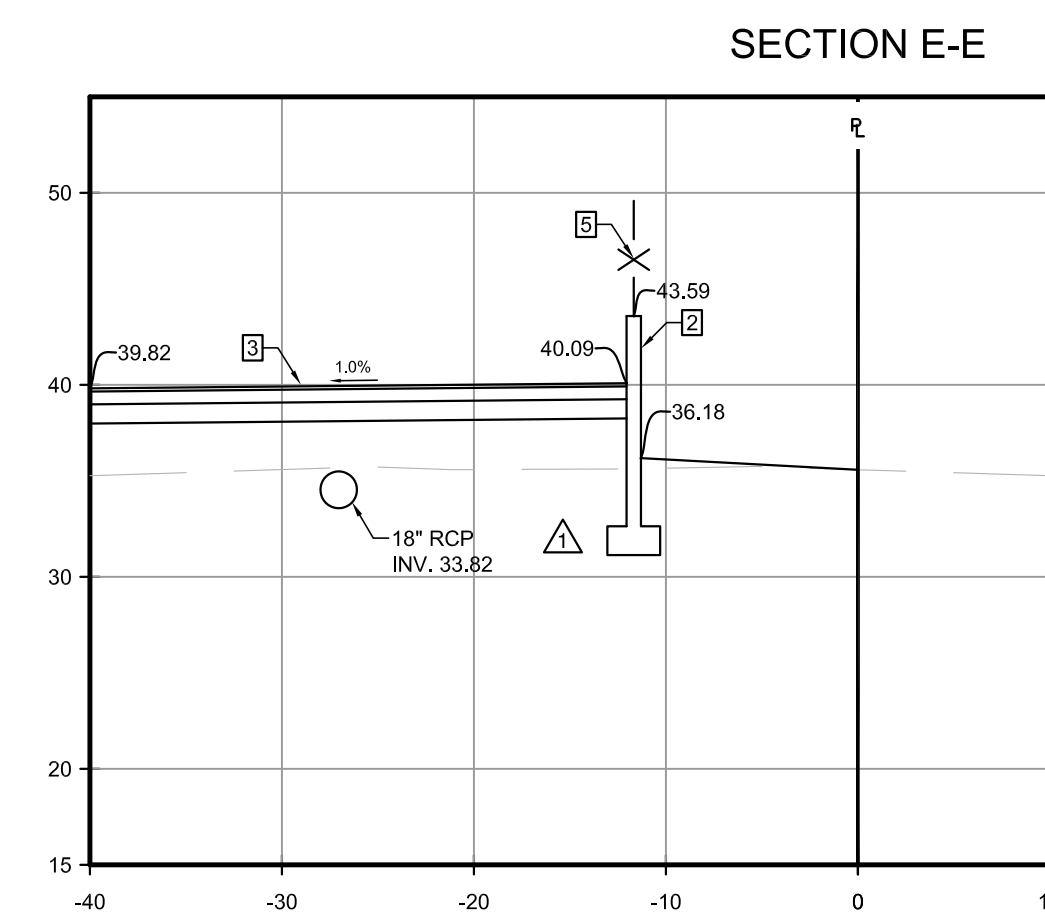
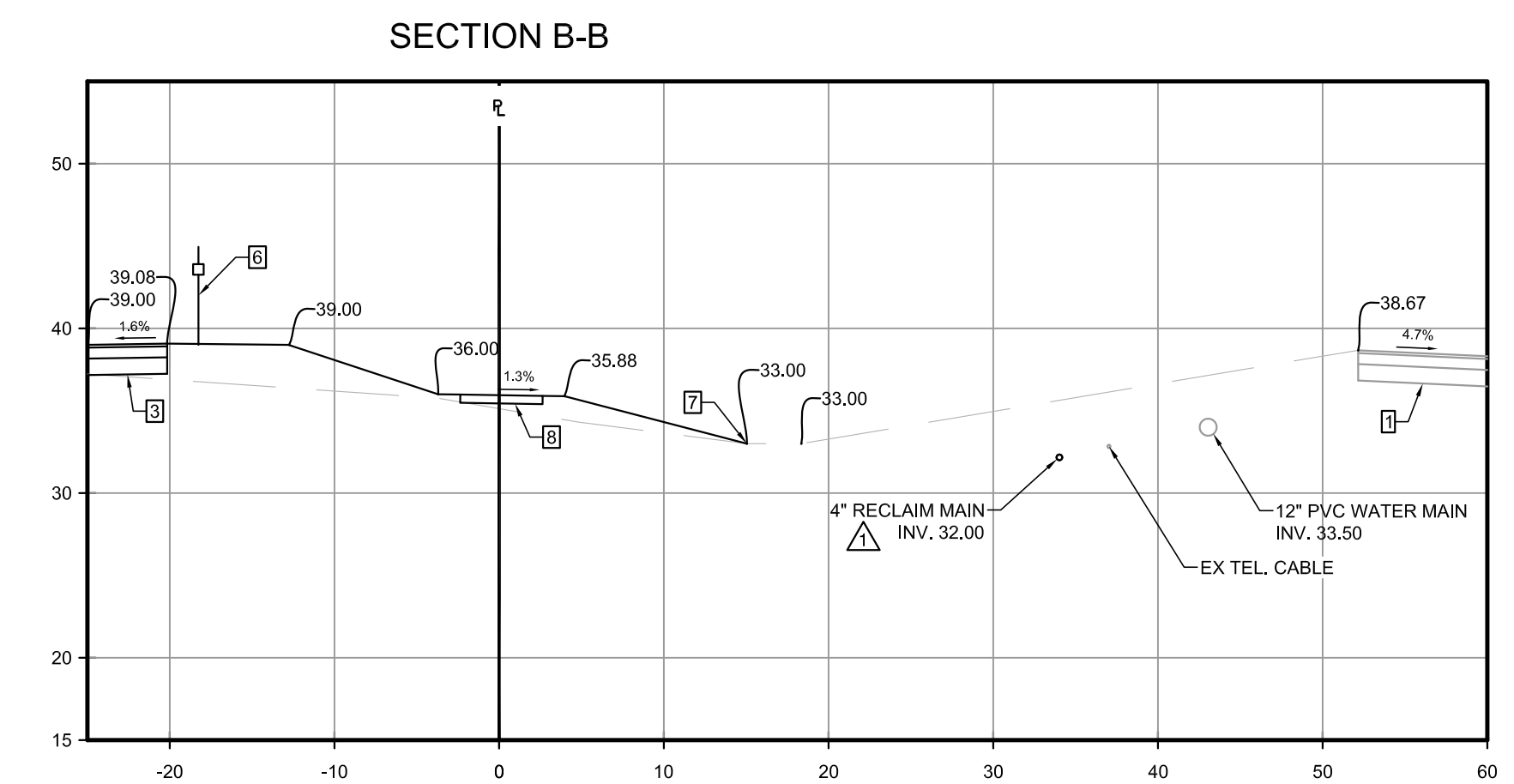
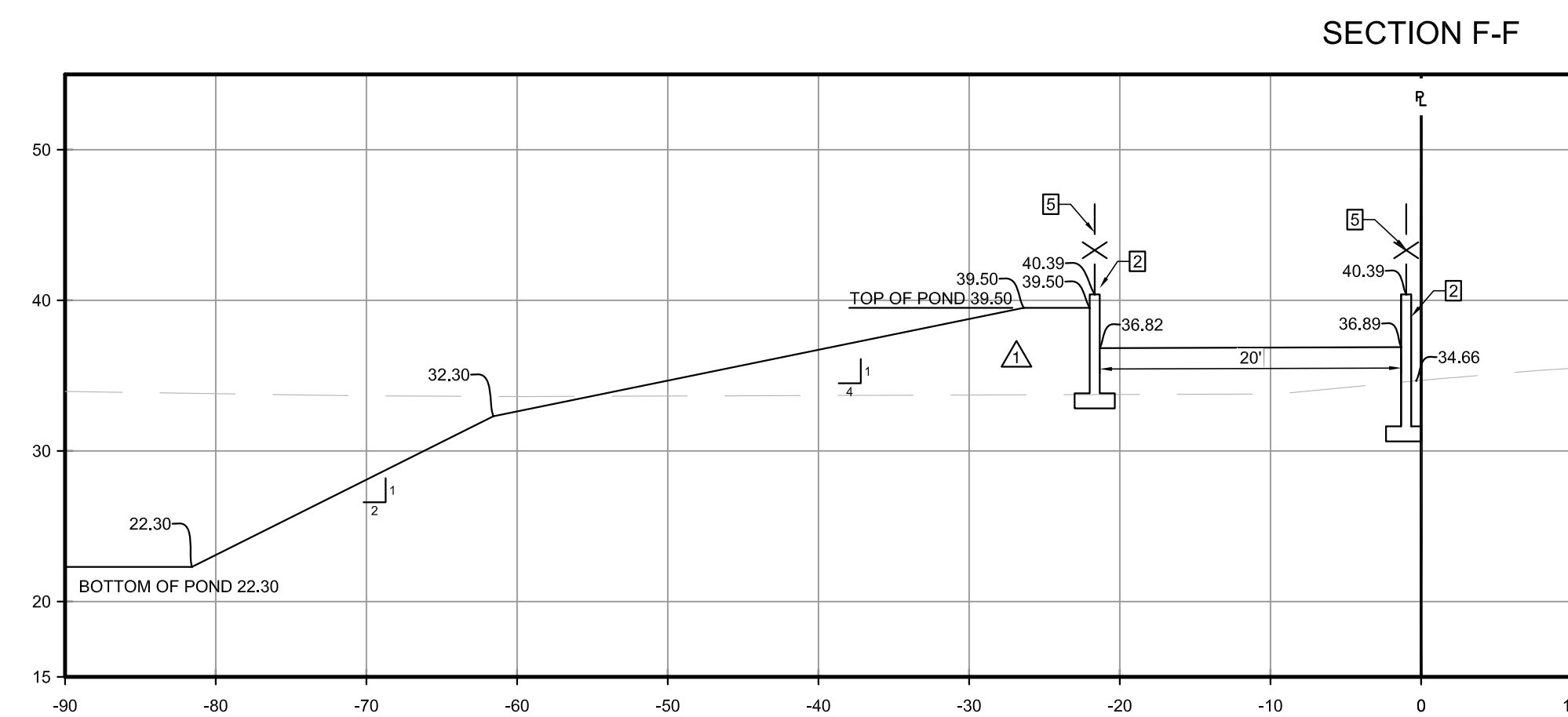
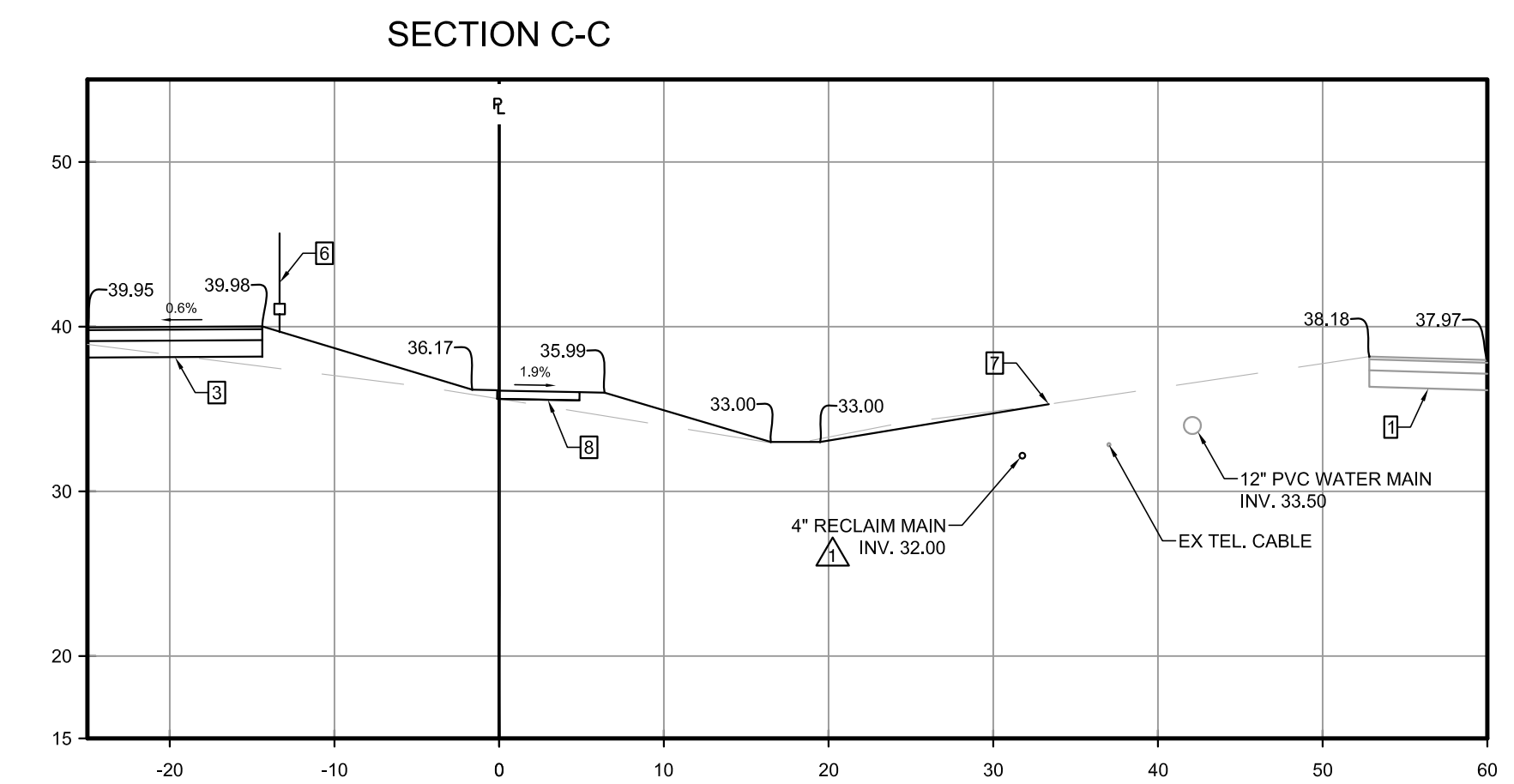
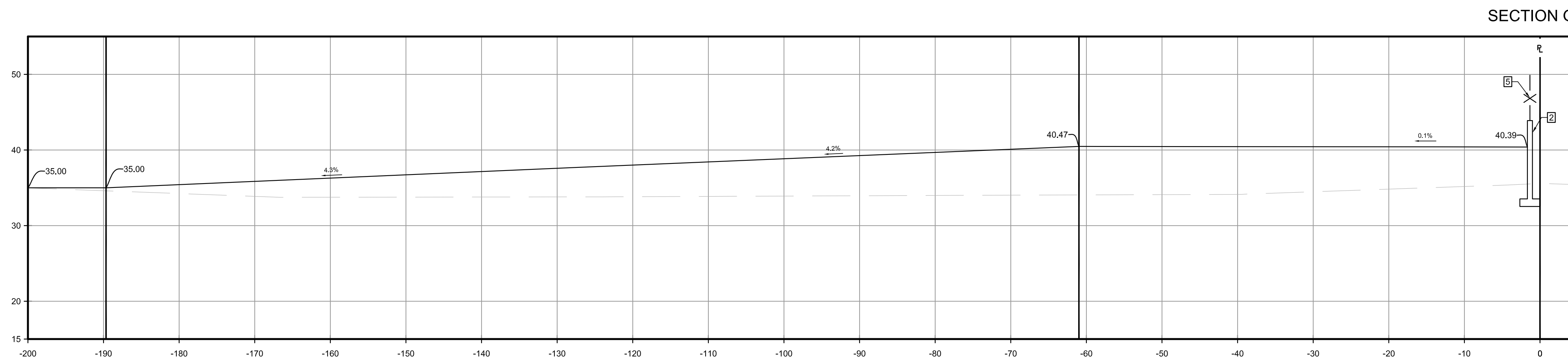
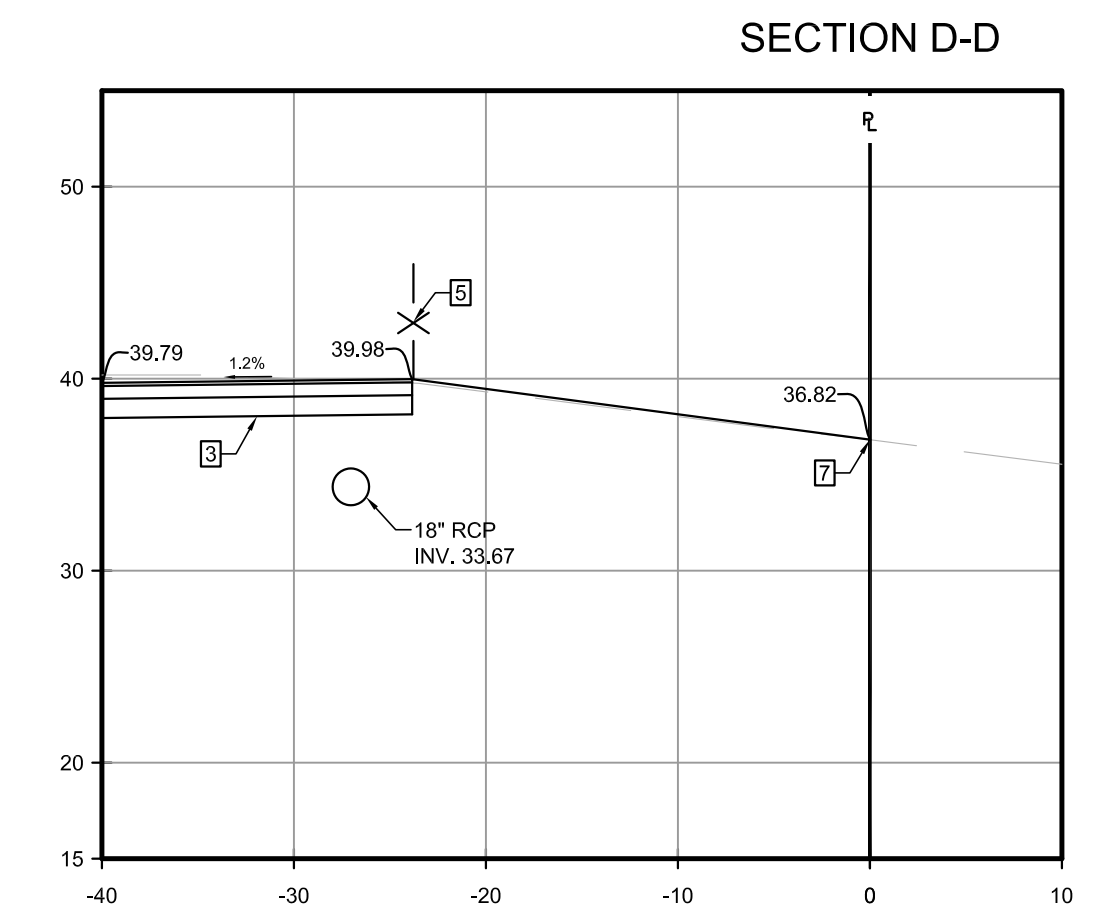
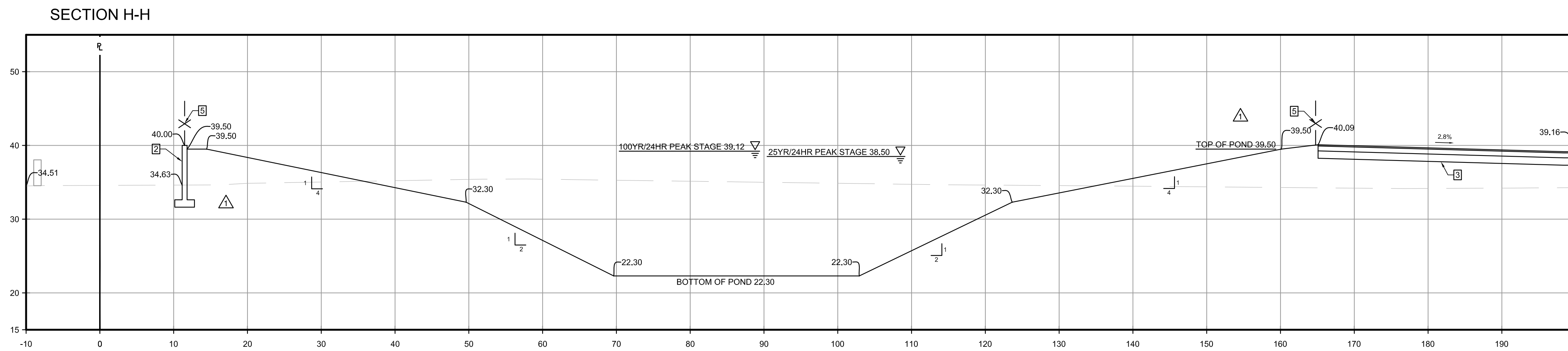
DATE

BY

REVISIONS

Sunshine 811

DATE: 06/28/22
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 102-002
SHEET NO. C-3.0



- ### SECTION NOTE LEGEND

- 1 EX ASPHALT PAVEMENT
- 2 PROPOSED RETAINING WALL
(BY OTHERS)
- 3 ASPHALT PAVEMENT
(SEE DETAIL 1 ON C-6.0)
- 4 OFF-SITE ASPHALT PAVEMENT
(SEE DETAIL 1 ON C-6.0)
- 5 6" BLACK VINYL COATED CHAIN LINK FENCE
(SEE DETAIL 1 ON C-7.0)
- 6 6" WHITE VINYL PRIVACY FENCE
(SEE DETAIL 6 ON C-6.0)
- 7 MEET EXISTING GRADE
- 8 PROPOSED 6' SIDEWALK IN R.O.W.
(SEE DETAIL 2 ON C-6.0)

[illegible]

FAC. 61G15-23.002(d)

BRYAN R. POTTS, P.E.
FL. REG. #59461

DATE _____

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

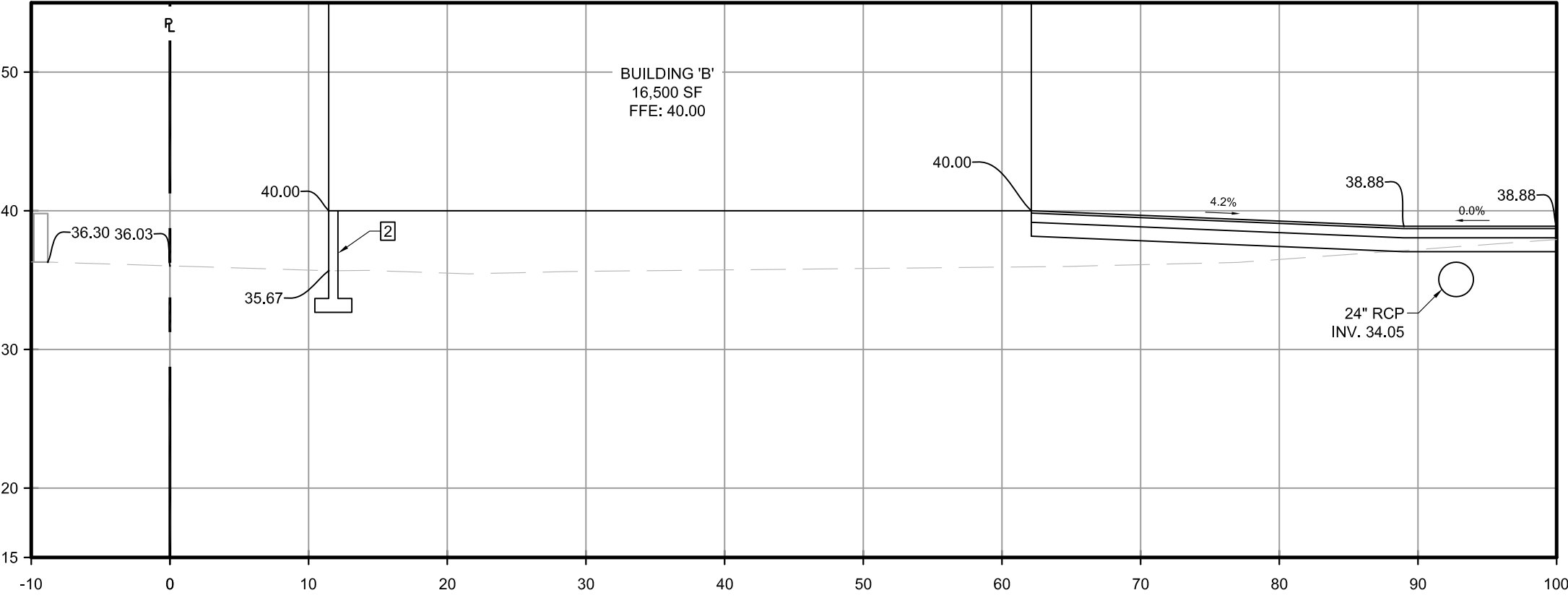


SITE CROSS SECTIONS
LARGE SCALE SITE PLAN
GRISSOM PARKWAY STORAGE
3300 GRISSOM PARKWAY
COCOA, FLORIDA

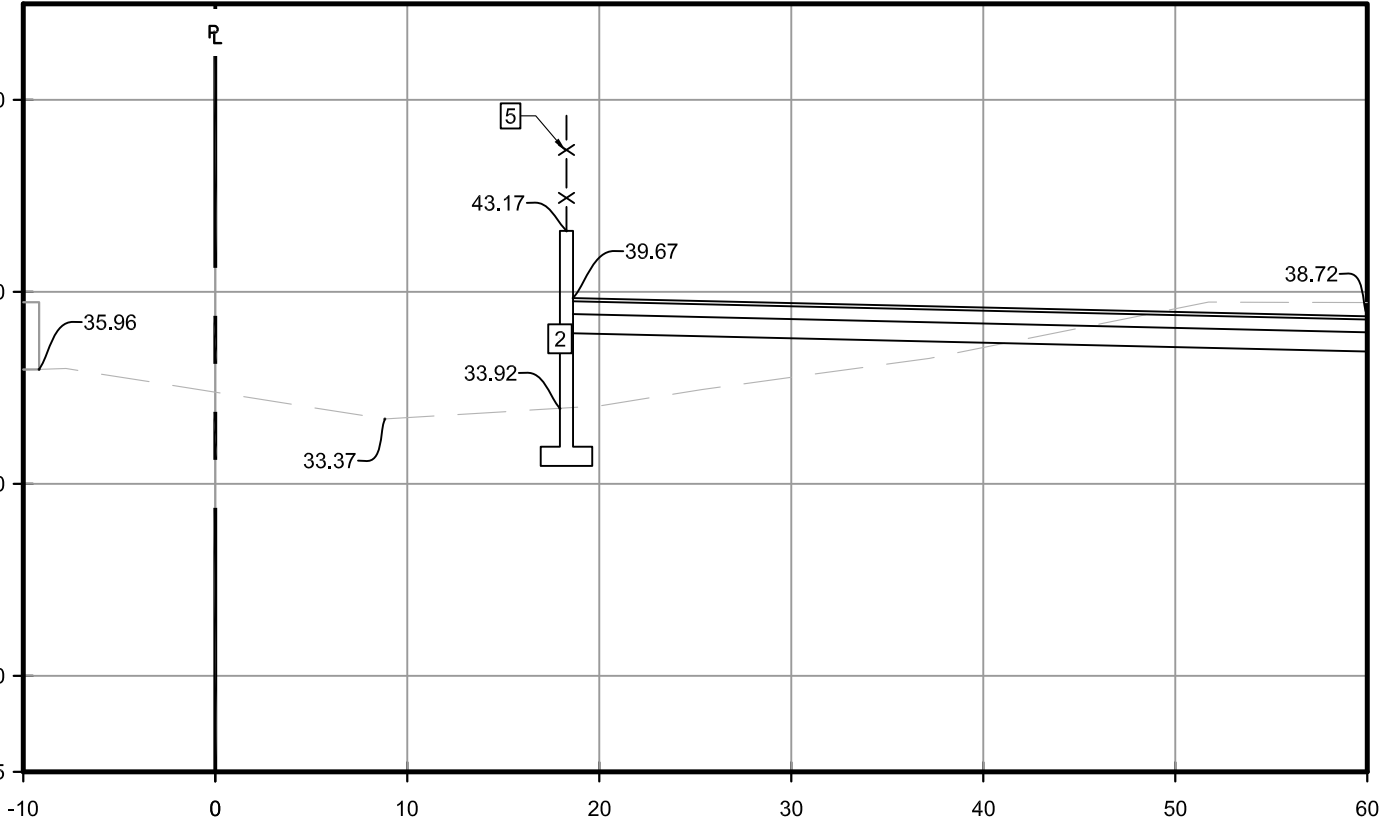
DATE	07/01/22
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER: 102-002	
C-5.0	
SHEET NO.	



SECTION I-I



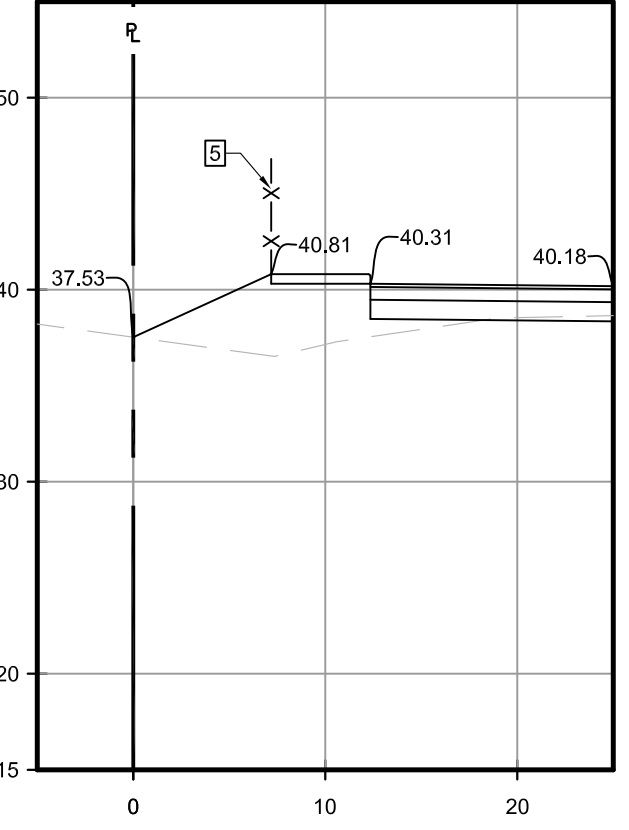
SECTION J-J



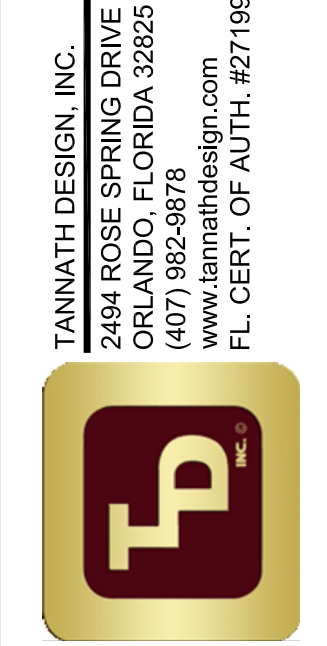
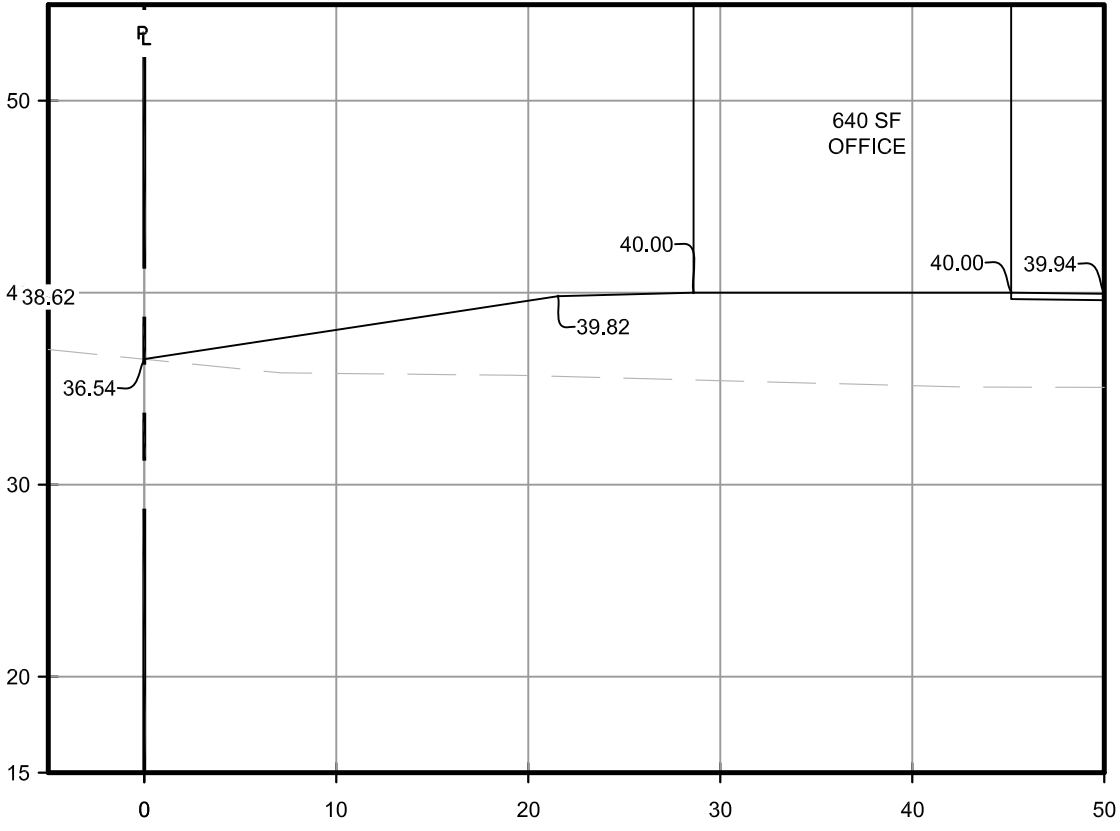
SECTION NOTE LEGEND

- 1 EX ASPHALT PAVEMENT
- 2 PROPOSED RETAINING WALL (BY OTHERS)
- 3 ASPHALT PAVEMENT (SEE DETAIL 1 ON C-6.0)
- 4 OFF-SITE ASPHALT PAVEMENT (SEE DETAIL 1 ON C-6.0)
- 5 6' BLACK VINYL COATED CHAIN LINK FENCE (SEE DETAIL 1 ON C-7.0)
- 6 6' WHITE VINYL PRIVACY FENCE (SEE DETAIL 6 ON C-6.0)
- 7 MEET EXISTING GRADE

SECTION K-K



SECTION L-L



TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

SITE CROSS SECTIONS
LARGE SCALE SITE PLAN
GRISSOM PARKWAY STORAGE
3300 GRISSOM PARKWAY
COCOA, FLORIDA

DATE	07/01/22
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER:	102-002
C-5.1	
SHEET NO.	



NO.	DATE	BY	DATE
1		BRP	07/01/22
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
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			

THESE PLANS ARE PREPARED FOR THE COVANCE WITH
FL. REG. #21200202

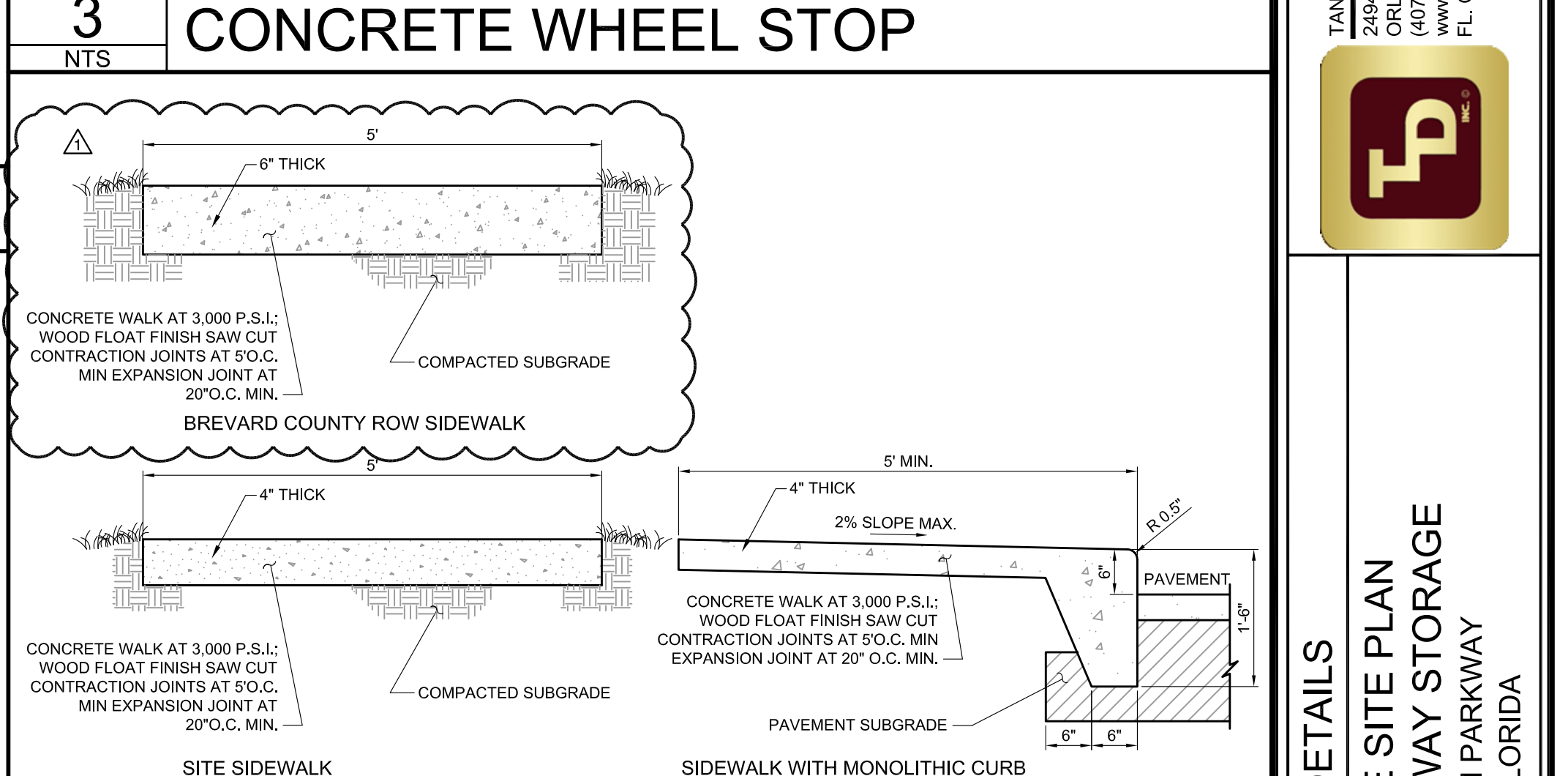
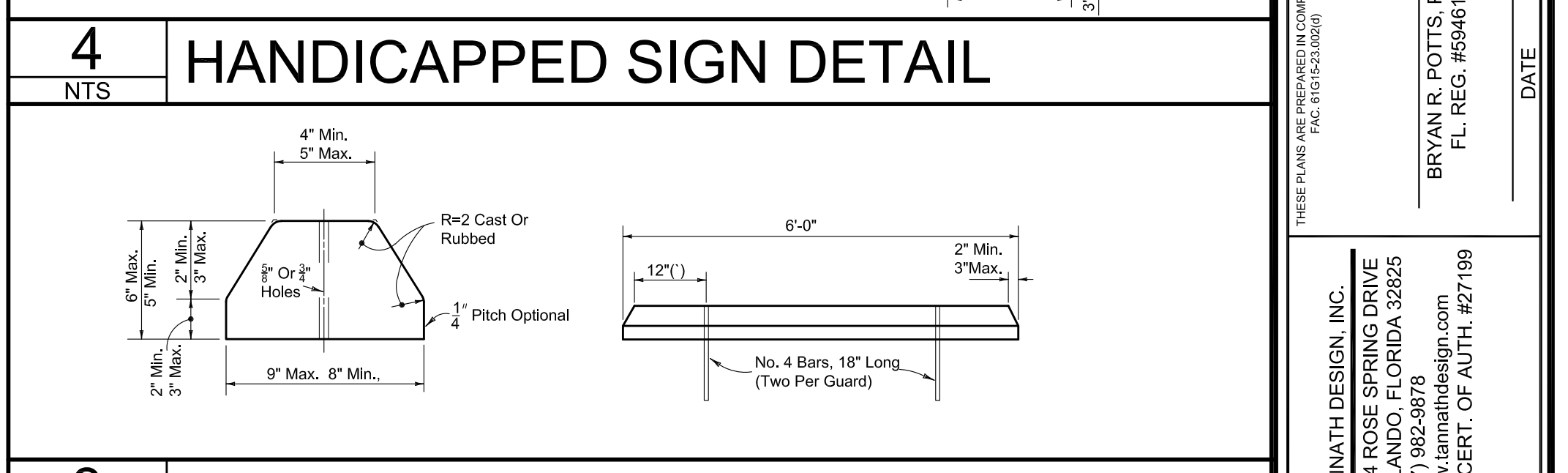
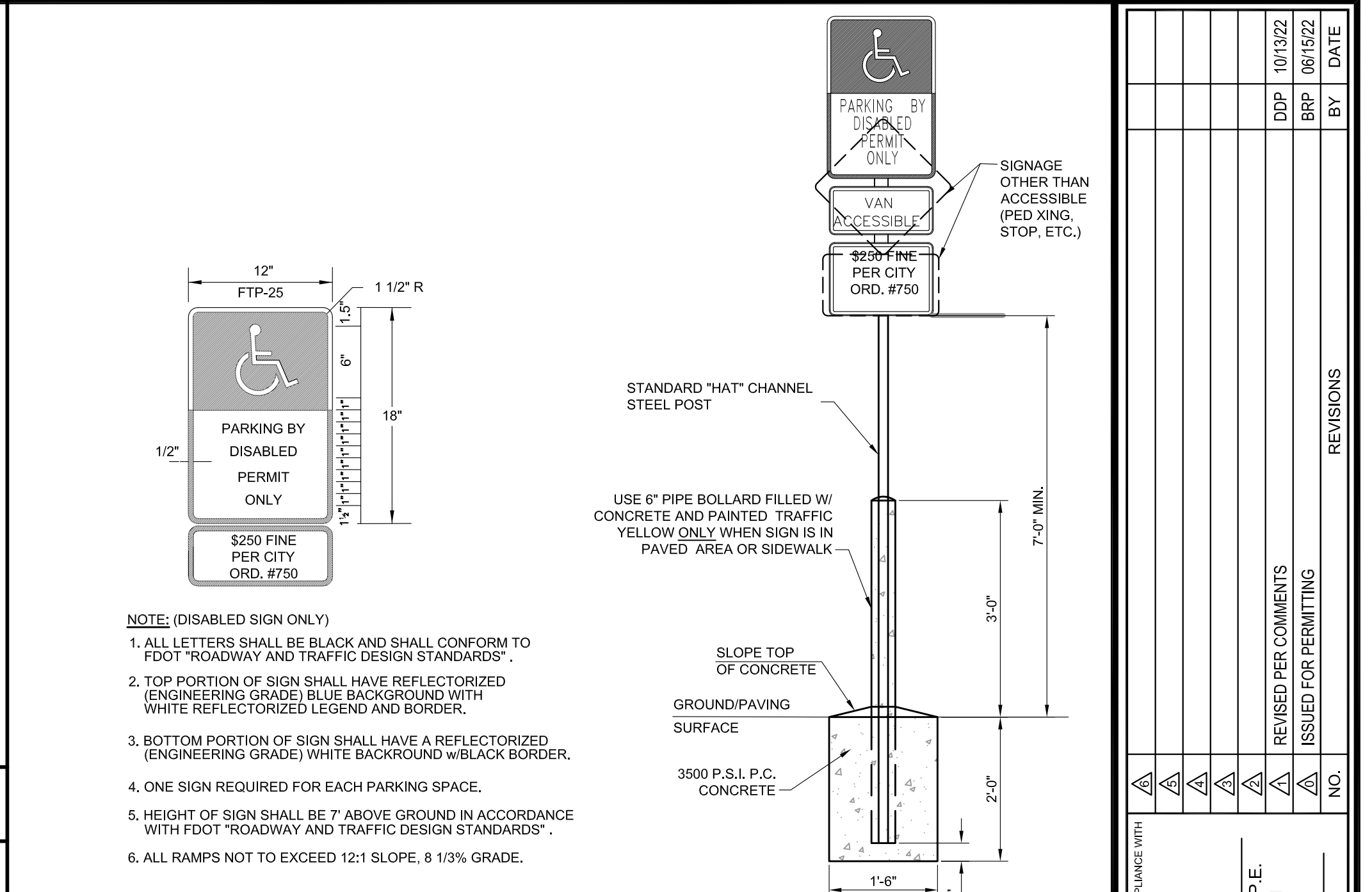
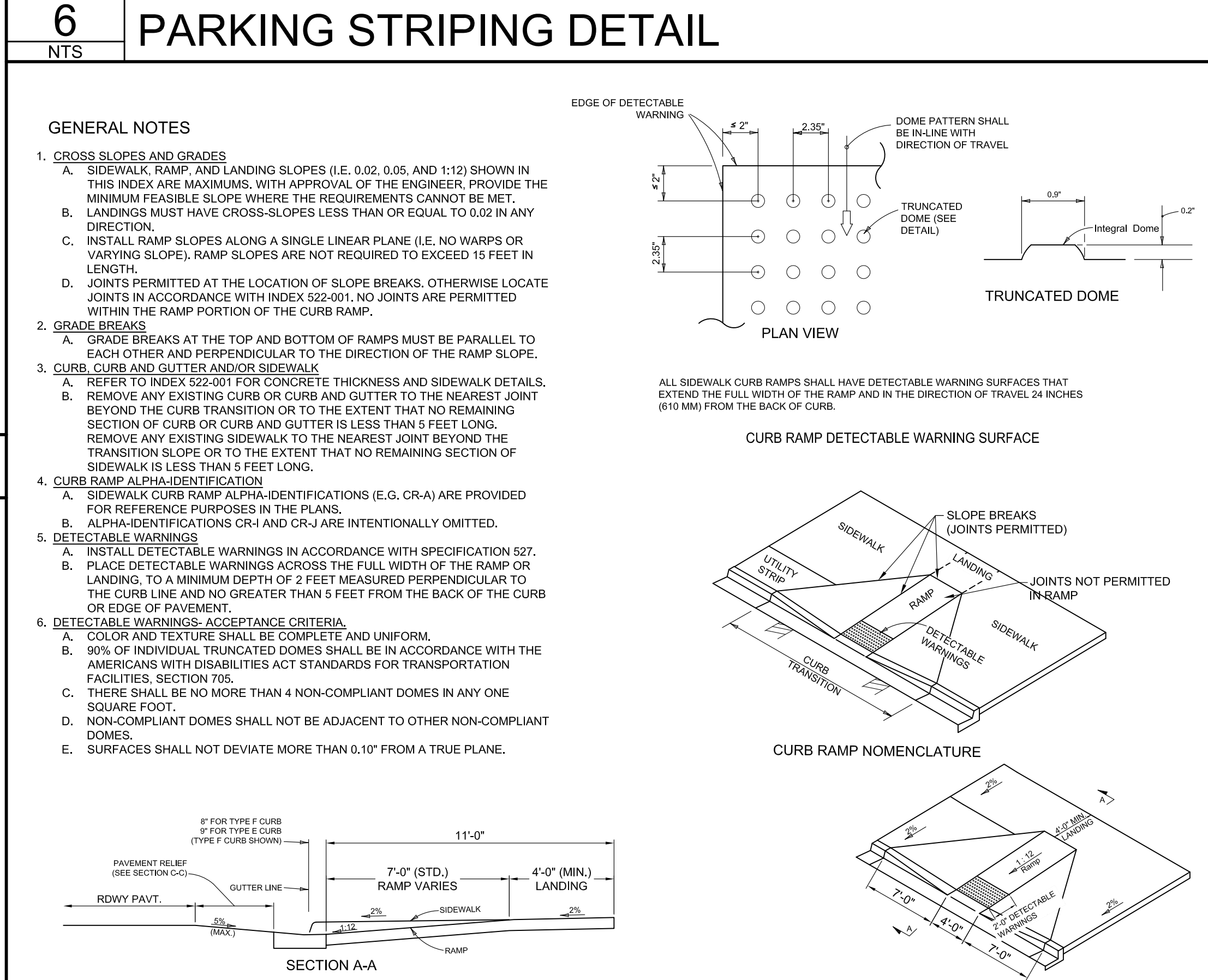
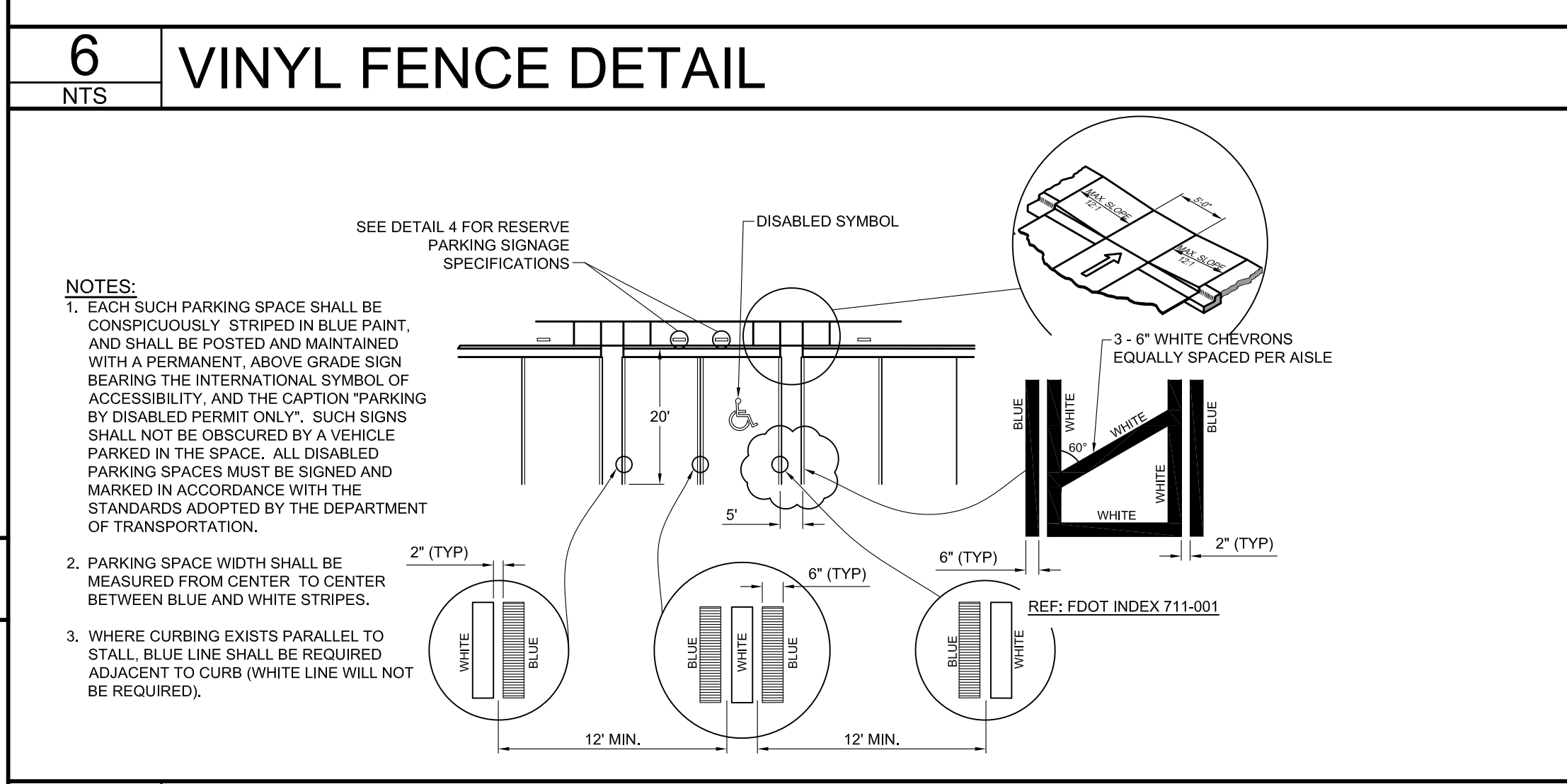
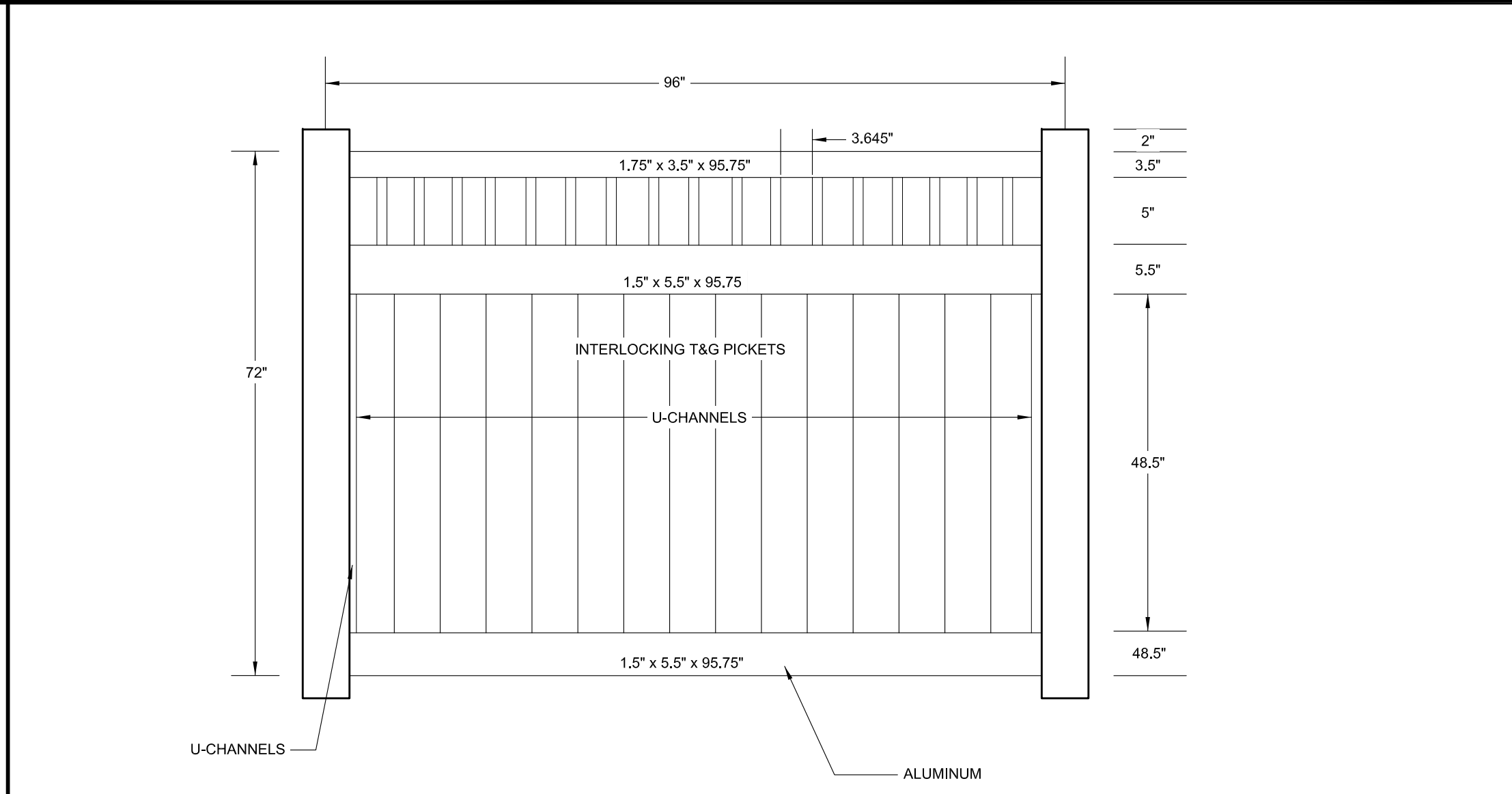
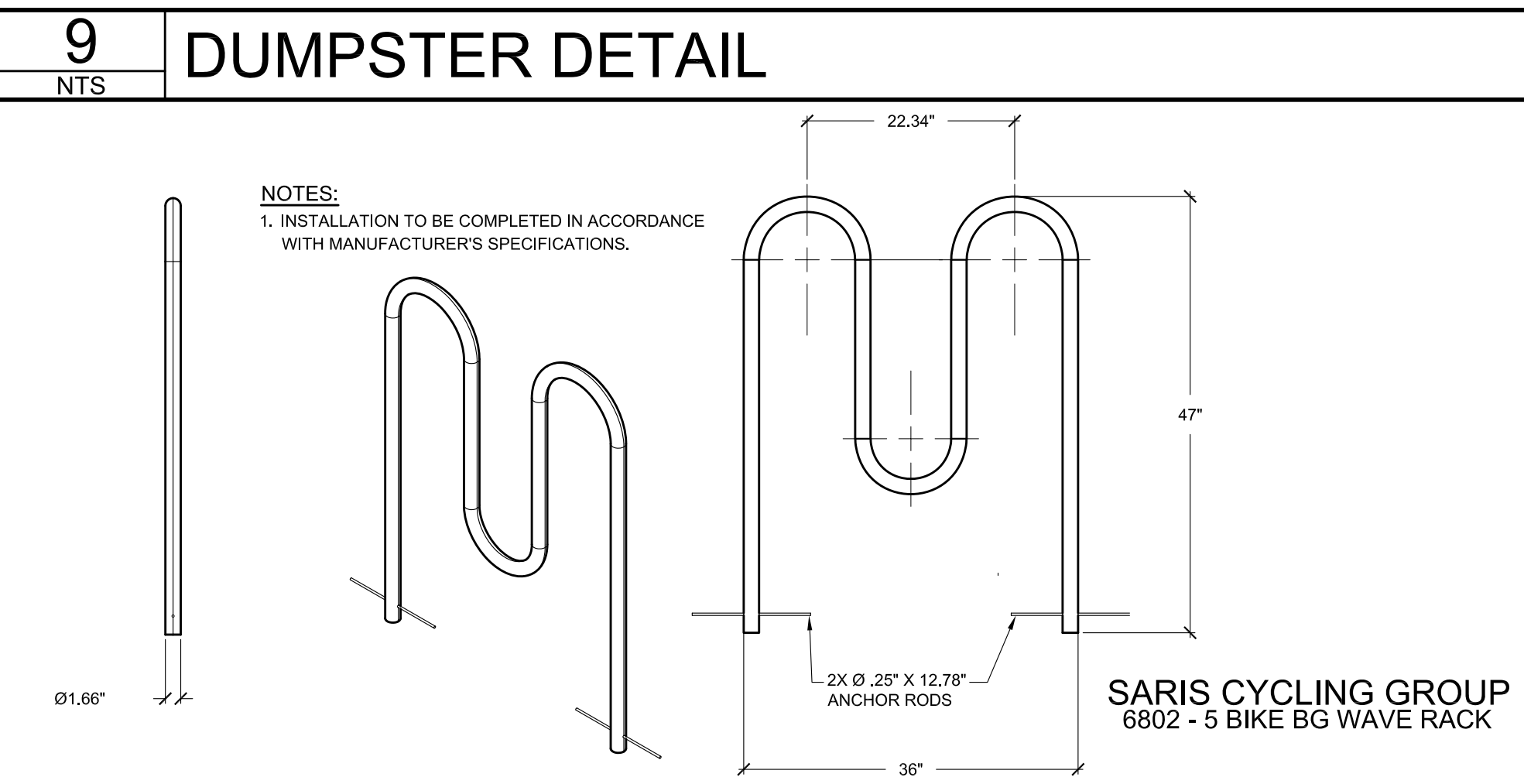
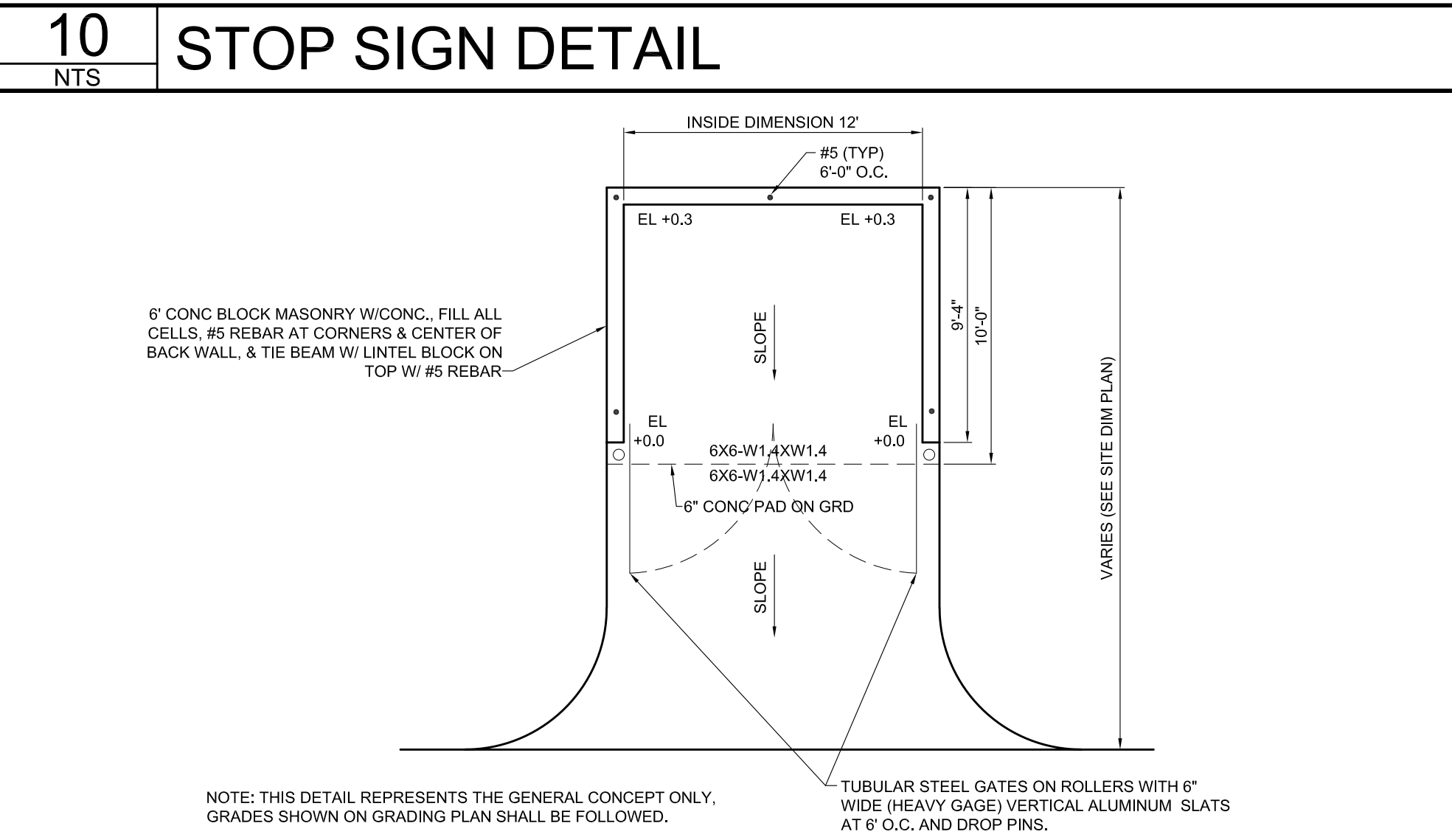
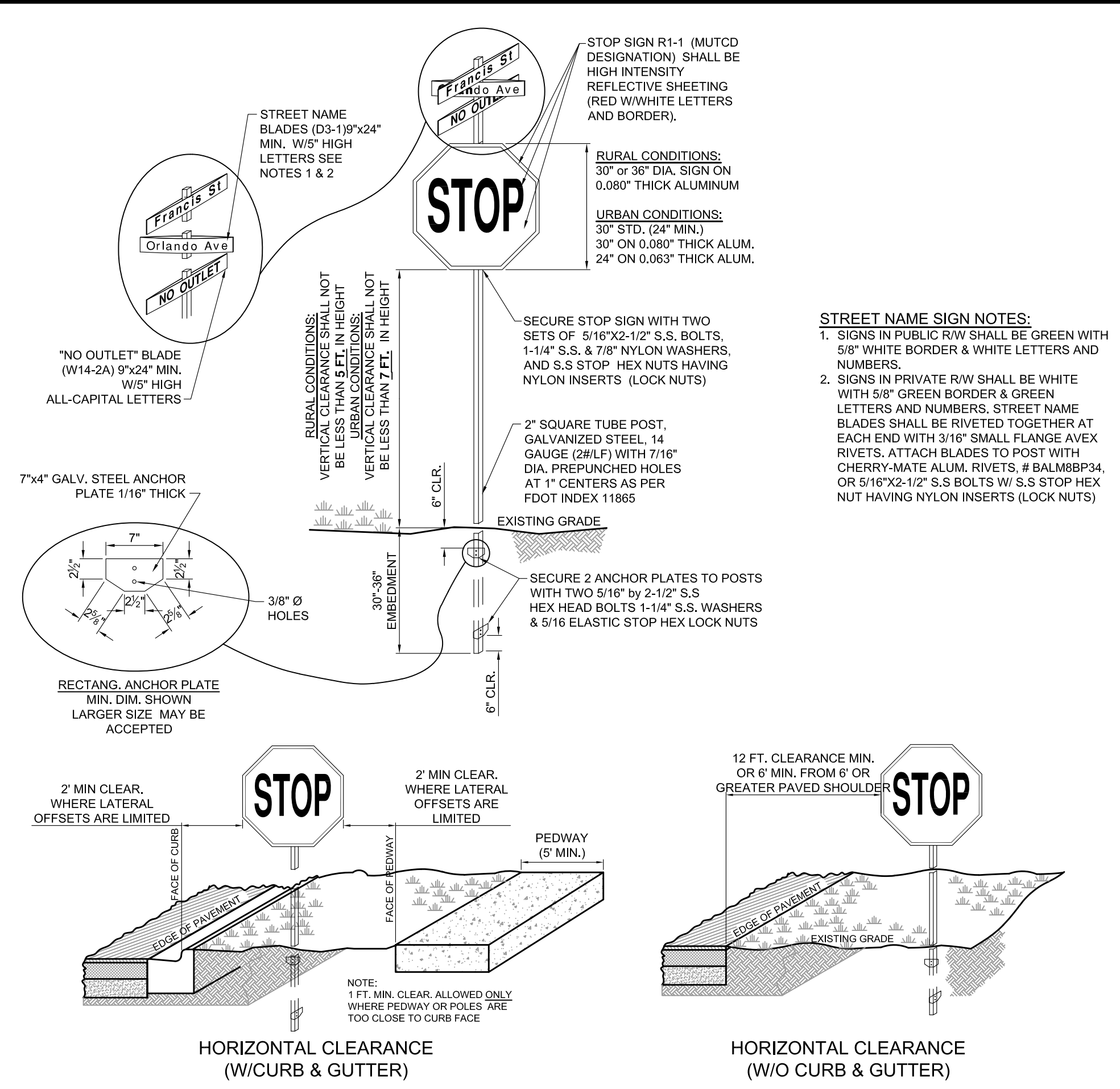
BRYAN R. POTTS, P.E.
FL. REG. #59461

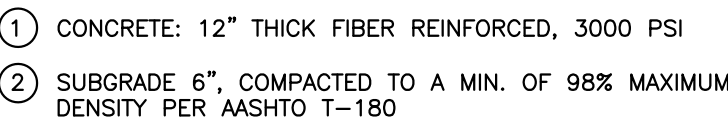
ISSUED FOR PERMITTING

REVISIONS

BY

DATE

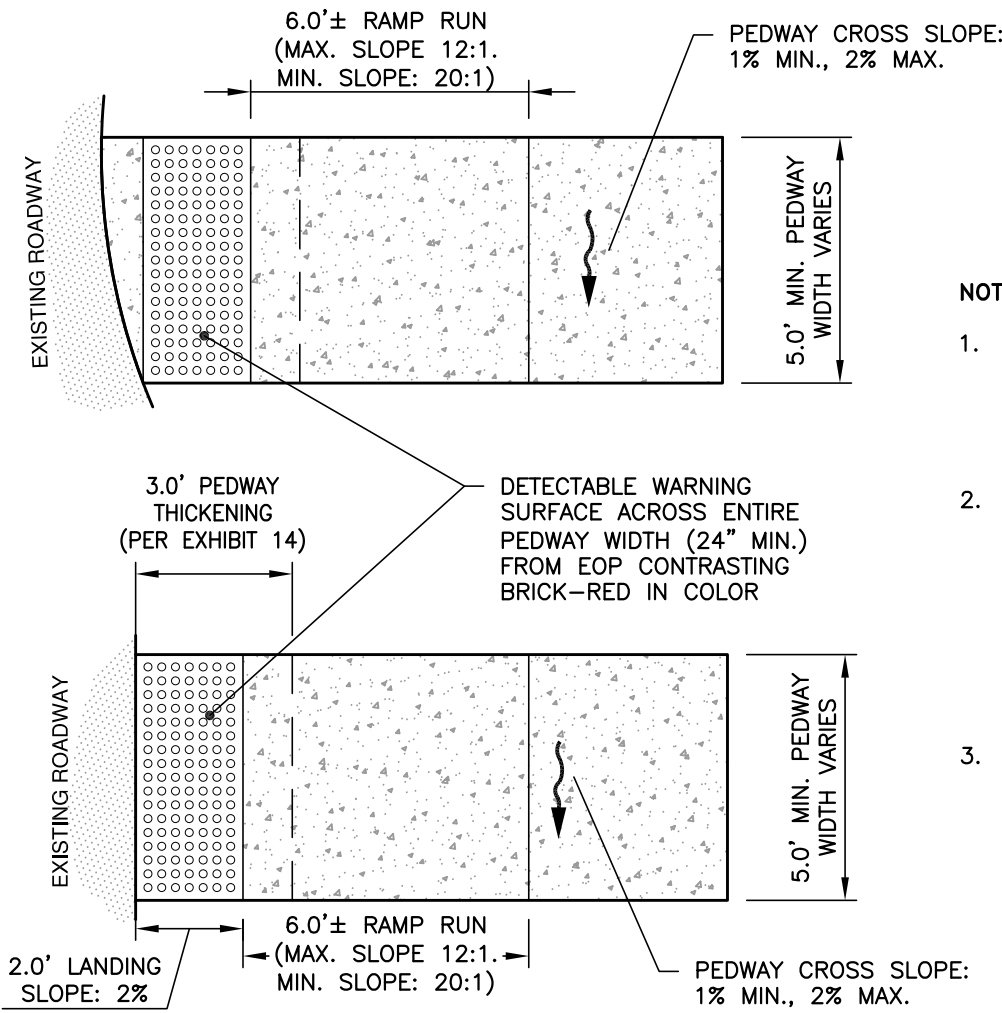




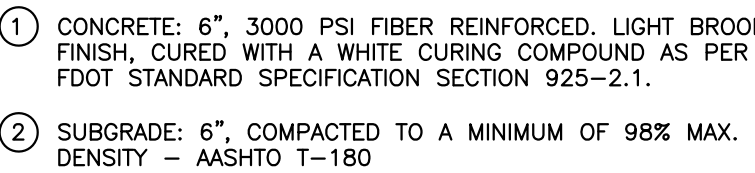
NOTES:

1. ALL PEDWAY TO ROADWAY INTERSECTIONS SHALL HAVE THREE (3) LINEAR FEET (LF) OF THICKENING FULL WIDTH OF PEDWAY.
2. COMMERCIAL DRIVEWAYS SHALL HAVE PEDWAY THICKENING.

	BREVARD COUNTY LAND DEVELOPMENT 2725 JUDGE FRAN JAMIESON WAY, VIERA, FL 32940	EXHIBIT - 14	DATE:
DEA			MAY-2008



	BREVARD COUNTY LAND DEVELOPMENT 2725 JUDGE FRAN JAMIESON WAY, VIERA, FL 32940	EXHIBIT - 15	DATE: MAY-2008
--	--	--------------	-------------------



PEDWAY CONSTRUCTION REQUIREMENTS

1. PEDESTRIAN WAY SHALL BE CONSTRUCTED OF FOOT CLASS I, 3000 PSI FIBER REINFORCED CONCRETE. NO UNDER TOLERANCE WILL BE ACCEPTED. IF 28 DAY BREAKS FALL BELOW STRENGTH, CONTRACTOR SHALL REMOVE AND RECONSTRUCT PWDWAY.
2. SIDEWALKS CONSTRUCTED ACROSS DRIVEWAYS SHALL MEET THE REQUIREMENTS OF FOOT DESIGN STANDARDS, LATEST EDITION, INDEX 515 "TURNOUTS".
3. SIDEWALK SLOPES AND RAMPS SHALL MEET ADA REQUIREMENTS AND THOSE OF FOOT INDEX 304.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED TO MATCH PREVIOUS CONDITION OR BETTER, BY CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ANY ITEMS DAMAGED DURING CONSTRUCTION PROCESS, TO ORIGINAL CONDITION OR BETTER.
6. CONTRACTION JOINTS SHALL BE SAW CUT 1 1/2" DEEP (MIN.) ON 5-FOOT CENTERS; EXPANSION JOINTS SHALL BE MAX. 50-FOOT CENTERS, AT THE PC AND PT OF CURVES. JUNCTIONS WITH EXISTING AND NEW SIDEWALKS, AND WHERE NEW SIDEWALKS ABUT CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.
7. AN EIGHT (8) FOOT WIDE PWDWAY MAY BE CONSTRUCTED ON ONE SIDE OF THE STREET, VERSUS DEVELOPING A 5' WIDE SIDEWALK ON BOTH SIDES, ONLY UPON APPROVAL FROM LAND DEVELOPMENT.

	BREVARD COUNTY LAND DEVELOPMENT 2725 JUDGE FRAN JAMIESON WAY, VIERA, FL 32940	EXHIBIT - 13	DATE: MAY-2008
--	--	--------------	-------------------

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

	A			
	A			
	A			
	A			
	A			
	A			
	A			
ISSUED FOR PERMITTING				BRP BY DATE
No.	A	REVISIONS		1/29/22

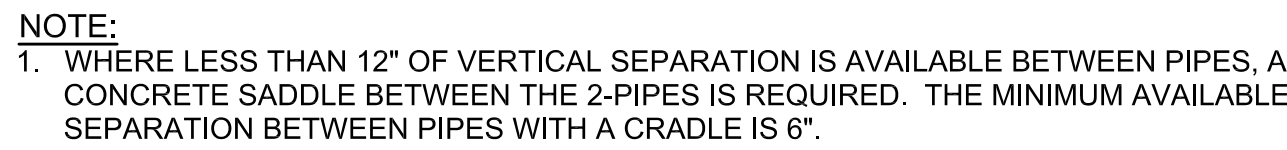


TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



PAVING DETAILS LARGE SCALE SITE PLAN GRISSOM PARKWAY STORAGE 3300 GRISSOM PARKWAY COCOA, FLORIDA

DATE	06/15/22
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 102-002	
C-6.1	
SHEET NO.	



The image contains three technical drawings for a rural connection detail in a drainage system.

SECTION AA shows a cross-section of the connection. It features a 15' or 30' wide aggregate layer on top of a filter fabric. The filter fabric is supported by compacted backfill. A 12" minimum slope to drain is indicated on the left side. The bottom of the filter fabric is labeled "TO BE STABILIZED AS REQUIRED BASED ON FLOW AND GRADE".

SECTION BB shows a cross-section of the connection. It features a 12" minimum aggregate layer on top of a filter fabric. The filter fabric is supported by compacted backfill. A 12" minimum slope to drain is indicated on the left side. The bottom of the filter fabric is labeled "TO BE STABILIZED AS REQUIRED BASED ON FLOW AND GRADE".

RURAL CONNECTION DETAIL shows a cross-section of the connection. It features a 12" minimum aggregate layer on top of a filter fabric. The filter fabric is supported by compacted backfill. A 12" minimum slope to drain is indicated on the left side. The bottom of the filter fabric is labeled "TO BE STABILIZED AS REQUIRED BASED ON FLOW AND GRADE".

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATION DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFF-SITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A BARRIER, SUCH AS FLAGGING, OR A WEATHER SHIELD, SHALL BE USED TO PREVENT TRAFFIC FROM BEING EXPOSED TO UNSTABILIZED AREAS OR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TO MINIMIZE OFF-SITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIAL SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES ALLIQUOTED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FOOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
15 X 50' = 100 FT³ 30' X 50' = 200 FT³
6. THE SWAL DITCH DRAINING THE STPD SHALL HAVE A 0.02% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
7. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDERAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION, TO PREVENT OFF-SITE TRACKING. THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MAINTAIN MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE STRUCTURAL RAILINGS TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED. THE COST OF SUCH STABILIZATION SHALL BE PAID FOR UNDER THE CONTRACT PRICE FOR STABILIZATION OF THE STPD. THE CONTRACTOR SHALL CONSTITUTE A FUND FOR THE CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE STPD, INCLUDING MES WHEN REQUIRED, FILTER BARRIER, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROAD STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE STPD AND CLEANING OF PUBLIC ROADS, GRASSING AND SO. SYNTHETIC BALE OR BALE TYPE BARRIER SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SYNTHETIC BALE BARRIER.
9. THE NOMINAL SIZE OF A STANDARD STPD IS 15X50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER, WHEN A DOUBLE WIDTH (30') STPD IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

HORIZONTAL WALL REINF. SCHEDULES

TYPE F INLET (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (IN ² /FT)	MAX. SPACING BARS	WWR
0' - 4'	A12	0.20	12"	8"
4' - 7'	A6	0.20	6"	5"
7' - 12'	A5.5	0.24	5½"	5"
12' - 15'	SPECIAL 1	0.267	5"	4"

RECOMMENDED MAXIMUM PIPE SIZES

INLET INSIDE WIDTH	PIPE SIZE
2'-6" (TYPE F)	18"
4'-0" (TYPE F)	30"
4'-10"/5'-0" (TYPE G)	42"

NOTE: RECOMMENDED SIZES ARE FOR CONCRETE PIPE. SIZES FOR OTHER TYPES OF PIPE MUST BE VERIFIED FOR FIT IN ACCORDANCE WITH INDEX 425-001. FOR LARGER PIPE SIZES SEE NOTE 3.

SECTION AA

SECTION CC

SECTION DD

SECTION BB

STEEL GRATE TYPE F

P.A.V. AND SOD

SOD ONLY

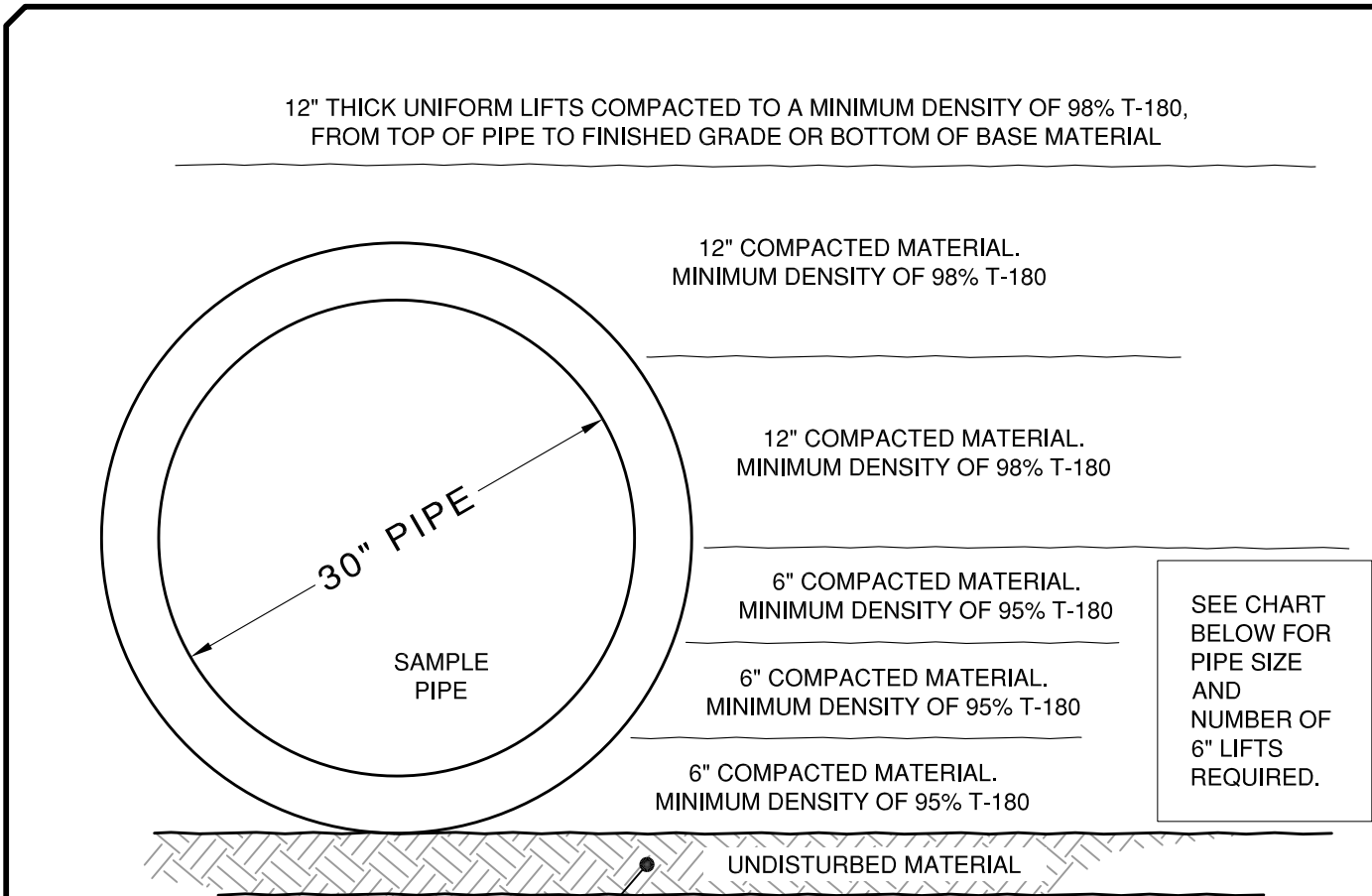
GENERAL NOTES:

1. PAVEMENT AND/OR SOD TO BE USED ONLY WHERE CALLED FOR IN THE PLANS. COST OF PAVING TO BE INCLUDED IN COST OF INLET.

1. THESE INLETS ARE DESIGNED FOR USE IN DITCHES, MEDIANS, PAVEMENT AREAS, OR OTHER AREAS SUBJECT TO HEAVY WHEEL LOADS, MINIMAL DEBRIS, AND BICYCLE TRAFFIC. THIS INLET MAY BE PLACED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET. WHEN INLET IS PLACED IN AREAS SUBJECT TO BICYCLE TRAFFIC, INSTALL FILLER BAR WHEN CLEARANCE OR GAP IS GREATER THAN 2" AS SHOWN IN INDEX 425-031.
2. WHEN ALTERNATE G GRATE IS SPECIFIED IN PLANS, THE GRATE IS TO BE HOT DIP GALVANIZED AFTER FABRICATION.
3. THESE INLETS MAY BE USED WITH ALTERNATE B STRUCTURE BOTTOMS, INDEX 425-010. THE INLET AND BOTTOM COMBINATIONS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR INLETS (DT BOT) (TYPE F (OR G)) (J BOT, DEPTH), EA.
4. ALL EXPOSED EDGES AND CORNERS SHALL BE 3/4" CHAMFER OR TOOLED TO 1/4" RADIUS.
5. FOR SUPPLEMENTAL DETAILS, SEE INDEX 425-001.
6. ALL REINFORCING IS GRADE 60 BARS WITH 2" MIN. COVER UNLESS OTHERWISE NOTED. BARS TO BE CUT OR BENT FOR 1 1/2" CLEARANCE AROUND PIPE OPENING. PROVIDE ONE ADDITIONAL #4 BAR ABOVE AND AT EACH SIDE OF PIPE OPENING, AS SHOWN.
7. ALL DIMENSIONS ARE FOR BOTH PRECAST AND CAST-IN-PLACE INLETS UNLESS OTHERWISE NOTED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE	06/15/22
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 102-002	
C-7.0	
SHEET NO.	



IF DISTURBED, COMPACT TO 95% T-180 OR INSTALL #57 STONE MAXIMUM THICKNESS 4". FILTER CLOTH WRAP NOT REQUIRED FOR 4" THICKNESS OR LESS

PIPE SIZE	NUMBER OF 6" LIFTS	PIPE SIZE	NUMBER OF 6" LIFTS
15"	2	11" x 17"	2
18"	2	14" x 23"	2
24"	2	19" x 30"	2
30"	3	24" x 38"	2
36"	4	29" x 45"	4
42"	5	34" x 53"	4
48"	5	38" x 60"	4
54"	6	43" x 68"	5
60"	6	48" x 76"	5
66"	7	58" x 91"	6
72"	7		

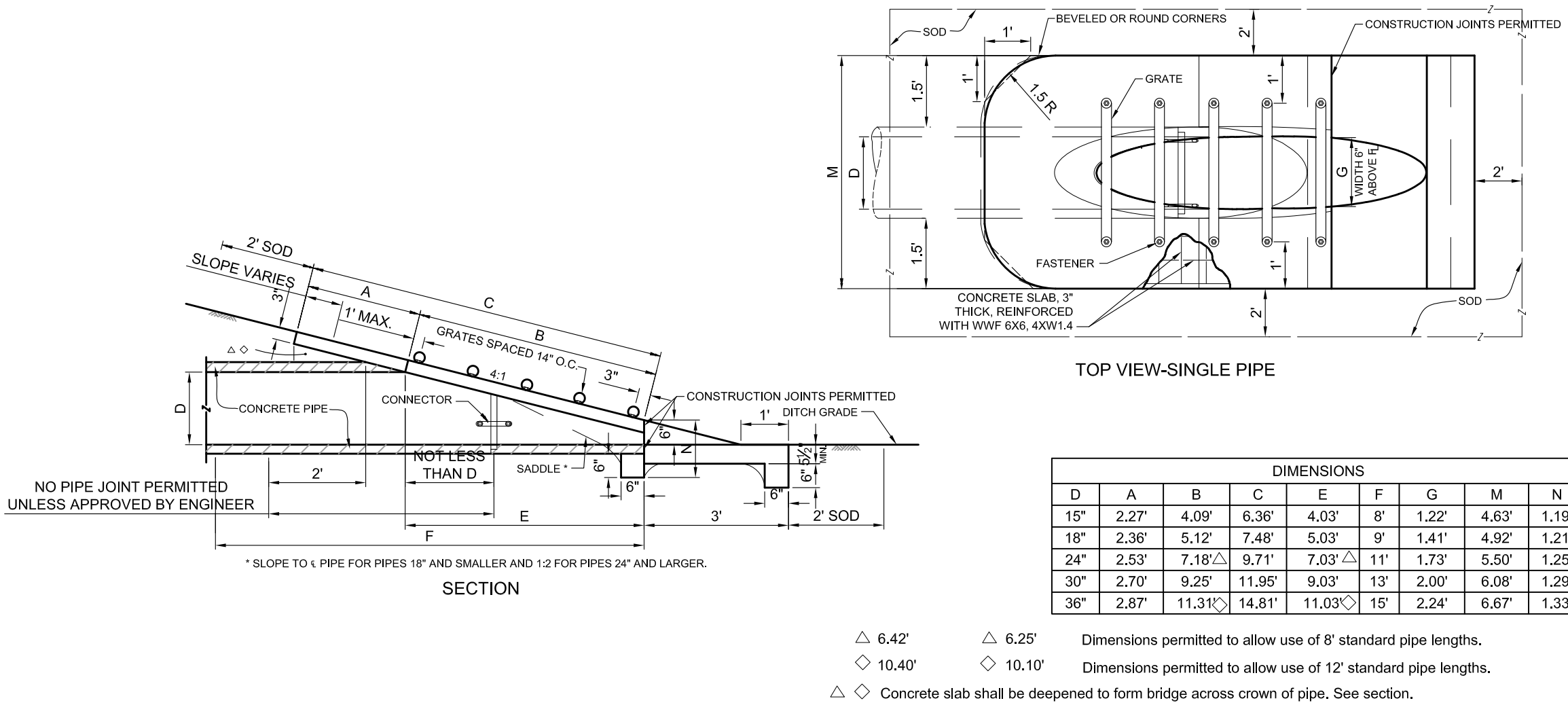
- NOTES:**
- NUMBER OF LIFTS REQUIRED FOR PIPE SIZES IN EXCESS OF THOSE SHOWN IN CHART SHALL BE APPROVED BY THE ENGINEER OF RECORD AND BREVARD COUNTY ENGINEERING, IN WRITING, PRIOR TO INSTALLATION.
 - THESE REQUIREMENTS APPLY TO ALL STORMWATER PIPE INSTALLATIONS IN SUBDIVISIONS, PUBLIC OR PRIVATE, DRAINAGE EASEMENTS, PUBLIC OR PRIVATE, ALL COUNTY RIGHTS-OF-WAY, AND FOR ANY OTHER STORMWATER PIPE INSTALLATIONS THAT WILL BECOME COUNTY MAINTAINED INFRASTRUCTURE.
 - BACKFILL AROUND STORMWATER STRUCTURES SHALL BE COMPACTED IN 12" LIFTS TO A MINIMUM DENSITY OF 98% T-180.

**STORMWATER PIPE INSTALLATION
BACKFILL REQUIREMENTS**

BREVARD COUNTY LAND DEVELOPMENT
2725 JUDGE FRANK JAMESON WAY, VIERA, FL 32940

EXHIBIT - 27

DATE: OCT-2014



DIMENSIONS							
D	A	B	C	E	F	G	M
15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'
18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'
24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'
30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'
36"	2.87'	11.31'	14.81'	11.03'	15'	2.24'	6.67'

△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.
△ ◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section.

**1
NTS**

MITERED END SECTION PER FDOT INDEX 430-002



DRAINAGE DETAILS

LARGE SCALE SITE PLAN

GRISSEM PARKWAY STORAGE

3300 GRISSEM PARKWAY

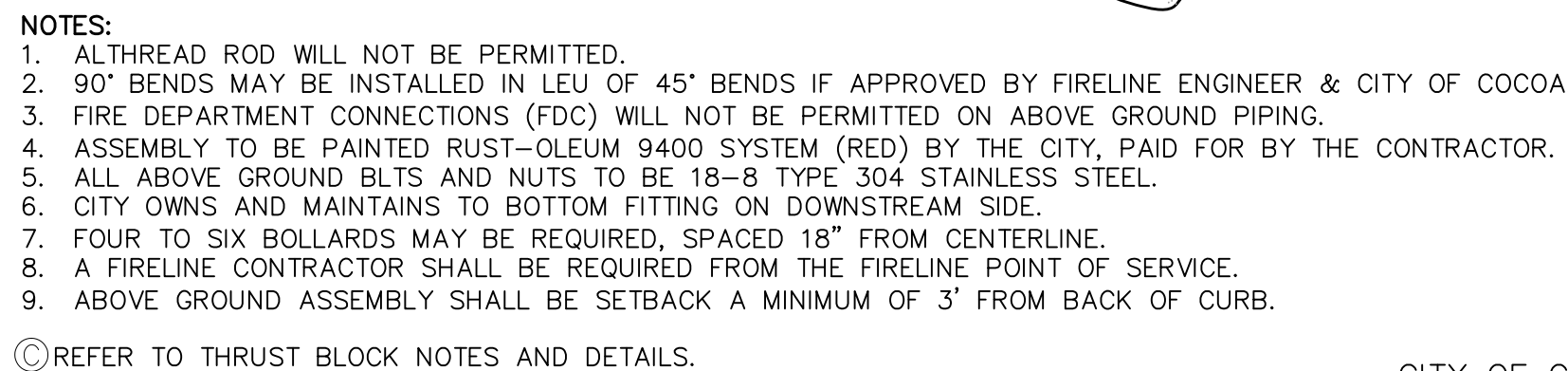
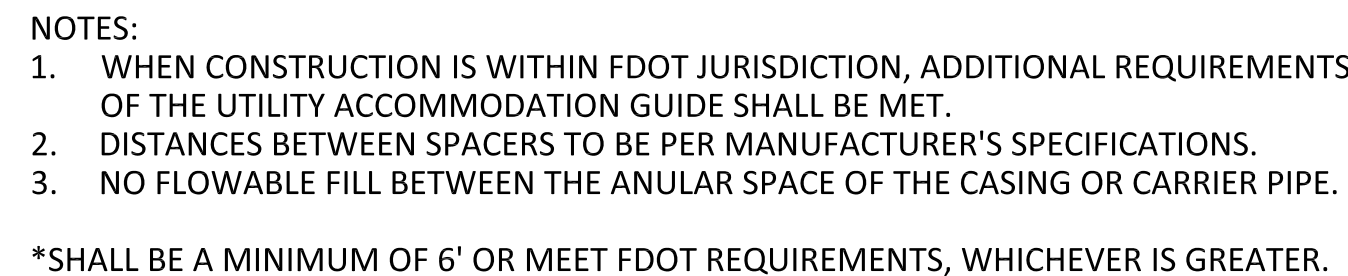
COCOA, FLORIDA

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



NO.	REVISIONS	DATE	BY	DATE
1	ISSUED FOR PERMITTING		BRP	06/15/22

DATE	06/15/22
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER:	102-002
C-7.1	
SHEET NO.	



1. IF DEPTH IS 30" OR >, PIPE MAY BE PVC PER CITY SPECIFICATIONS.
2. IF DEPTH IS 30" TO 24", PIPE TO BE DIP PER CITY SPECIFICATIONS.



CITY OF COCOA
07/2021

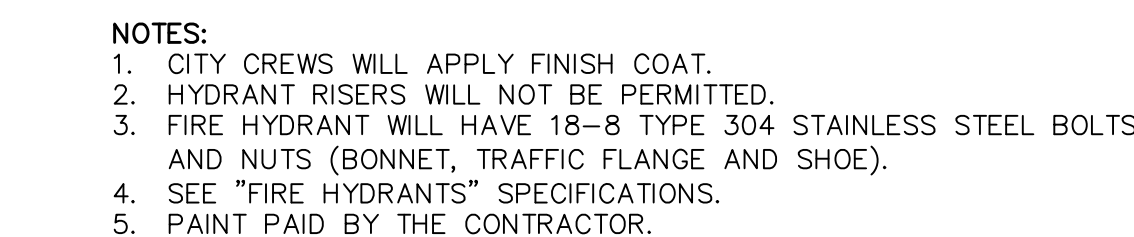


CITY OF COCOA
07/2021



NOTE:
1. WHEN WITHIN BREVARD COUNTY ROW, ANY EXCAVATION WITHIN 8' OF EOP OR 3' FROM THE EDGE OF SIDEWALK WILL REQUIRE SHORING TO PREVENT UNDERMINING.

CITY OF COCOA
07/2021



Ⓐ REFER TO THRUST BLOCK NOTES AND DETAILS.

CITY OF COCOA
07/2021

6
NTS

CITY OF COCOA
BREVARD COUNTY, FLORIDA
UTILITIES DEPARTMENT
ENGINEERING DIVISION

JACK AND BORE

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JULY 2021
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: JACK AND BORE	

4
NTS

PER FDEP 62-555.314

CITY OF COCOA
07/2021

1
NTS

UTILITY DETAILS

GRISSOM PARKWAY STORAGE
3300 GRISSOM PARKWAY
COCOA, FLORIDA

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



BRYAN R. POTTS, P.E.

DATE _____

THESE PLANS ARE PREPARED IN COMPLIANCE WITH

 $\triangle$

3

ISSUED FOR

PERMITTEE

69

1111

1111

1111

1111

BRE		
-----	--	--

06/15/22

DATE	06/15/22
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 102-002	
C-8.0	
SHEET NO.	





SITE PLAN APPLICATION

Community Services Department
Planning and Zoning Division
65 Stone Street

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

For Office Use Only - Date Received
Note: Applications received after 3:00 pm will be
date stamped the next day.

This form is divided into steps, which will help you prepare your application and provide supplemental items. A pre-application meeting with Staff is **recommended**.

All applications MUST be complete in order to be reviewed by staff. Incomplete applications will be returned.

Please TYPE or PRINT this application legibly.

1. **Type of Application:** (select the one that best describes your project)

☐ **Minor Amendment**

- Any site plan amending a previously approved site plan or existing development by 25% or less, being that any structural or impervious surface area is increased by 25% or less of the existing amount of structure or impervious surface area.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.

☐ **Small-Scale**

- Any multi-family structure or combination of structures containing less than 25 units and less than 45,000 square feet; or
- Any non-multi-family structure or combination of structures of less than 45,000 square feet.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.

☒ **Large-Scale**

- Any multi-family structure or combination of structures containing greater than or equal to 25 units and greater than or equal to 45,000 square feet; or
- Any non-multi-family structure or combination of structures of greater than or equal to 45,000 square feet.

2. **Project Name:** Grissom Parkway Storage

3. **Applicant Information:** * NOTE: For Large-Scale the Applicant is the main contact and must attend the meeting.

Company (if applicable): Tannath Design Inc.

Name: Bryan Potts, P.E.

Mailing Address: 2494 Rose Spring Dr

City: Orlando State: FL Zip Code: 32825

Phone #: _____ Fax #: _____

Mobile #: (407) 982-9878 E-mail: bpotts@tannathdesign.com

4. **Property Owner Information:**

* Check here if same as Applicant → ☐

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

Company (if applicable): OSG Storage Cocoa LLC
Name: Thomas Martucci
Mailing Address: 2277 Lee Road, Suite B
City: Winter Park State: FL Zip Code: 32789
Phone #: _____ Fax #: _____
Mobile #: 407-435-8785 E-mail: thomas@edgerealtyadvisors.com

5. **Engineer/Architect/Planner:**

* Check here if same as Applicant → ☒

Company (if applicable): _____
Name: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ Fax #: _____
Mobile #: _____ E-mail: _____

6. **Property Information:**

Street Address and Location: 3300 Grissom Parkway

Parcel ID: _____ * If more than two Parcel IDs, attach additional sheet with Parcel IDs.

2 4 - 3 5 - 1 2 - 0 0 - 7 6 0 . . -

2 4 - 3 5 - 1 2 - 0 0 - 7 6 6 . . -

Tax Account Numbers: _____ * If more than two Tax Account #s, attach additional sheet with Tax Account #s.

2 4 0 4 1 2 1

2 4 4 2 0 6 8

Land Area: 420,884 square feet or 9.66 acres

Future Land Use (to be completed by City): _____

Zoning District (to be completed by City): _____

Existing Use(s) on Property: Vacant

Proposed Use(s) on Property: RV Parking and Storage

7. **Minor Site Plan Amendment** - Please submit the following items in order complete a Minor Amendment application only:

- a. ☒ **Notarized application.**
- b. ☒ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. See Schedule of Fees, Charges and Expenses for applicable fees.
- c. ☐ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- d. ☐ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- e. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- f. ☐ **Utility plans.** Site plan approval is contingent on approval of your Utility plans. Please submit potable, reclaim and waste water plans along with the following documents directly to the Utilities Department (351 Shearer Blvd., Cocoa, Florida 32922):
 - 1. \$500 Plan Review Fee
 - 2. One hard copy set of signed and sealed plans for the initial review.
 - 3. Hydraulic Analysis Report supporting the Required Fire Flow plus the Max Day Flow.
 - 4. Lift Station Calculations
- g. ☐ **Certified boundary survey.** Submit a certified survey showing all existing structures, easements, driveways, etc.
- h. ☐ **Certified site plan.** Submit 2 paper copies (folded to about 8-1/2 x 11") and 1 electronic file in pdf format of a plan drawn to scale and showing the required site plan elements. See the site plan checklist below for details. Minor Site Plans shall not be smaller than 11 x 17".
- i. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

8. **Small-Scale Site Plan** – In addition to the items in #7 above, please submit the following items in order complete a Small-Scale application:

- a. ☐ **Certified site plan.** Small Scale Site Plans shall not be smaller than 24" x 36".

9. **Large-Scale Site Plan** - In addition to the items in #7 above, please submit the following items in order complete a Large-Scale application:

- a. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to obtain these materials from the following for a nominal fee:
 - Brevard County Planning and Zoning, Attn: Graphics.
 - Brevard County Government Center, Building A
 - 2725 Judge Fran Jamieson Way
 - Viera, FL 32940
 - Phone: (321) 633-2060 Fax: (321) 633-2152
- b. ☐ **Application fee.** Public notice mailing and legal advertising fees must also be paid a few weeks after application submittal. Contact the Planning and Zoning Division for details.
- c. ☐ **Certified site plan.** The site plan shall not be smaller than 24" x 36".

10. **Site plan re-submittals.** All changes to the site plan must be bubbled on the re-submitted plans. Site plan re-submittals must be accompanied by a list of changes/responses to staff comments, and a certified statement by the site plan preparer that no other changes have been made to the drawings. Otherwise, delays may be experienced due to extra staff review time. Each resubmittal shall follow the same requirements. An additional 4 paper copies of the plans will be required to be submitted prior to public hearing or staff approval.

Site Plan Elements Checklist Please include the items below in each site plan submittal (combine elements on several sheets where applicable). For Minor Amendments, certain elements may be omitted from being shown on the site plan, if approved by the City.

A. Cover sheet (1st page) (Appendix A, Art. XIII, Sec.1 Site Plans):

- ☐ **Type of Application and Title.**
- ☐ **General vicinity map.** Provide the following:
 - ☐ Principal roads.
 - ☐ City limits.
 - ☐ Other pertinent orientation information.
- ☐ **General statement.** Provide a general description of the project, including but not limited to, the existing uses and site conditions, and proposed uses.
- ☐ **Legal description.** Provide a legal description of the overall site and individual phases, if applicable.
- ☐ **Contact information.** Provide the names, addresses, telephone numbers, fax numbers and e-mail addresses of the following parties:
 - ☐ Owner(s) of the subject property.
 - ☐ Applicant (if different than owner).
 - ☐ Site plan preparers.
- ☐ **Title block.** Provide a title block on each sheet, showing the following:
 - ☐ North arrow.
 - ☐ Date.
 - ☐ Name of project.
 - ☐ Graphic scale (not less than one inch equals fifty feet – 1"=50').
- ☐ **Approval stamp blank.** Provide a minimum 4" x 4" space for the approval stamp, located at the bottom right corner of the cover sheet.
- ☐ **Sheet index.**

B. Surveys and Inventories (after Cover Sheet):

- ☒ **Boundary survey.** Provide a certified and current boundary survey.
- ☒ **Topographic survey.** Provide a certified and current topographic survey, which also includes the delineation of any and all wetlands on the project site. This may be included on the boundary survey if approved by the City.
- ☒ **Tree survey.** Provide a tree survey locating all trees on the property. Include a list of the number of existing trees by species and d.b.h. Trees on the survey shall be depicted as defined in the City Code. (*Appendix A, Art. XIII, Sec. 22*)
- ☐ **Designated animal and plant species inventory.** Provide an inventory of all protected animal and plant species (*City of Cocoa Comprehensive Plan, Chapter 6 Conservation Element, Policy 6.4.6, etc.*).
- ☒ **Soil types and conditions inventory.**
- ☒ **Flood zones.**

C. Demolition and protection plans:

- ☒ **Tree and vegetation preservation plan.** On the landscape plan, indicate all trees that will be removed as well as all trees that will be preserved on the project site. Include a list of all trees removed and trees preserved by species and d.b.h. (*Appendix A, Art. XIII, Sec. 22*)
- ☒ **Demolition plan.** If applicable, provide a demolition plan showing the following details:

- Limits of demolition.
- Indicate all structures planned for demolition.
- Include the following note, "All areas disturbed in the right of way shall be returned to original condition or better."

D. Proposed development plans:

- **Land use data table.** Provide the following land use data:
 - Zoning category.
 - Future land use category.
 - Previously approved variances, special exceptions, waivers, re-zonings, subdivisions and any other action(s) taken upon the subject property within the past five (5) years.

- **Site plan data table.** Provide the following (list or table/chart format is sufficient):
 - Tabulation of gross acreage and square footage.
 - Tabulation of density (*City of Cocoa Comprehensive Plan, Chapter 1 Future Land Use Element*).
 - Number of units proposed.
 - Location and acreage of open space and recreational areas.
 - Area and percentage of lot covered by structures (separated by type of use).
 - Floor area of dwelling units by type.
 - Impervious surface area (*City of Cocoa Comprehensive Plan, Chapter 1, Figure FLU-1*).
 - Gross floor area (area of lot covered by structure times number of floors).
 - Floor area ratio (total floor area in square feet divided by gross acre of lot in square feet) (*Appendix A, Art. V Definitions*).
 - Number of required and proposed parking spaces with formulas and calculations (*Appendix A, Art. XII Off-Street Parking*).
 - Height of structures and number of floors, including parking garages (*Appendix A, Art. XI, Zoning District Regulations*).
 - If the project is divided into phases, provide a Site Plan Data Table for the entire project and for each individual phase.

- **General notes.** Provide the following general notes:
 - Lighting. Lighting shall be designed, installed, maintained, and directed so as to avoid glare on adjoining properties and rights-of-way through the use of semi- and full-cutoff shields.

- **Site plan elements.** Provide the following site plan elements:
 - Property and rights of way lines.
 - Depiction of abutting aprons
 - Existing and proposed easements.
 - Right-of-way improvements.
 - Open water bodies (lakes, rivers, ponds, canals, etc.).
 - Jurisdictional wetlands boundary as determined by the St. Johns River Water Management District.
 - Uplands buffer from wetlands (*City of Cocoa Comprehensive Plan, Chapter 6 Conservation Element, Policy 6.4.16(E)*).
 - Paving (including typical details) (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - Curbs and gutters (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - On and off-site sidewalks (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - Trash receptacles/dumpsters and enclosures (*Chapter 9, Art. II, Division 3, Sec. 9-29*).
 - Site lighting fixtures and locations (*Appendix A, Art. XIII, Sec. 10.1*).
 - Fences and walls including (*Appendix A, Art. XIII, Sec. 5*):
 - i. Height.
 - ii. Type.
 - All structures and major features fully labeled and dimensioned including (*Depends on Zoning District from Appendix A, Art. XI, Sections 1 thru 20*):
 - i. Setbacks.
 - ii. Distances between structures.
 - iii. Floor area.
 - iv. Addresses of each separate structure and unit numbers within each structure, if applicable.
 - Proposed parking and circulation plan including (*Appendix A, Art. XII, Sec. 3*):

- i. Width of driveways.
- ii. Parking spaces, including dimensions.
- iii. Existing and proposed points of ingress to and egress from the site.
- iv. Handicap accessible parking spaces.
- v. Identify paving type and surface.

☒ **Landscape plan elements.** Including but not limited to the following (*Appendix A, Art. XIII, Sec. 22 (C), (D) & (E)*):

- ☒ Location and dimension of all buffers.
- ☒ Location and dimension of all internal landscaping.
- ☒ Plant schedule (legend, quantity, specifications, common name and botanical name of all landscape materials).
- ☒ Property boundary.
- ☒ Location and area of off-street parking and vehicular use areas.
- ☒ Location of sprinklers and/or outlet locations.
- ☒ Calculations for the determination of internal landscaping requirements.
- ☒ Location of principle structure(s).
- ☒ Location, size, and type of existing and replacement trees if applicable.

☒ **Drainage plan elements.** Including but not limited to the following:

- ☒ One foot interval contours based upon coast and geodetic data.
- ☒ Proposed finished elevation of each building site and first floor level.
- ☒ All existing and proposed drainage facilities with size and grade.
- ☒ Proposed orderly disposal water runoff.
- ☒ Center line elevations along adjacent streets.
- ☒ Cross-sections of stormwater pond slopes.
- ☒ Compliance with Floodplain requirements (City Code, Chapter 6)
- ☒ Compliance with Compensatory Storage requirements (City Comprehensive Plan, Stormwater Element)

☒ **Potable water, reclaimed water, wastewater, and other utility elements.** Provide a general plan showing the following (detailed plans for permitting must be submitted directly to the Utilities Engineering Department):

- ☒ All utilities (including utility poles and guy lines, fire mains, fire hydrants, meters, potable water, reclaimed water, and sewer lines).
- ☒ The location and availability of capacity for potable water, reclaimed water, and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.

☒ **Details.** At a minimum, provide details for the items listed below. Additional details may be required by the City.

- ☒ Paving and curbing.
- ☒ Handicap accessible parking space.
- ☒ Sidewalks.
- ☒ Trash receptacles/dumpsters and enclosures.
- ☒ Fences, walls, and gates.
- ☒ Stormwater conveyance structures.
- ☒ Cross-section of tree protection devices.

E. Accessory items:

- ☒ **Stormwater permits.** Provide a copy of a St. John's River Water Management District (SJRWMD) stormwater permit or exemption letter for the site.
- ☐ **Driveway permits.** Provide a copy of a City of Cocoa, Brevard County, and/or Florida Department of Transportation (FDOT) driveway permit or exemption letter if a City of Cocoa, Brevard County, and/or FDOT right-of-way is affected.
- ☐ **Land dedications.** Lands to be dedicated or transferred to a public or private entity and the purposes for which lands will be held and used.

LARGE-SCALE SITE PLAN *Public Hearing process information - please read this!*

- **Dates and locations of public hearings.** All Large-Scale Site Plans require one hearing before the Planning & Zoning Board. All regularly scheduled Planning & Zoning Board hearings are held on the first Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
- **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
- **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
- **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
- **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board and is generally based on:
 1. The witness has personal knowledge of the fact in which the witness will testify; and/or
 2. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 - Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 - Expert witness:* Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.

Signatures and Notarization.

STATE OF FLORIDA COUNTY OF ORANGE. I, Thomas Martucci
being first duly sworn, depose and say that:



I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.



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

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

[Signature]
(APPLICANT SIGNATURE)

KALPESH P PATEL
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced DRIVER LICENSE



KALPESH P. PATEL
Commission # HH 052039
Expires November 16, 2024
Bonded Thru Budget Notary Services

KP Patel
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 05 day of July, 20 22

FOR OFFICE USE ONLY

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

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2404121
Owners	M-2 INDUSTRIAL LLC
Mailing Address	7765 LAKE WORTH RD, # 320 LAKE WORTH FL 33467
Site Address	3250 GRISSOM PKWY COCOA FL 32926
Parcel ID	24-35-12-00-760
Property Use	4000 - VACANT INDUSTRIAL LAND
Exemptions	NONE
Taxing District	15D0 - COCOA
Total Acres	2.20
Subdivision	--
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Land Description	PART OF SW 1/4 OF SE 1/4 LYING BETWEEN GRISSOM PKWY & SR 528 AS DESC IN ORB 5781 PG 4010 PAR 774



VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$245,630	\$245,630	\$245,630
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$245,630	\$239,620	\$217,840
Assessed Value School	\$245,630	\$245,630	\$245,630
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$245,630	\$239,620	\$217,840
Taxable Value School	\$245,630	\$245,630	\$245,630

SALES/TRANSFERS

Date	Price	Type	Instrument
05/18/2007	\$273,200	WD	5781/4010
04/30/2007	--	QC	5776/2126
12/01/1998	--	PT	3962/1517
03/06/1984	\$16,000	WD	2493/2137
02/27/1984	\$180,000	WD	2493/2131
12/01/1974	--	--	1494/0603

No Data Found



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2442068
Owners	M-2 INDUSTRIAL LLC
Mailing Address	7765 LAKE WORTH RD, # 320 LAKE WORTH FL 33467
Site Address	NONE
Parcel ID	24-35-12-00-766
Property Use	4000 - VACANT INDUSTRIAL LAND
Exemptions	NONE
Taxing District	15D0 - COCOA
Total Acres	1.09
Subdivision	--
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Land Description	PART OF SW 1/4 OF SE 1/4 LYING BETWEEN GRISSOM PKWY & SR 528 AS DESC IN ORB 5781 PG 4029

VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$119,040	\$119,040	\$119,040
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$119,040	\$113,830	\$103,490
Assessed Value School	\$119,040	\$119,040	\$119,040
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$119,040	\$113,830	\$103,490
Taxable Value School	\$119,040	\$119,040	\$119,040

SALES/TRANSFERS

Date	Price	Type	Instrument
05/18/2007	\$134,800	WD	5781/4029
04/30/2007	--	QC	5776/2126
08/18/2005	\$589,100	WD	5532/5926
12/01/1998	--	PT	3962/1517
08/01/1992	--	QC	3224/4511

No Data Found



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2460749
Owners	B AND D INDUSTRIAL LLC
Mailing Address	7765 LAKE WORTH RD, # 320 LAKE WORTH FL 33467
Site Address	NONE
Parcel ID	24-35-12-00-778
Property Use	4000 - VACANT INDUSTRIAL LAND
Exemptions	NONE
Taxing District	15D0 - COCOA
Total Acres	2.94
Subdivision	--
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Land Description	PART OF SW 1/4 OF SE 1/4 LYING BETWEEN GRISSOM PKWY & SR 528 AS DESC IN ORB 5781 PG 4018



VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$319,780	\$319,780	\$319,780
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$319,780	\$305,880	\$278,080
Assessed Value School	\$319,780	\$319,780	\$319,780
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$319,780	\$305,880	\$278,080
Taxable Value School	\$319,780	\$319,780	\$319,780

SALES/TRANSFERS

Date	Price	Type	Instrument
05/18/2007	\$364,600	WD	5781/4018

No Data Found



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2460750
Owners	BEST OF COCOA LLC
Mailing Address	7765 LAKE WORTH RD, # 320 LAKE WORTH FL 33467
Site Address	NONE
Parcel ID	24-35-12-00-779
Property Use	4000 - VACANT INDUSTRIAL LAND
Exemptions	NONE
Taxing District	15D0 - COCOA
Total Acres	1.19
Subdivision	--
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Land Description	PART OF SW 1/4 OF SE 1/4 LYING BETWEEN GRISSOM PKWY & SR 528 AS DESC IN ORB 5781 PG 4021

VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$129,440	\$129,440	\$129,440
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$129,440	\$123,800	\$112,550
Assessed Value School	\$129,440	\$129,440	\$129,440
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$129,440	\$123,800	\$112,550
Taxable Value School	\$129,440	\$129,440	\$129,440

SALES/TRANSFERS

Date	Price	Type	Instrument
05/18/2007	\$147,600	WD	5781/4021

No Data Found



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2460751
Owners	B AND D INDUSTRIAL LLC
Mailing Address	7765 LAKE WORTH RD, # 320 LAKE WORTH FL 33467
Site Address	NONE
Parcel ID	24-35-12-00-780
Property Use	4000 - VACANT INDUSTRIAL LAND
Exemptions	NONE
Taxing District	15D0 - COCOA
Total Acres	2.26
Subdivision	--
Site Code	0350 - GRISSOM PKWY
Plat Book/Page	0000/0000
Land Description	PART OF SW 1/4 OF SE 1/4 LYING BETWEEN GRISSOM PKWY & SR 528 AS DESC IN ORB 5781 PG 4026

VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$245,680	\$245,680	\$245,680
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$245,680	\$235,000	\$213,640
Assessed Value School	\$245,680	\$245,680	\$245,680
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$245,680	\$235,000	\$213,640
Taxable Value School	\$245,680	\$245,680	\$245,680

SALES/TRANSFERS

Date	Price	Type	Instrument
05/18/2007	\$280,100	WD	5781/4026

No Data Found

Letter of Authorization

July 05, 2022

Project: Grissom Parkway Storage

Premises: PARCEL ID #'s 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778,
24-35-12-00-779, & 24-35-12-00-780,
3300 Grissom Parkway, Cocoa, FL

To Whom It May Concern:

This letter is written authorization given to Bryan Potts, P.E. with Tannath Design, Inc. to act for Owner as the Engineer of Record for the above-referenced project. In this regard, this letter authorizes Bryan Potts, P.E. to act for Owner as the Authorized Representative in permitting this project through City of Cocoa, Brevard County, SJRWMD and any other Review Agencies.

Sincerely,

Sheldon W Rubin

M-2 Industries LLC

B & D Industries LLC

Best of Cocoa LLC

By: _____

Print Name: Thomas Martucci

Title: Manager

STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 05 day of July 2022 by **Sheldon W Rubin**, in his capacity as Manager of M-2 Industries LLC, B & D Industries LLC, & Best of Cocoa LLC, who is personally known to me or who produced DRIVER LICENSE as identification and who did not take an oath.

K P Patel

(Notary)

My Commission Expires: _____

(NOTARY SEAL)



KALPESH P. PATEL
Commission # HH 052039
Expires November 16, 2024
Bonded Thru Budget Notary Services



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
OSG STORAGE COCOA LLC

Filing Information

Document Number	L22000218072
FEI/EIN Number	88-2555976
Date Filed	05/09/2022
Effective Date	05/09/2022
State	FL
Status	ACTIVE

Principal Address

2277 LEE RD
SUITE B
WINTER PARK, FL 32789

Mailing Address

2277 LEE RD
SUITE B
WINTER PARK, FL 32789

Registered Agent Name & Address

BELLINKOFF, IRA S
2277 LEE RD
SUITE B
WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title MGR

BELLINKOFF, IRA S
1637 HARMON AVENUE
WINTER PARK, FL 32789

Title MGR

MARTUCCI, THOMAS S
613 LAKE ORIENTA DR
ALTAMONTE SPRINGS, FL 32701

Annual Reports

No Annual Reports Filed

Document Images

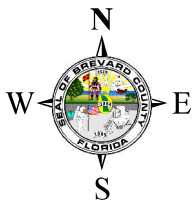
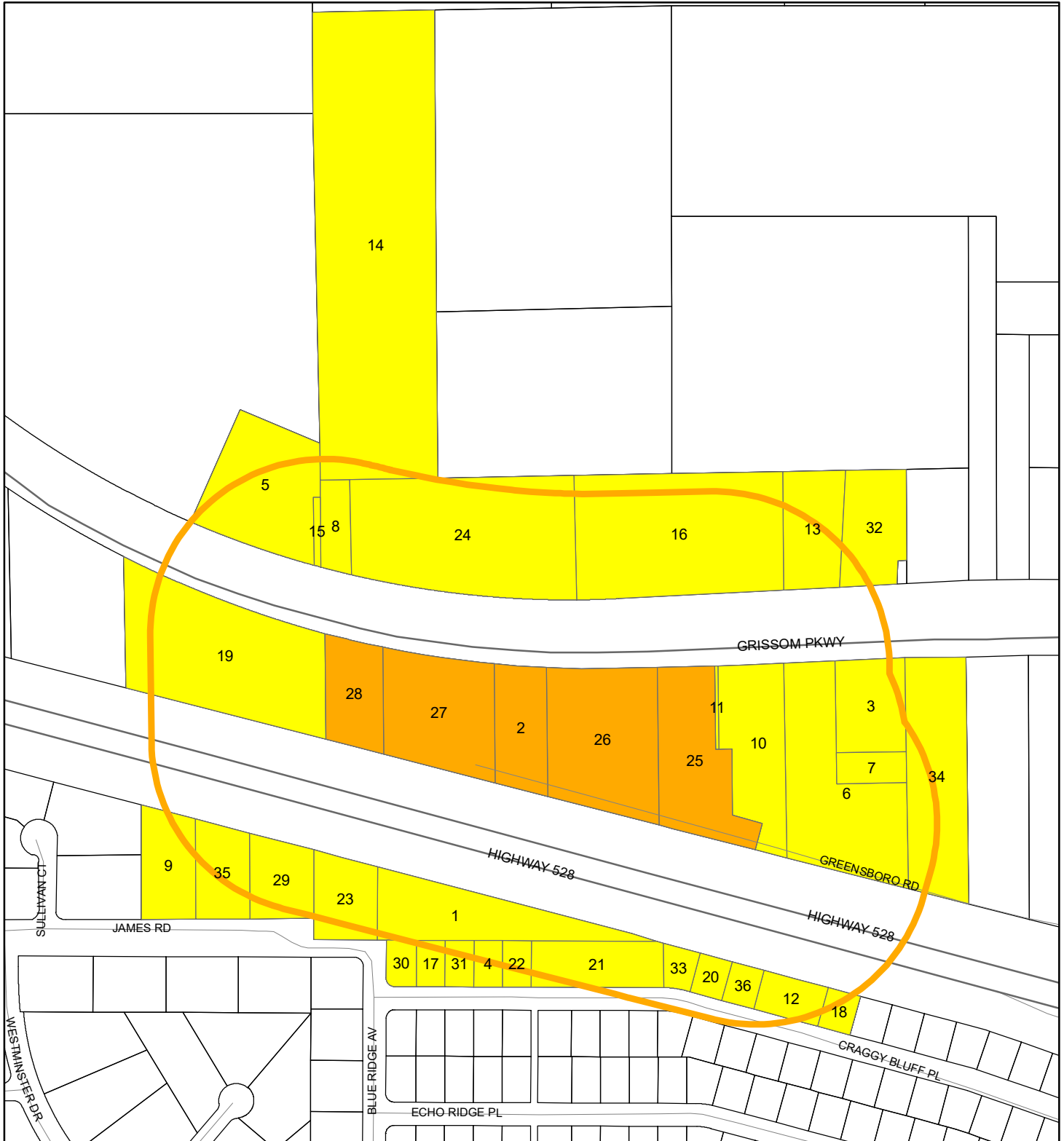
[05/09/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)

RADIUS MAP

OSG STORAGE COCOA LLC

Charlotte_Ferguson_500



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 7/20/2022

BACON, DON
1955 N TROPICAL TRL
MERRITT ISLAND FL 32953-4262

BEST OF COCOA LLC
7765 LAKE WORTH RD, # 320
LAKE WORTH FL 33467-2536

BROCKADO LLC
4434 LONG LAKE RD, # 100
MELBOURNE FL 32934-8594

COFFARO, MARY JOAN
1268 TROON WAY
ROCKLEDGE FL 32955-2245

DICHRISTOPHER, MICHAEL A
DICHRISTOPHER, COLETTE T
1765 ROCHELLE PKWY
MERRITT ISLAND FL 32952-5661

DKBJ LLC
4434 LONG LAKE RD
MELBOURNE FL 32934-8594

EAGLE PROPERTY LLC
GRISSOM INVESTMENTS LLC
760 MULLET RD
C/O GRISSOM INVESTMENTS
CAPE CANAVERAL FL 32920-4504

EYER, JOHN C
EYER, DAWN M
3520 JAMES RD
COCOA FL 32926-4506

FLORIDA, STATE OF (IITF)
3900 COMMONWEALTH BLVD, STOP 108
C/O DEP, DIVISION OF STATE LANDS
TALLAHASSEE FL 32399-6575

FRENCH, THEANO B
3360 CRAGGY BLUFF PLACE
COCOA FL 32926-

GKS INC
3185 GRISSOM PKWY
COCOA FL 32926-

GRISSOM INVESTMENTS LLC
8940 S TROPICAL TRL
MERRITT ISLAND FL 32952-

GRISSOM WEST LLC
3201 N ATLANTIC AVE
COCOA BCH FL 32931-

KELLEHER, JOHN M
KELLEHER, RENEE
3480 CRAGGY BLUFF PL
COCOA FL 32926-

KIDD, DANIEL L
3350 CRAGGY BLUFF PL
COCOA FL 32926-

KIRKLAND, DANIEL L
2614 TURKEY TRACK CIR
KINGMAN AZ 86401-7332

LUCIER, MARK D
LUCIER, MONICA
3390 CRAGGY BLUFF PLACE
COCOA FL 32926-

MILLER, BRADLEY A
MILLER, JANICE A
3450 CRAGGY BLUFF PL
COCOA FL 32926-

MILLER, BRADLEY A
MILLER, JANICE A
3450 CRAGGY BLUFF PL
COCOA FL 32926-7420

MURDICK, KELLENE
3490 JAMES RD
COCOA FL 32926-4506

OCEAN HAVEN LLC
1980 N ATLANTIC AVE STE 801
COCOA BCH FL 32931-

OSG STORAGE COCOA LLC
2277 LEE RD, # B
WINTER PARK FL 32789-1887

OSTERMAN, JOHN MICHAEL
OSTERMAN, NORMA JEAN
3500 JAMES RD
COCOA FL 32926-

PATTERSON, CHRISTOPHER EVERETT
3490 CRAGGY BLUFF PL
COCOA FL 32926-7420

ROXANA J MORDCOVICH TRUST
BRIAN V PATTON TRUST
3470 CRAGGY BLUFF PL
COCOA FL 32926-7420

SHEEHY, TIMOTHY TRUSTEE
SHEEHY, JUDY RANSBURGH TRUSTEE
3200 VALLEYVIEW DR
COLUMBUS OH 43204-

STEPANEK, ROBERT ALLEN
3400 CRAGGY BLUFF PL
COCOA FL 32926-7420

STEVENSON, JERRY R
STEVENSON, DEBRA K
1270 ISLAND DR
MERRITT ISLAND FL 32952-5879

STOWE, KATHRYNE B
3510 JAMES RD
COCOA FL 32926-4506

TRINIDAD, GIULIANA N
3380 CRAGGY BLUFF PL
COCOA FL 32926-7421

Prepared by and return to:

Chad Shimel

Attorney at Law

Shimel Law, P.A.

1190 Business Center Drive Suite 2000

Lake Mary, FL 32746

407-637-9324

File Number: 2022-01233

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of June, 2022 between M-2 Industrial, LLC, a Florida limited liability company (as to Tracts A and E); and B and D Industrial, LLC, a Florida limited liability company (as to Tracts B and D); and Best of Cocoa, LLC, a Florida limited liability company (as to Tract C) whose post office address is 7765 Lake Worth Road, #320, Lake Worth, FL 33467, grantor, and OSG Storage Cocoa, LLC, a Florida limited liability company whose post office address is 2277 Lee Road, Suite B, Winter Park, FL 32789, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Brevard County, Florida** to-wit:

Tract "A"

A parcel of land lying in the Southeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 12 and run N.89°51'53"W., along the South line of said Southeast 1/4, a distance of 1314.25 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4; thence run N.00°00'03"W., along the East line of said Southwest 1/4 of said Southeast 1/4, a distance of 224.73 feet to a point on the North right of way line of State Road No. 528, a limited access right of way; thence run N.75°00'41"W., along said North right of way line, a distance of 93.49 feet to the Point of Beginning; thence continue N.75°00'41" W., along said North right of way line, a distance of 283.35 feet; thence run N.00°01'46" W., a distance of 447.99 feet to a point on the South right of way line of Grissom Road, thence run N88°12'55"E., along said South right of way line a distance of 164.08 feet; thence run S.00°00'03"E., a distance of 237.65 feet; thence run N89°59'57"E., a distance of 46.64 feet; thence run S.00°00'03"E., a distance of 189.67 feet; thence run S.73°43'18"E., a distance of 88.24 feet; thence run S.16°04'29"W., a distance of 77.35 feet to the Point of Beginning of this description.

TRACT "B"

A parcel of land lying in the Southeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 12 and run N.89°51'53"W., along the South line of said Southeast 1/4, a distance of 1314.25 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4; thence run N.00°00'03"W., along the East line of said Southwest 1/4 of said Southeast 1/4, a distance of 224.73 feet to a point on the North right of way line of State Road No. 528; thence run N.75°00'41"W., along said North right of way line, a distance of 376.84 feet to the Point of Beginning; thence continue N.75°00'41" W., along said North right of way line, a distance of 329.25 feet; thence run N.00°01'46" W., a distance of 360.81 feet to a point on the South right of way line of Grissom Road, said point being on a curve to the left, having a radius of 2932.96 feet and a chord bearing of S.89°41'06"E., and a chord distance of 214.92 feet; thence run Easterly along said South right of way line and along the arc of said curve 214.97 feet, through a central angle of 04°11'58" to

DoubleTime®

the point of tangency; thence run N88°12'55"E., along said South right of way line a distance of 103.13 feet; thence run S.00°01'46"E., a distance of 447.99 feet to the Point of Beginning of this description.

Tract "C"

A parcel of land lying in the Southeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 12 and run N.89°51'53"W., along the South line of said Southeast 1/4, a distance of 1314.25 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4; thence run N.00°00'03"W., along the East line of said Southwest 1/4 of said Southeast 1/4, a distance of 224.73 feet to a point on the North right of way line of State Road No. 528; thence run N.75°00'41"W., along said North right of way line, a distance of 706.09 feet to the Point of Beginning; thence continue N.75°00'41" W., along said North right of way line, a distance of 155.30 feet; thence run N.00°01'46" W., a distance of 330.82 feet to a point on the South right of way line of Grissom Road, said point being on a curve to the left, having a radius of 2932.96 feet and a chord bearing of S.86°07'00"E., and a chord distance of 150.35 feet; thence run Southeasterly along said South right of way line and along the arc of said curve 150.37 feet, through a central angle of 02°56'15" to the point; thence run S.00°01'46"E., a distance of 360.81 feet to the Point of Beginning of this description.

Tract "D"

A parcel of land lying in the Southeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 12 and run N.89°51'53"W., along the South line of said Southeast 1/4, a distance of 1314.25 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4; thence run N.00°00'03"W., along the East line of said Southwest 1/4 of said Southeast 1/4, a distance of 224.73 feet to a point on the North right of way line of State Road No. 528; thence run N.75°00'41"W., along said North right of way line, a distance of 861.39 feet to the Point of Beginning; thence continue N.75°00'41" W., along said North right of way line, a distance of 329.25 feet; thence run N.00°01'46" W., a distance of 293.17 feet to a point on the South right of way line of Grissom Road, said point being on a curve to the left, having a radius of 2932.96 feet and a chord bearing of S.81°30'20"E., and a chord distance of 321.55 feet; thence run Southeasterly along said South right of way line and along the arc of said curve 321.17 feet, through a central angle of 06°17'05" to a point; thence run S.00°01'46"E., a distance of 330.82 feet to the Point of Beginning of this description.

Tract "E"

A parcel of land lying in the Southeast 1/4 of Section 12, Township 24 South, Range 35 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 12 and run N.89°51'53"W., along the South line of said Southeast 1/4, a distance of 1314.25 feet to the Southeast corner of the Southwest 1/4 of said Southeast 1/4; thence run N.00°00'03"W., along the East line of said Southwest 1/4 of said Southeast 1/4, a distance of 224.73 feet to a point on the North right of way line of State Road No. 528; thence run N.75°00'41"W., along said North right of way line, a distance of 1190.64 feet to the Point of Beginning; thence continue N.75°00'41" W., along said North right of way line, a distance of 170.15 feet to a point on the West line of the Southwest 1/4 of the Southeast 1/4, of Section 12; thence run N.00°01'46" W., along said West line, a distance of 287.98 feet to a point on the South right of way line of Grissom Road, said point being on a curve to the left, having a radius of 2932.96 feet and a chord bearing of S.76°42'48"E., and a chord distance of 168.88 feet; thence run Southeasterly along said South right of way line and along the arc of said curve 168.90 feet, through a central angle of 03°17'58" to a point; thence run S.00°01'46"E., a distance of 293.17 feet to the Point of Beginning of this description.

Parcel Identification Number: 24-35-12-00-778

Parcel Identification Number: 24-35-12-00-780

Parcel Identification Number: 24-35-12-00-779

Parcel Identification Number: 24-35-12-00-766

Parcel Identification Number: 24-35-12-00-760

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, including those terms, conditions, reservations and covenants contained in those certain Warranty Deeds recorded in O.R. Book 5781, Page 4010; O.R. Book 5781, Page 4018; O.R. Book 5781, Page 4021; O.R. Book 5781, Page 4026; and O.R. Book 5781, Page 4029, all of the Public Records of Brevard County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

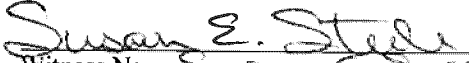
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

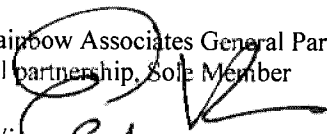
[Signatures on Following Page]

Signed, sealed and delivered in our presence:


Witness Name: Chad Shumel


Witness Name: SUSAN E. STEELE

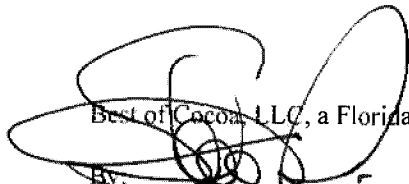
B and D Industrial, LLC, a Florida limited liability company

By: 
general partnership, Sole Member

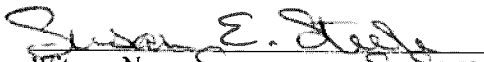
By: _____
Emily Rubin, Manager


Witness Name: Chad Shumel


Witness Name: SUSAN E. STEELE

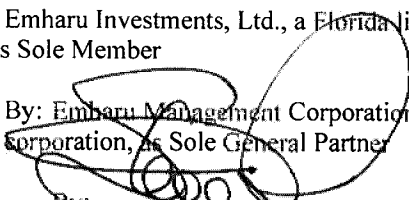

Best of Cocoa, LLC, a Florida limited liability company
By: _____
Sheldon W. Rubin, Sole Member and Manager


Witness Name: Chad Shumel


Witness Name: SUSAN E. STEELE

M-2 Industrial, LLC, a Florida limited liability company

By: Emharu Investments, Ltd., a Florida limited partnership,
as its Sole Member

By: 
Emharu Management Corporation, a Florida
corporation, as Sole General Partner

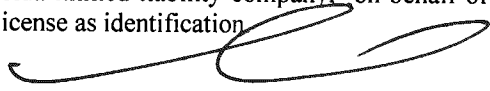
By: _____
Sheldon W. Rubin, President

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2022 by Emily Rubin, Manager of by Rainbow Associates General Partnership, a Florida general partnership, as Sole Member of B and D Industrial, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

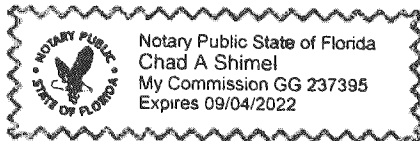
Printed Name: _____

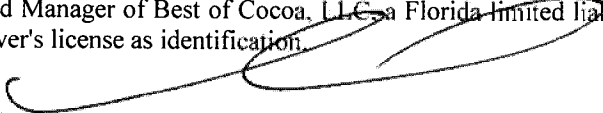
My Commission Expires: _____

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2022 by Sheldon W. Rubin, Sole Member and Manager of Best of Cocoa, LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

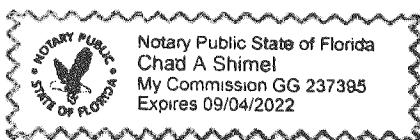
Printed Name: _____

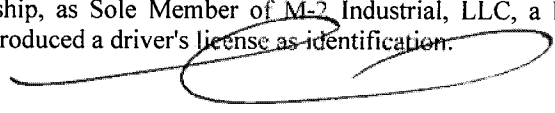
My Commission Expires: _____

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2022 by Sheldon W. Rubin, President of Emharu Management Corporation, a Florida corporation, as Sole General Partner of Emharu Investments, Ltd, a Florida partnership, as Sole Member of M-2 Industrial, LLC, a Florida limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A" TITLE LEGAL DESCRIPTION

TRACT "A"
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528, A LIMITED ACCESS RIGHT OF WAY; THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 63.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 283.35 FEET; THENCE RUN N.00°01'46"W., A DISTANCE OF 447.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, THENCE RUN N88°12'55"E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 164.00 FEET; THENCE RUN S.00°00'03"E., A DISTANCE OF 237.65 FEET; THENCE RUN N89°59'57"E., A DISTANCE OF 46.64 FEET; THENCE RUN S.00°00'03"E., A DISTANCE OF 189.67 FEET; THENCE RUN S.73°43'18"E., A DISTANCE OF 88.24 FEET; THENCE RUN S.16°04'29"W., A DISTANCE OF 77.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "B"
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528; THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 376.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 329.25 FEET; THENCE RUN N.00°01'46"W., A DISTANCE OF 360.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF S.89°41'08"E., AND A CHORD DISTANCE OF 214.92 FEET; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 214.97 FEET, THROUGH A CENTRAL ANGLE OF 04°11'58" TO THE POINT OF TANGENCY; THENCE RUN N88°12'55"E., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 103.13 FEET; THENCE RUN S.00°01'46"E., A DISTANCE OF 447.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "C"
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528; THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 708.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 155.30 FEET; THENCE RUN N.00°01'46"W., A DISTANCE OF 330.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF S.80°07'00"E., AND A CHORD DISTANCE OF 193.05 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 150.37 FEET, THROUGH A CENTRAL ANGLE OF 02°56'15" TO THE POINT; THENCE RUN S.00°01'46"E., A DISTANCE OF 360.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "D"
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528; THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 861.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 329.25 FEET; THENCE RUN N.00°01'46"W., A DISTANCE OF 293.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF S.81°30'20"E., AND A CHORD DISTANCE OF 321.55 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 321.17 FEET, THROUGH A CENTRAL ANGLE OF 06°17'05" TO A POINT; THENCE RUN S.00°01'46"E., A DISTANCE OF 330.82 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TRACT "E"
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND RUN N.89°51'53"W., ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1314.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE RUN N.00°00'03"W., ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 224.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528; THENCE RUN N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1190.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.75°00'41"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 170.15 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE RUN N.00°01'46"W., ALONG SAID WEST LINE, A DISTANCE OF 287.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRISSOM ROAD, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.96 FEET AND A CHORD BEARING OF S.76°42'48"E., AND A CHORD DISTANCE OF 168.88 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 168.80 FEET, THROUGH A CENTRAL ANGLE OF 03°17'58" TO A POINT; THENCE RUN S.00°01'46"E., A DISTANCE OF 293.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 1271770-A1
EFFECTIVE DATE: MAY 6, 2022 AT 11:00PM
SCHEDULE B SECTION II - EXCEPTIONS

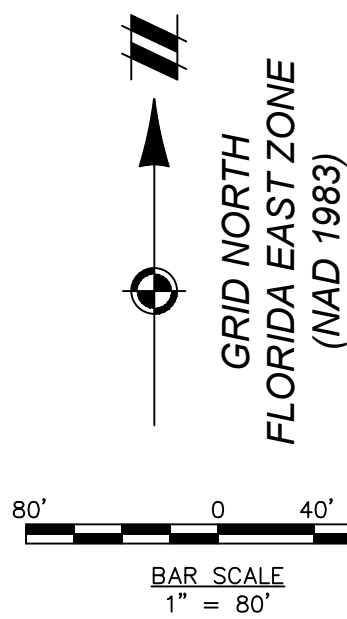
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREIN COVERED BY THIS COMMITMENT.
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES FOR SERVICES OF ANY COUNTY OR MUNICIPALITY.
AFFECTS PROPERTY. NOT SHOWN ON SURVEY (BLANKET IN NATURE).
- RIGHT-OF-WAY DEED IN FAVOR OF COUNTY OF BREVARD CONTAINED IN INSTRUMENT RECORDED UNDER O.R. BOOK 1537, PAGE 463, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO TRACTS B, C, D AND E)
DOES NOT AFFECT PROPERTY, AS SHOWN ON SURVEY (RIGHT-OF-WAY VACATED PER OFFICIAL RECORDS BOOK 3039, PAGE 1530)
- RIGHT-OF-WAY DEED IN FAVOR OF COUNTY OF BREVARD CONTAINED IN INSTRUMENT RECORDED UNDER O.R. BOOK 1537, PAGE 465, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO ALL TRACTS)
DOES NOT AFFECT PROPERTY
- RIGHT-OF-WAY DEED IN FAVOR OF COUNTY OF BREVARD CONTAINED IN INSTRUMENT RECORDED UNDER O.R. BOOK 1537, PAGE 469, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO TRACT A)
DOES NOT AFFECT PROPERTY, AS SHOWN ON SURVEY (RIGHT-OF-WAY VACATED PER OFFICIAL RECORDS BOOK 3115, PAGE 4282)
- REVISED: EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY CONTAINED IN INSTRUMENT RECORDED DECEMBER 15, 1983, UNDER O.R. BOOK 2474, PAGE 2096, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO TRACT B)
AFFECTS PROPERTY, AS SHOWN ON SURVEY
- INTENTIONALLY DELETED
- EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY CONTAINED IN INSTRUMENT RECORDED JANUARY 19, 1990, UNDER O.R. BOOK 3039, PAGE 1534 AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN O.R. BOOK 5848, PAGE 5713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO ALL TRACTS)
AFFECTS PROPERTY, AS SHOWN ON SURVEY
- EASEMENT IN FAVOR OF BELL SOUTH TELECOMMUNICATIONS, INC. CONTAINED IN INSTRUMENT RECORDED MAY 20, 1994, UNDER O.R. BOOK 3393, PAGE 3737, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO TRACT E)
AFFECTS PROPERTY, AS SHOWN ON SURVEY
- EASEMENT DEED IN FAVOR OF KABBOORD PROPERTIES, INC. CONTAINED IN INSTRUMENT RECORDED MAY 24, 2007, UNDER O.R. BOOK 5781, PAGE 4013, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO TRACT A)
AFFECTS PROPERTY, AS SHOWN ON SURVEY
- EASEMENT DEED IN FAVOR OF KABBOORD PROPERTIES, INC. CONTAINED IN INSTRUMENT RECORDED MAY 24, 2007, UNDER O.R. BOOK 5781, PAGE 4032, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO TRACT E)
AFFECTS PROPERTY, AS SHOWN ON SURVEY
- DECLARATION OF RESTRICTION AND RESERVATION OF EASEMENT AS CONTAINED IN WARRANTY DEEDS RECORDED IN O.R. BOOK 5781, PAGE 4010; O.R. BOOK 5781, PAGE 4018; O.R. BOOK 5781, PAGE 4021; O.R. BOOK 5781, PAGE 4026; O.R. BOOK 5781, PAGE 4029, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO ALL TRACTS)
AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
- UNRECORDED BILLBOARD LEASE AGREEMENT AS EVIDENCED BY WARRANTY DEEDS RECORDED UNDER O.R. BOOK 5781, PAGE 4010; O.R. BOOK 5781, PAGE 4029, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (AS TO TRACTS A AND E)
AFFECTS PROPERTY, AS SHOWN ON SURVEY (SAME AREAS AS EXCEPTION NUMBERS 12 AND 13)
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)

LEGEND

- BENCHMARK
- BOUNDARY MARKER
- IRON ROD & CAP SET, LB 7832
- CONCRETE R/W MONUMENT
- UTILITY POLE
- GUY ANCHOR
- WATER HYDRANT
- WATER VALVE
- SIGN
- UTILITY HANDHOLE
- TREE, SEE TREE TABLE DATA
- SPOT ELEVATION
- TITLE EXCEPTION NUMBER
- ASPHALT PAVEMENT
- GRAVEL
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- FENCE
- GROUND CONTOUR
- WATER LINE
- TELEPHONE LINE

ABBREVIATIONS

- BM = BENCHMARK
- CCR = CERTIFIED CORNER RECORD
- CMF = CONCRETE MONUMENT FOUND
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT COMPANY
- HYD = HYDRANT
- INV = INVERT
- IRCF = IRON ROD & CAP FOUND
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS
- (M) = MEASURED
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- ORB = OFFICIAL RECORD BOOK
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- (R) = RECORD
- RCF = REINFORCED CONCRETE PIPE
- RTK = REAL-TIME KINEMATIC
- R/W = RIGHT-OF-WAY
- SQ FT = SQUARE FEET
- VRS = VIRTUAL REFERENCE STATION



PID: 24-35-12-00-507
DANIEL KIRKLAND
(ORB 7618 PAGE 1388)

TRACT "E"
PID: 24-35-12-00-766
M-2 INDUSTRIAL LLC
(ORB 5781 PAGE 4029)

TRACT "D"
PID: 24-35-12-00-780
B AND D INDUSTRIAL LLC
(ORB 5781 PAGE 4026)

TRACT "C"
PID: 24-35-12-00-779
BEST OF COCOA LLC
(ORB 5781 PAGE 4021)

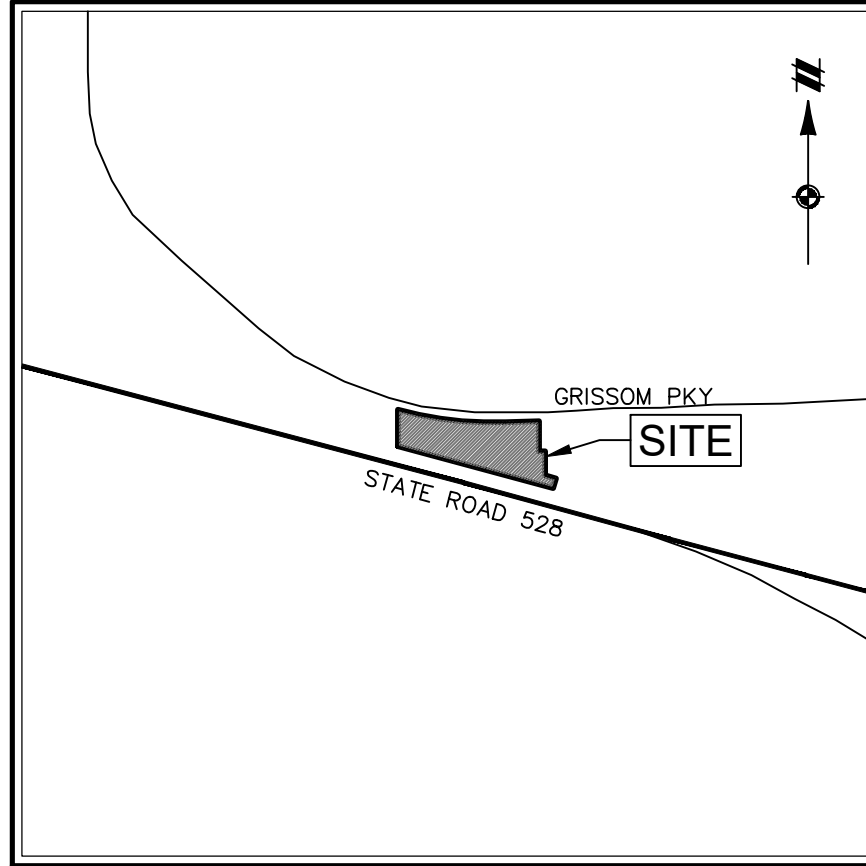
420,884 SQ FT
9.662 ACRES±

TRACT "B"
PID: 24-35-12-00-778
B AND D INDUSTRIAL LLC
(ORB 5781 PAGE 4018)

TRACT "A"
PID: 24-35-12-00-760
M-2 INDUSTRIAL LLC
(ORB 5781 PAGE 4010)

PID: 24-35-12-00-758.2
STATE OF FLORIDA
(ORB 4546, PAGE 765)

PID: 24-35-12-00-770
STATE OF FLORIDA
(ORB 3962 PAGE 1523)



VICINITY MAP
NOT TO SCALE

DATUMS

Horizontal: Grid North, NAD83, Florida State Planes, East Zone
(North American Datum of 1983) (2011)
US Survey Foot, Brevard County, Florida
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid18 (Conus)

SURVEY NOTES

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N74°55'30"W ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 528.
- THE PROPERTY SHOWN AND DESCRIBED HEREIN HAS AN AREA OF 420,884 SQUARE FEET OR 9.662 ACRES, MORE OR LESS.
- THE PROPERTY IS DESIGNATED BY BREVARD COUNTY AS TAX MAP PARCEL ID NUMBERS 24-35-12-00-760, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780, 24-35-12-00-766, OTHER THAN THE SUBJECT PROPERTIES. NO OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCELS.
- THERE ARE NO BUILDINGS ON THIS SITE.
- NORTH ARROW, BEARINGS, AND HORIZONTAL ACCURACY ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM RTK OBSERVATIONS USING A FLORIDA PERMANENT REFERENCE NETWORK SINGLE BASE LINE SOLUTION, COMBINED WITH A TRIMBLE VRS NOW REAL TIME NETWORK SOLUTION, AND AVERAGED FOR REDUNDANCY.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE COMBINED NETWORK SOLUTION OBTAINED ABOVE WAS CHECKED AGAINST AND CONFORMS TO RECOVERED LOCAL NGS BENCHMARK BREVARD GPS 5009 (PUBLISHED ELEVATION: 53.15').
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE PROPERTY HAS ACCESS VIA GRISSOM PARKWAY, WHICH IS A PUBLIC RIGHT-OF-WAY.
- THERE ARE NO GAPS OR GORES FOR THE DESCRIBED PROPERTY.
- EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE R125S ROBOTIC TOTAL STATION
LINEAR: TRIMBLE R125S ROBOTIC TOTAL STATION
GPS: TRIMBLE R12 GPS RECEIVER
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

SURVEY REFERENCES

- TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1271770-A1, DATED MAY 6, 2022 AT 11:00PM.
- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CAMPBELL SURVEYING, PLANNING & ENGINEERING, DATED APRIL 23, 2007.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12009C0320H, WHICH BEARS AN EFFECTIVE DATE OF 01/29/2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S ALTA CERTIFICATION

TO: OSG STORAGE COCOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SHIMEL LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

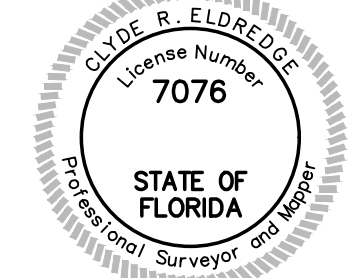
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/18/2022.

DATE OF MAP OR PLAT: 06/07/2022


CLYDE R. ELDRIDGE DATE June 17, 2022
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER #7076

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ-17.050 - 052, FLORIDA ADMINISTRATIVE CODE.


CLYDE R. ELDRIDGE DATE June 17, 2022
FLORIDA LICENSED SURVEYOR AND MAPPER #7076
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2022 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
770423-0607
FLORIDA SURVEY CO# LB 7632

LOCATED IN
SECTION 12, TOWNSHIP 24 SOUTH,
RANGE 35 EAST
BREVARD COUNTY, FLORIDA

CLIENT
OSG MANAGEMENT, LLC
ALTA/NSPS LAND TITLE SURVEY
GRISSOM PARKWAY
COCOA, FL

DATE
06/07/2022
06/17/22: ADD ADDITIONAL UTILITY INFORMATION
REVISIONS

DWG. DLG CH. KMK
P.M. CRE
CODE AS
JOB# 20003079
SHEET NO.
1 OF 2

Text of Ad: 02/17/2023

Ad#5601605 2/22/2023

**CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD
PROPOSES TO CONSIDER THE
FOLLOWING:**

**A. PZ-22-00200012 – Large-Scale Site
Plan (Grissom Parkway Storage)**

Consideration of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article XI, Section 19, Manufacturing and Industrial District (M-2) to allow construction of a storage facility for recreational vehicle parking with associated infrastructure on a ±9.66-acre portion of a site identified as Parcels 24-35-12-00-760, 24-35-12-00-766, 24-35-12-00-778, 24-35-12-00-779, 24-35-12-00-780 through the Brevard County Property Appraiser.

**B. PZ-23-00200002 – Small-Scale Site
Plan Appeal (Advantage Self Storage)**

An appeal relating to the denial of a Small-Scale Site Plan application for a self-service storage facility pursuant to Appendix A, Zoning, Article XIII, Section 1 (H) in the Manufacturing and Industrial District (M-2). The 2.99-acre site is identified as Parcel 24-35-12-00-759 through the Brevard County Property Appraiser.

**THE PLANNING & ZONING BOARD
WILL CONSIDER THIS ITEM ON:**

March 1st, 2023

**THE HEARING WILL BE AT 6:00 P.M. OR
SOON THEREAFTER IN THE
COCOA CITY HALL COUNCIL CHAMBERS
LOCATED AT
65 STONE STREET, COCOA, FL**

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA 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. The BOA, PZ Board/LPA, and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

HYDRAULIC DESIGN REPORT

FOR

GRISSOM PARKWAY STORAGE

CITY OF COCOA

FLORIDA

December 2022

Prepared For:

Grisson Parkway Storage Project
3300 Grisson Parkway



Tannath Design, Inc.
2494 Rose Spring Dr.
Orlando, Florida 32825

This item has been Digitally signed and sealed
by Bryan Potts on the date adjacent to the seal.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

Bryan Potts, P.E.
President
FL Reg. #59461

HYDRAULIC DESIGN REPORT FOR GRISSOM PARKWAY STORAGE

Section 1. Site Description and Purpose:

This summary report is for the hydraulic design of the domestic and fire protection water system for the Grissom Parkway Storage project. (See Exhibit 1: Utility Site Plan – Sheet C-4.0 and other pertinent site-specific information.)

Section 2. Existing and Proposed Utilities:

Potable Water

Potable water will be provided to the Office and Building 'A', which are shown on Sheet C-4.0, through a separate 1" line that branches off the 8" onsite water main. Two bathrooms will be provided at both the Office and Building 'A'. At 300 gallons per day per ERU, this equals an average potable water demand of 1,200 gallons per day for the four ERUs. Therefore, using peaking factors of 2.0 and 4.0, the maximum day and peak hour domestic demands will be 1.67 and 3.33 gpm, respectively.

Building 'B', which is also shown on Sheet C-4.0, will not have any bathrooms and therefore, there is no domestic water demand associated with the building. An 8" fire line is provided to Building 'B' with a 4" line to its fire department connection. A 2nd connection, with a 6" DDCVA, to the 12" potable water main along Grissom Parkway is provided to loop the fire line internally and provide better pressures for the 3 new onsite private hydrants.

Needed Fire Flow

As shown on Sheet C-4.0 and in Exhibit 2, the highest Needed Fire Flows (NFFs) are at Canopies 'A' and 'B', with an NFF at each canopy of 3,750 gpm. Therefore, 3,750 gpm is the NFF used in the hydraulic model. For the fire flow analysis, the 1.67 gpm Maximum Day Demand (MDD) is added to the 3,750 gpm Needed Fire Flow (NFF). Three new private hydrants will be provided to meet the NFF, and 1 existing public hydrant is located along the south side of Grissom Parkway, near the northeast corner of the property, as shown on Sheet C-4.0.

In the model, a flow of 1,000 gpm from each new private hydrant, for a total of 3,000 gpm, is withdrawn to demonstrate that the proposed system can handle the Needed Fire Flow with the Maximum Day Domestic Demand. The remaining 750 gpm is modeled from the existing public hydrant, giving a total NFF flow of 3,750 gpm, plus Max Day Flow of 1.67, for a total model flow of 3,751.67 gpm.

Fire Protection System

To meet the Maximum Day Demand plus Needed Fire Flow, there are proposed two 8" taps to the existing 12" potable water main in the ROW in front of the property on Grissom Parkway. At one location, an 8" Fire Line Master Meter (FLMM) is proposed for metering and backflow prevention purposes at that location. Then a dedicated fire line branches off and goes to the proposed onsite private fire lines to hydrants H-2 and H-3, are 8" diameter PVC pipe. The last hydrant H-1 has a 6" diameter PVC. A second 8" connection to the public main, with an 8" DDCVA, is also provided to allow the onsite system to be looped to improve pressures and flows. The public hydrant is labeled H-4.

Section 3. Hydraulic Model

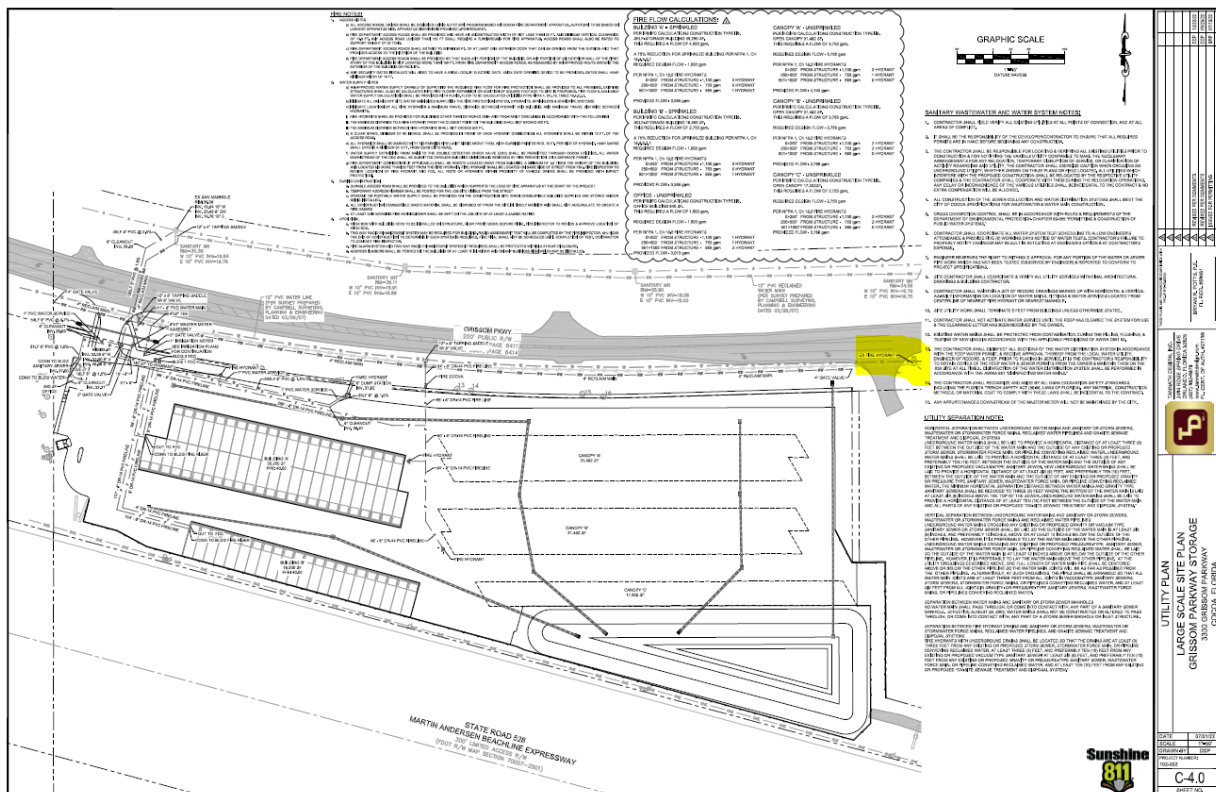
The proposed water system was modeled using WaterCAD® software for the following scenarios:

- Peak Hour Demand (3.33 gpm PHD – rounded up to 4gpm)
- Maximum Day Demand plus Needed Fire Flow (1.67 gpm MDD plus 3,750 gpm NFF)

The available pressure head at the proposed points of connection to the City's system at the predicted flows, was calculated by extrapolating the results of fire flow tests conducted at City hydrants 0588 and 0671 located west and east, respectively, of the property. Exhibit 3 provides the results of the hydrant flow tests and Exhibit 4 provides the available pressure head calculations based on the hydrant flow test results.

Exhibit 1: Utility Plan for Grissom Parkway Storage Project

New taps to the existing public water main, the FLMM, DDCVA, and the Existing and Proposed Hydrants shown:



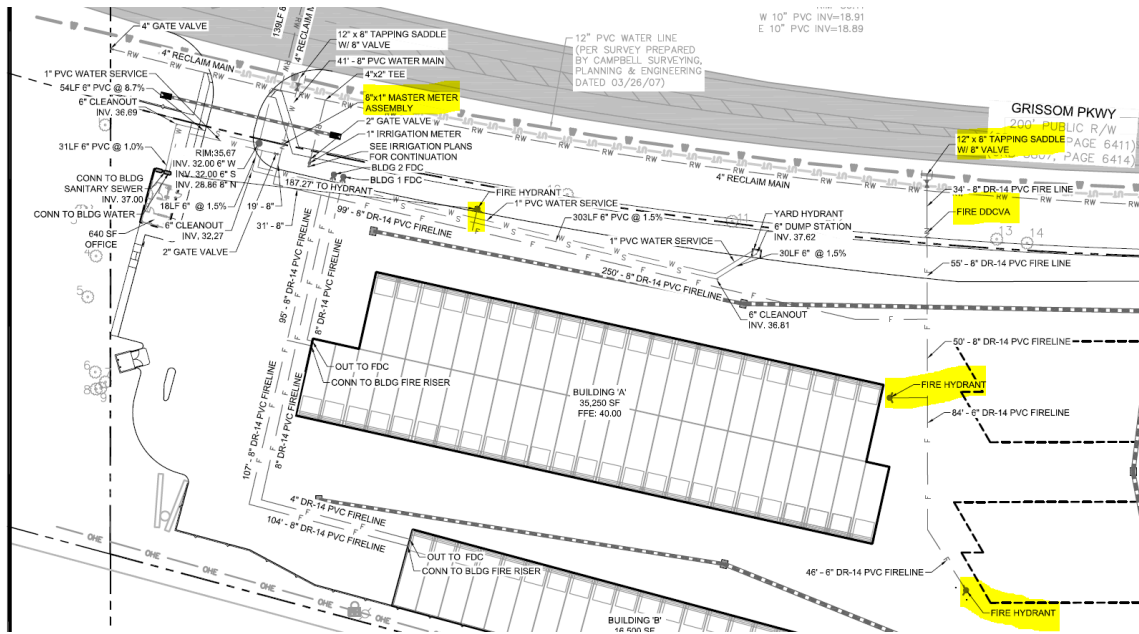


Exhibit 2: Needed Fire Flow for Each Building

FIRE FLOW CALCULATIONS:

BUILDING 'A' - SPRINKLED

PER IFB/IFC CALCULATIONS CONSTRUCTION TYPE IIB.
SELF-STORAGE BUILDING 35,250 SF.
THIS REQUIRES A FLOW OF 4,000 gpm.

A 75% REDUCTION FOR SPRINKLED BUILDING PER NFPA 1, CH 18.4.5.2.1

REQUIRED DESIGN FLOW - 1,000 gpm

PER NFPA 1, Ch 18.5 FIRE HYDRANTS

0>250'	FROM STRUCTURE - 1,130 gpm	3 HYDRANT
250>500'	FROM STRUCTURE - 753 gpm	0 HYDRANT
501>1000'	FROM STRUCTURE - 565 gpm	1 HYDRANT

PROVIDED FLOW - 3,955 gpm

BUILDING 'B' - SPRINKLED

PER IFB/IFC CALCULATIONS CONSTRUCTION TYPE IIB.
SELF-STORAGE BUILDING 16,500 SF.
THIS REQUIRES A FLOW OF 2,750 gpm.

A 75% REDUCTION FOR SPRINKLED BUILDING PER NFPA 1, CH 18.4.5.2.1

REQUIRED DESIGN FLOW - 1,000 gpm

PER NFPA 1, Ch 18.5 FIRE HYDRANTS

0>250'	FROM STRUCTURE - 1,130 gpm	3 HYDRANT
250>500'	FROM STRUCTURE - 753 gpm	0 HYDRANT
501>1000'	FROM STRUCTURE - 565 gpm	1 HYDRANT

PROVIDED FLOW - 3,955 gpm

OFFICE - UNSPRINKLED

PER IFB/IFC CALCULATIONS CONSTRUCTION TYPE IIB.
OFFICE BUILDING 640 SF.
THIS REQUIRES A FLOW OF 1,500 gpm.

REQUIRED DESIGN FLOW - 1,500 gpm

PER NFPA 1, Ch 18.5 FIRE HYDRANTS

0>250'	FROM STRUCTURE - 1,130 gpm	1 HYDRANT
250>500'	FROM STRUCTURE - 753 gpm	1 HYDRANT
501>1000'	FROM STRUCTURE - 565 gpm	2 HYDRANT

PROVIDED FLOW - 3,013 gpm

CANOPY 'A' - UNSPRINKLED

PER IFB/IFC CALCULATIONS CONSTRUCTION TYPE IIB.
OPEN CANOPY 31,482 SF.
THIS REQUIRES A FLOW OF 3,750 gpm.

REQUIRED DESIGN FLOW - 3,750 gpm

PER NFPA 1, Ch 18.5 FIRE HYDRANTS

0>250'	FROM STRUCTURE - 1,130 gpm	3 HYDRANT
250>500'	FROM STRUCTURE - 753 gpm	1 HYDRANT
501>1000'	FROM STRUCTURE - 565 gpm	0 HYDRANT

PROVIDED FLOW - 4,143 gpm

CANOPY 'B' - UNSPRINKLED

PER IFB/IFC CALCULATIONS CONSTRUCTION TYPE IIB.
OPEN CANOPY 31,482 SF.
THIS REQUIRES A FLOW OF 3,750 gpm.

REQUIRED DESIGN FLOW - 3,750 gpm

PER NFPA 1, Ch 18.5 FIRE HYDRANTS

0>250'	FROM STRUCTURE - 1,130 gpm	2 HYDRANT
250>500'	FROM STRUCTURE - 753 gpm	2 HYDRANT
501>1000'	FROM STRUCTURE - 565 gpm	0 HYDRANT

PROVIDED FLOW - 3,766 gpm

CANOPY 'C' - UNSPRINKLED

PER IFB/IFC CALCULATIONS CONSTRUCTION TYPE IIB.
OPEN CANOPY 17,432 SF.
THIS REQUIRES A FLOW OF 2,750 gpm.

REQUIRED DESIGN FLOW - 2,750 gpm

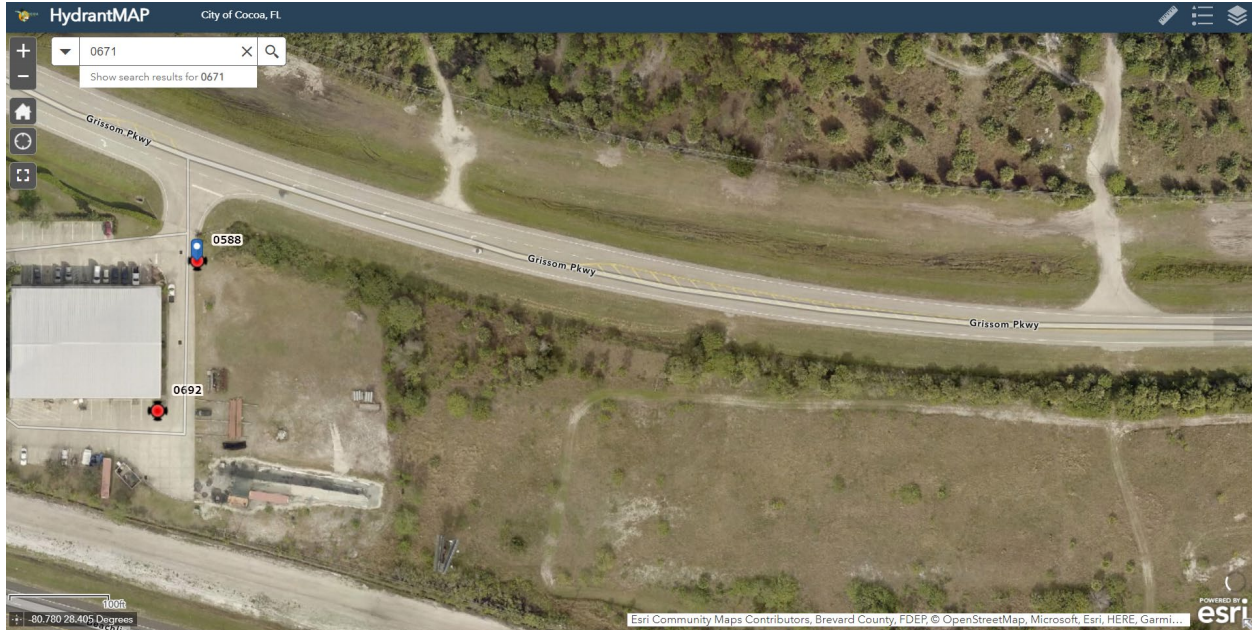
PER NFPA 1, Ch 18.5 FIRE HYDRANTS

0>250'	FROM STRUCTURE - 1,130 gpm	2 HYDRANT
250>500'	FROM STRUCTURE - 753 gpm	2 HYDRANT
501>1000'	FROM STRUCTURE - 565 gpm	0 HYDRANT

PROVIDED FLOW - 3,766 gpm

Exhibit 3: Hydrant Flow Test –

Location of Hydrant 0588 to the west of the project site



Location of Hydrant 0671 to the east of the project site

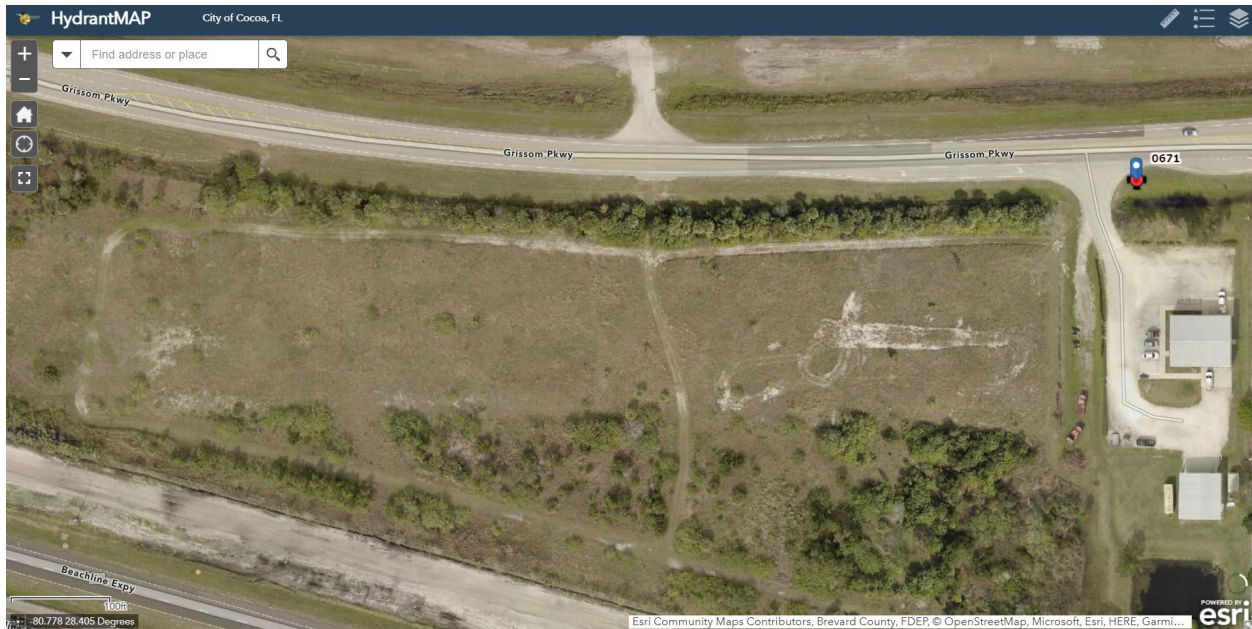


Exhibit 3: Hydrant Flow Test (Cont.)

WF1948896 / 001 City of Cocoa PAGE 1

REQ. DATE: 09/14/22 09/14/22 11:10:41
 CREW: WFO - HYDRANT HYD
 LOCATION: 3200 GRISSOM PKWY LOC ID: 144304
 SUBDIVISION: LOC. ZIP: 32926
 PARCEL NUMBER: 24 35120 770
 EXT. ADDR.: REF NBR: 0000
 SCHED START: 09/14/22 SCHED COMPLETION:
 GEN. LOC.: COCOA COMP DATE: 09/14/22
 REQ DEPT: Utilities Department PRIORITY: High
 REQUESTOR: RENEE L SPALDING ORIGIN: INTERNAL
 REQ USER: COCORLS AUTH USER: COCORLS WRK TYPE: ROUTINE
 RESIDUAL HYDRANTS 0671 & 0588 FLOWS @ 3200 GRISSOM PKWY - COCOA

ENTER REFERENCE/ACCT NO.? YES Y

PRIMARY CONTACT INFORMATION

RENEE L SPALDING () () () ()
 3200 GRISSOM PKWY
 COCOA, FL 32926

RESIDUAL HYDRANTS 0671 & 0588 FLOWS @ 3200 GRISSOM PKWY - COCOA
 CATEGORY: UT WFO MAINTENANCE OPS UTTD
 TASK: HYDRANT MAINTENANCE FHMN READY
 DEPT: Utilities Department UT
 SCHED START: 09/14/22 SCHED COMPLETION: 09/14/22
 CREW: WFO - HYDRANT HYD
 STD. TASK: TD Repair Fire Hydrant RH
 JOB ORDER INSTRUCTIONS
 REPAIR FIRE HYDRANT

Residual hydrant flow
0671 and 0588

START DATE: ____/____/____ COMPLETION DATE: ____/____/____
 START TIME: ____:____:____ COMPLETION TIME: ____:____:____
 UNIT OF PRODUCTION: _____ QUANTITY: _____

LABOR				EQUIPMENT		MATERIAL		
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST
9/15/22	Maia L	1		Trk 195	1			
9/15/22	Shane S	1		Trk 196	1			

REQUEST #	JOB #	REQ DATE	ACTION	COMP DATE	CATG/TASK	CREW	SVC	STS
WF1768417	001	11/17/20		02/11/21	CSPL CLN	UNAS	WA	CL
WF1291578	001	05/27/15		05/21/15	CSPL BR	FS	WA	CL
WF1284975	001	05/01/15		05/04/15	UTCX CO	UTTD	WA	CL

Exhibit 3: Hydrant Flow Test (Cont.)

MISCELLANEOUS RECEIPT

CITY OF COCOA
CUSTOMER SERVICE
65 STONE ST.
COCOA, FLORIDA 32922

3528

FAX # NA

DATE June 29, 2022

PHONE # (407) 982-9878

EMAIL: BPOTTS@TANNATHDESIGNS.COM

RECEIVED FROM TANNATH DESIGN

ADDRESS 2494 ROSE SPRING DR ORLANDO FL 32825

AMOUNT OF ONE HUNDRED TWENTY AND NO/100 *****

DOLLARS

PROJECT: GRISSOM SELF STORAGE | 3200 GRISSOM PARKWAY- COCOA

	QTY		AMT			
FOR	1	X	\$ 120.00	HYD RESIDUAL FLOW TEST.....421-0000-343-39-06 FT	\$	120.00
		X			\$	-
		X		HYDS 0671 AND 0588	\$	-
		X			\$	-
		X			\$	-
			CC PAYMENT	TOTAL	\$	120.00

BY: ANGELA JOLY

NOTE: Average Turnaround Time for Flow Test results are three (3) weeks from the date of this receipt. If you have not received your results, via email, within the allotted time frame, please contact Utilities Development at 321-433-8797.

Exhibit 3: Hydrant Flow Test (Cont.)



City of Cocoa, Florida

UTILITIES DEPARTMENT
600 School Street Cocoa, Florida 32922
PHONE (321) 639-7653 FAX (321) 639-7522

FIRE HYDRANT FLOW INFORMATION REQUEST

Information requested by: _____ (Company)
_____ (Person)
_____ (Phone #)
_____ (Fax #)

Project Name: _____

Project Location: _____

Hydrant from which Information is needed: _____

Is a True Residual Pressure Required? ☒ YES ☐ NO

Date: _____ Prepared By: _____

RECORDED FIRE HYDRANT FLOW INFORMATION

Hydrant Number Flowed:	<u>0671</u>	<u>0588</u>
Hydrant Location:	<u>3200 Grissom PKWY</u>	<u>3360 Grissom PKWY</u>
Recorded Static Pressure:	<u>58</u> p.s.i.	<u>58</u> p.s.i.
Recorded Residual Pressure:	<u>56</u> p.s.i.	<u>56</u> p.s.i.
Recorded Flow:	<u>301</u> <u>920</u> p.s.i./g.p.m.	<u>341</u> <u>980</u> p.s.i./g.p.m.
Residual taken from hydrant:	<u>0588</u>	<u>0671</u>

Date of Recording: 9/15/22 Completed by: Major L, Shane S

Flow Recorded from 2.5" nozzle unless otherwise specified.

IMPORTANT NOTE: The above information is supplied for use in calculation of available fire flow. The information is an instantaneous recording and does not reflect flow and pressure variations in the City of Cocoa potable water system. A minimum of a 5 p.s.i. safety factor will be required for approval by the City. A larger safety factor may be required due to the location of the proposed project. Should you have any questions, please call the City of Cocoa, Utilities Engineering Department @ (321) 639-7659.

Revised 1/2008

Exhibit 4: Grissom Parkway Storage Available Water Pressure & Pressure Head Calculations

Grissom Parkway STORAGE AVAILABLE WATER PRESSURE & PRESSURE HEAD CALCULATIONS

City of Cocoa Fire Flow Results:

Test Date: 9/15/2022
Flow Hydrant: FH -0588
Gauge Hydrant: FH - 0671

Hazen-Williams Equation:

$$R_2 = S - [(Q_2/Q_1)(S - R_1)^{0.54}]^{1/0.54}$$

where:

Static Pressure (S)= 58 psi
Residual Pressure (R₁)= 56 psi
Pitot Pressure= 34 psi
Tested Flow (Q₁)= 980 gpm

Required Fire Flow (Q₂)= 3750 gpm

Available Pressure (R₂)= 34.0 psi
Pressure Head= 78 feet

Required Flow (gpm)	Available Pressure (psi)	Pressure Head (ft)
0	58.0	133.8
200	57.9	133.6
400	57.6	133.0
600	57.2	132.0
800	56.6	130.7
1000	55.9	129.1
1200	55.1	127.1
1400	54.1	124.9
1600	53.0	122.4
1800	51.8	119.6
2000	50.5	116.6
2200	49.1	113.2
2400	47.5	109.6
2600	45.8	105.7
2800	44.0	101.6
3000	42.1	97.2
3200	40.1	92.5
3400	38.0	87.6
3600	35.7	82.5
3800	33.4	77.1
4000	30.9	71.4

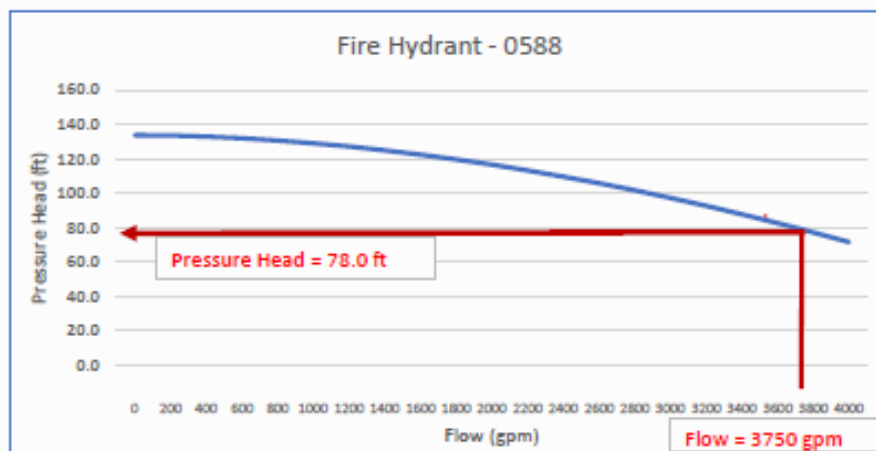


Exhibit 4: Grissom Parkway Storage Available Water Pressure & Pressure Head Calculations (cont.)

Grissom Parkway

AVAILABLE WATER PRESSURE

& HYDRAULIC GRADE LINE CALCULATIONS

City of Cocoa Fire Flow Results:

Test Date: 9/15/2022

Flow Hydrant: FH - 0671

Gauge Hydrant: FH - 0588

Hazen-Williams Equation:

$$R_2 = S - [(Q_2/Q_1(S-R_1)^{0.54})^{1/0.54}]^{1/0.54}$$

where:

Static Pressure (S)= 58 psi

Residual Pressure (R₁)= 56 psi

Pitot Pressure= 30 psi

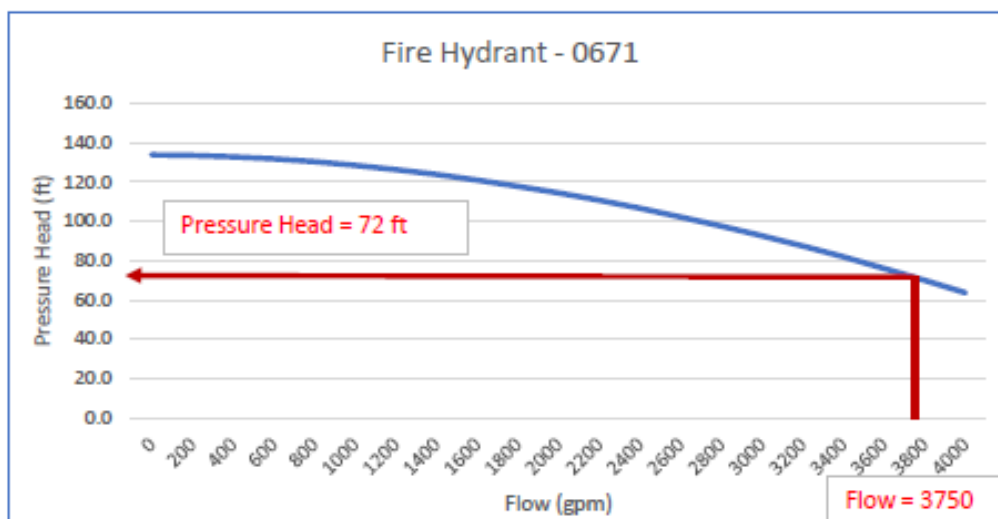
Tested Flow (Q₁)= 920 gpm

Required Fire Flow (Q₂)= 3750 gpm

Available Pressure (R₂)= 31.0 psi

Pressure Head= 72 feet

Required Flow (gpm)	Available Pressure (psi)	Pressure Head (ft)
0	58.0	133.8
200	57.9	133.6
400	57.6	132.9
600	57.1	131.8
800	56.5	130.3
1000	55.7	128.5
1200	54.7	126.3
1400	53.6	123.8
1600	52.4	121.0
1800	51.1	117.9
2000	49.6	114.4
2200	47.9	110.7
2400	46.2	106.6
2600	44.3	102.2
2800	42.3	97.6
3000	40.1	92.7
3200	37.9	87.4
3400	35.5	81.9
3600	33.0	76.1
3800	30.3	70.0
4000	27.6	63.7



3. Hydraulic Model (cont.)

To account for the head losses due to the Fire Line master meter (FLMM) and the Double-Detector Check Valve Assembly (DDCVA), the headloss curve, based on the attached FLMM and DDCVA specifications (Exhibit 5), was entered into the WaterCAD model run for this project. (See WaterCAD Model input and output tables section of this report). The FLMM and DDCVA locations and sizes are shown in Exhibit 1: Utility Site Plan.

Exhibit 5: FLMM Manufacturer Specifications

A PRODUCT SHEET OF NEPTUNE TECHNOLOGY GROUP

High Performance PROTECTUS® III Stainless Steel (S) Fire Service Meter

SIZES: 4", 6", 8", and 10"



The Neptune® HP PROTECTUS® III Stainless Steel (S) fire service meter measures extremely wide flow ranges at 100% $\pm$ 1.5% accuracy. All HP fire service meters meet or exceed AWWA C703 Standard, are certified to NSF/ANSI 61 and 372 requirements, and are Underwriters Laboratory (UL) Listed and Factory Manual (FM) Approved for fire service use.

Application

The HP PROTECTUS III S fire service meter is designed to measure both domestic and fire service water usage through a single water line. A typical application would be in a warehouse, hotel, or hospital where one water line may supply any number of faucets or bathrooms as well as an automatic sprinkler system.

Operation

At low flow rates, all flow is through the bypass meter. As flow increases, pressure loss through the bypass meter increases and the detector check valve automatically opens. This condition occurs, for example, when a fire sprinkler system goes into operation. This permits flow through the mainline turbine meter. As flow decreases, reduced pressure loss closes the detector check valve and flow is again directed through the bypass meter.

Construction

The combined readings of the mainline turbine and the bypass meter indicate total consumption through the HP PROTECTUS III S meter.

- 300 series stainless steel mainline body
- Integral detector check valve (stainless steel spring-loaded type)
- 300 series stainless steel strainer body with stainless steel basket
- Epoxy-coated steel strainer and valve cover
- HP Turbine measuring element
- Lockable ball valves used on bypass
- Check valve used on bypass
- 1" T-10® meter (on 4" size)
- 1½" T-10 or 1½" HP Turbine meter (on 6" size)
- 2" T-10 or 2" HP Turbine meter (on 8" and 10" sizes)

KEY FEATURES

Compact Size

- Standard laying length fits existing installations

- Lowers new installation and replacement costs

Wide Operating Range

- Measures extremely wide flow ranges at 98.5%–101.5% accuracy

- Combines low-flow sensitivity of disc meter with high-flow capacity of turbine meter

- Registers leaks or unauthorized use of water from fire service lines

Component Repair and Maintenance

- Owner maintenance easily accomplished by replacement of major components
- Calibration vane allows in-field calibration of unitized measuring element (UME)

Roll-Sealed Registers

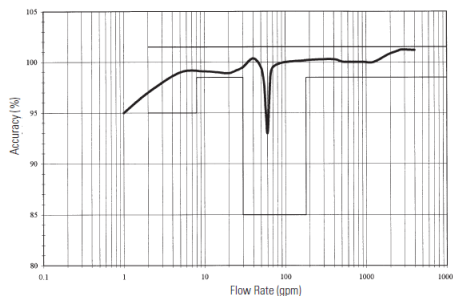
- Eliminates leaking and fogging

- In-line serviceability

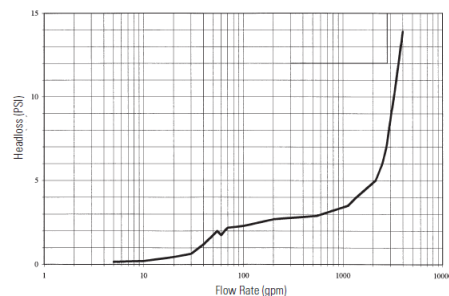
- Magnetic driven, low-torque registration

- Tamperproof seal design

8" Accuracy



8" Headloss



LEAD FREE*

MasterSeries® LF850

Double Check Valve Backflow Prevention Assemblies

Sizes: 2½" – 10"

The FEBCO MasterSeries LF850 Double Check Assembly is specifically designed to protect against possible backpressure and backsiphonage conditions for non-health hazard (i.e., pollutant) application in accordance with Local Governing Water Utility Code. This Backflow Assembly is primarily used on potable drinking water systems where Local Governing Code mandates protection from non-potable quality water being pumped or siphoned back into the potable water system.

The coating on this backflow assembly uses ArmorTek™ technology to resist corrosion due to microbial induced corrosion (MIC) or exposed metal substrate. The LF850 features Lead Free* construction to comply with low lead installation requirements. The Lead Free* Double Check Assemblies shall comply with state codes and standards, where applicable, requiring reduced lead content.

Features

- Inline Serviceable Assembly
- No Special Tools Required for Servicing
- Captured Modular Spring Assembly
- Reversible & Replaceable Discs
- Field Replaceable Seats
- Ductile Iron Valve Body Design
- Stainless Steel Check Components
- Utilizes advanced ArmorTek™ coating technology to resist corrosion of internals
- Winterization feature with disc retainers and valve body drain ports
- Clapper Check Assembly
- Commonality between 1st & 2nd Check Components
- Captured O-ring Design



Model LF850 Double Check Assembly

Specifications

The FEBCO MasterSeries LF850 Double Check Valve Assembly shall be installed on the potable water supply and at each point of cross-connection to protect against possible backpressure and backsiphonage conditions for non-health hazard (i.e., pollutant) applications. The assembly shall consist of a main line valve body composed of two (2) independently acting approved clapper style check modules with replaceable seats and disc rubbers. Servicing of both check modules does not require any special tools and are accessed through independently top entry covers. This assembly shall be fitted with AWWA Compliant inlet/outlet resilient seated shutoff valves; when used on a Fire-Sprinkler application, the assembly shall be fitted with approved UL/FM inlet/outlet resilient seated shutoff valves and contain four (4) properly located resilient seated test cocks as specified by AWWA Standard C510. The valve body shall utilize a coating system with built in electrochemical corrosion inhibitor and microbial inhibitor. Flow and pressure loss performance parameters shall meet the requirements of AWWA Standard C510.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

NOTICE

Inquire with governing authorities for local installation requirements

*The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.

FEBCO product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact FEBCO Technical Service. FEBCO reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on FEBCO products previously or subsequently sold.



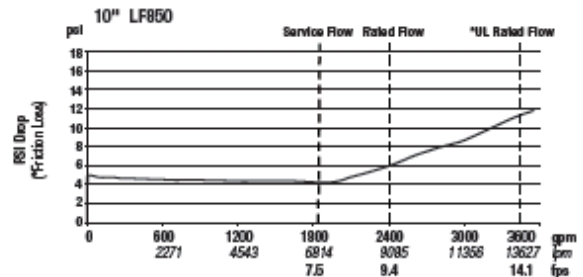
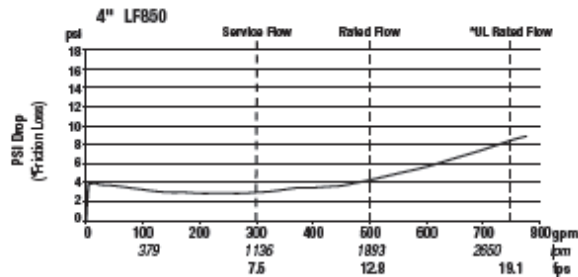
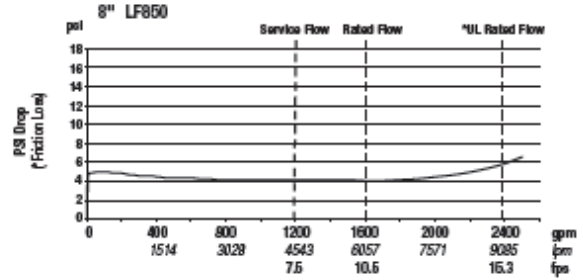
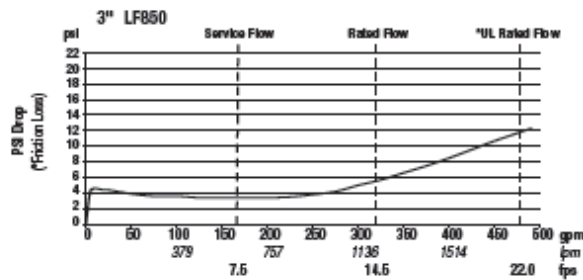
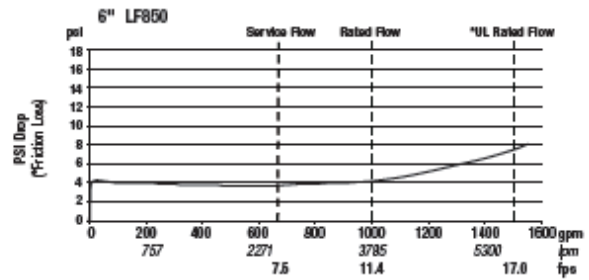
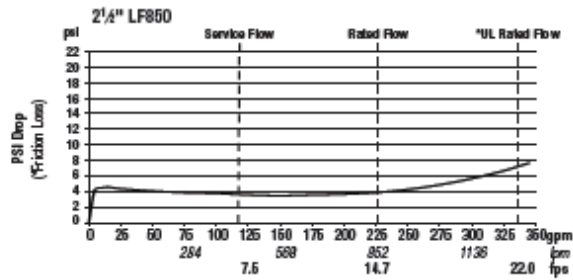
A WATTS Brand

Performance

Flow capacity chart identifies valve performance based upon rated water Velocity up to 20fps

- Maximum service flow rate is determined by maximum rated Velocity of 7.5fps.
- AWWA Manual M-22 (Appendix C) recommends that the maximum water Velocity in the services be not more than 10fps.
- UL flow rate is determined by typically rated Velocity of 15 feet/sec.

Capacity



A **WATTS** Brand

USA: Tel: (800) 767-1234 • Fax: (800) 768-4491 • FEBCOonline.com
 Canada: Tel: (905) 332-4090 • Fax: (905) 332-7088 • FEBCOonline.ca
 Latin America: (52) 55-4122-0138 • FEBCOonline.com

3. Hydraulic Model (cont.)

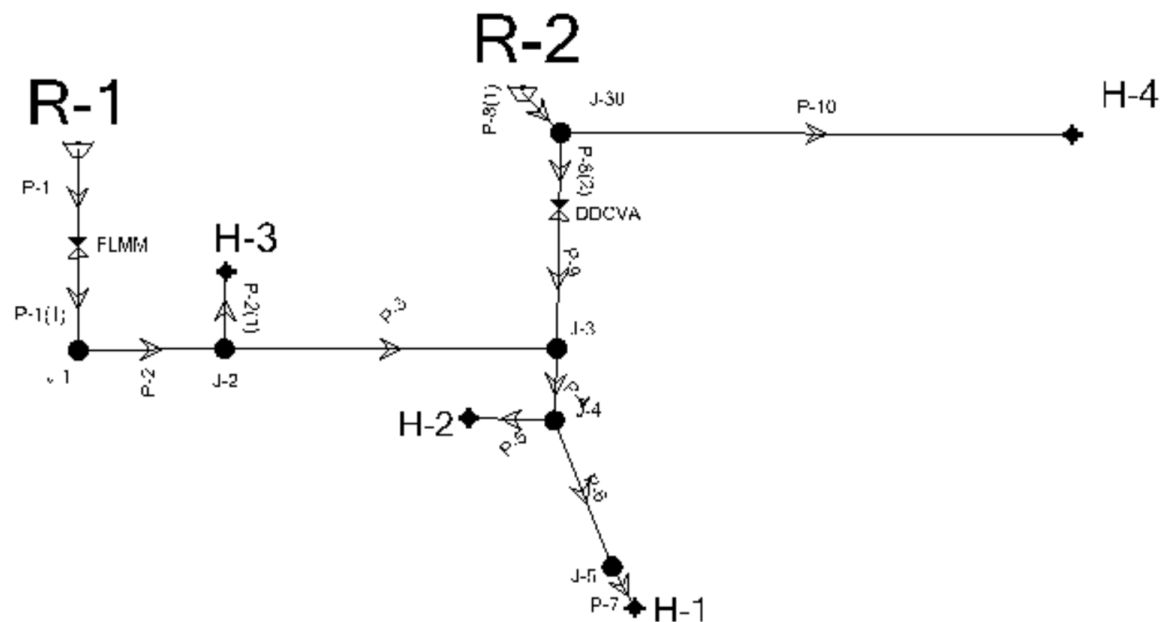
A nodal diagram of the hydraulic model for this project is provided as Exhibit 6 below. Reservoir R-1 represents the proposed 8" point of connection to the City's existing 12" water main on Grissom Parkway. Reservoir R-2 represents the 2nd proposed 8" point of connection to the existing 12" water main on Grissom Parkway. H-1, H-2, and H-3 represent the 3 new proposed private hydrants for the project. H-4 represents the existing public hydrant (0671).

For the Peak Hour Demand scenario, the available head at Reservoir R-1 was set at the static pressure at FH-0588 (58 psi or 134 feet) plus the assumed elevation at the point of connection (POC). The elevation at the POC is assumed to be at ground level of 40.0 feet. This elevation added to the static pressure at FH-0588 equals 174.0 feet.

Likewise for the Peak Hour Demand scenario, the available head at Reservoir R-2 was set at the static pressure at FH- 0671 (58 psi or 134 feet) plus the assumed elevation at the point of connection (POC). The elevation at the POC is assumed to be at ground level of 40.0 feet. This elevation added to the static pressure at FH-0671 equals 174.0 feet.

For the Maximum Day Demand plus Needed Fire Flow scenario, the available head at Reservoir R-1 was determined by adding the available head pressure at FH-0588 (78.0 feet), plus the assumed POC elevation of 40.0 feet. Therefore, the available head at Reservoir R-1 equals 118.0 feet. The available head at Reservoir R-2 was determined by adding the available head pressure at FH-0671 (72.0 feet), plus the assumed POC elevation of 40.0 feet. Therefore, the available head at Reservoir R-2 equals 112.0 feet. Both of these reservoir elevation values were entered into the model.

Exhibit 6: Nodal Diagram of Hydraulic Model



4. Hydraulic Model Input and Output Information

The input and output information for the peak hour demand scenario and the maximum day demand plus needed fire flow scenario are presented below.

Peak Hour Demand Scenario

As shown on the Pressure Flex Table (Hydrant Table) for this scenario, **all the resulting pressures are above 56 psi. Therefore, the proposed system meets the minimum pressure criteria under the Peak Hour Demand scenario.**

Maximum Day Demand Plus Needed Fire Flow Scenario

As shown on the Hydrant Table for this scenario, **all the resulting pressures are above 26 psi. Therefore, the proposed system meets the minimum pressure criteria under the Maximum Day Demand Plus Needed Fire Flow scenario.**

WaterCAD Model input and output tables: Peak Flow

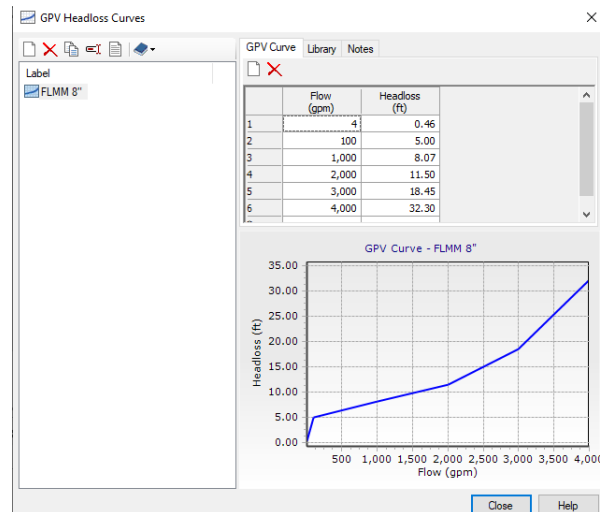
Reservoir:

FlexTable: Reservoir Table (Current Time: 0.000 hours) (Grissom Parkway Peak H...

	ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
30: R-1	30	R-1	174.00	<None>	44	174.00
136: R-2	136	R-2	174.00	<None>	-40	174.00

2 of 2 elements displayed

FLMM: The Peak Flow is run through an 8" FLMM:



Pipes: Pipe materials are modeled as PVC, and that dictates a Hazen-Williams "C" factor of 150.

FlexTable: Pipe Table (Current Time: 0.000 hours) (Grissom Parkway Peak Hour Demand (V2).wtg)

	ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Has Check Valve?	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Has User Defined Length?	Length (User Defined) (ft)
123: P-1	123	P-1	28	R-1	FLMM	8.0	PVC	150.0	☐	0.000	44	0.28	0.000	☒	41
124: P-1(1)	124	P-1(1)	30	FLMM	J-1	8.0	PVC	150.0	☐	0.000	44	0.28	0.000	☒	19
104: P-2	104	P-2	42	J-1	J-2	8.0	PVC	150.0	☐	0.000	44	0.28	0.000	☒	32
128: P-2(1)	128	P-2(1)	22	J-2	H-3	6.0	PVC	150.0	☐	0.000	4	0.05	0.000	☒	10
106: P-3	106	P-3	95	J-2	J-3	8.0	PVC	150.0	☐	0.000	40	0.26	0.000	☒	250
108: P-4	108	P-4	21	J-3	J-4	8.0	PVC	150.0	☐	0.000	0	0.00	0.000	☒	50
110: P-5	110	P-5	25	J-4	H-2	6.0	PVC	150.0	☐	0.000	0	0.00	0.000	☒	10
131: P-6	131	P-6	45	J-4	J-5	8.0	PVC	150.0	☐	0.000	0	0.00	0.000	☒	84
133: P-7	133	P-7	13	J-5	H-1	6.0	PVC	150.0	☐	0.000	0	0.00	0.000	☒	46
141: P-8(1)	141	P-8(1)	16	R-2	J-30	12.0	PVC	150.0	☐	0.000	-40	0.11	0.000	☒	10
142: P-8(2)	142	P-8(2)	22	J-30	DDCVA	8.0	PVC	150.0	☐	0.000	-40	0.26	0.000	☒	34
139: P-9	139	P-9	40	DDCVA	J-3	8.0	PVC	150.0	☐	0.000	-40	0.26	0.000	☒	55
144: P-10	144	P-10	147	J-30	H-4	12.0	PVC	150.0	☐	0.000	0	0.00	0.000	☒	400

13 of 13 elements displayed

SORTED

Junctions:

	ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
101: J-1	101	J-1	40.00	<None>	<Collection:	0	172.17	57
103: J-2	103	J-2	40.00	<None>	<Collection:	0	172.16	57
105: J-3	105	J-3	40.00	<None>	<Collection:	0	172.13	57
107: J-4	107	J-4	40.00	<None>	<Collection:	0	172.13	57
130: J-5	130	J-5	40.00	<None>	<Collection:	0	172.13	57
140: J-30	140	J-30	40.00	<None>	<Collection:	0	174.00	58

6 of 6 elements displayed

Hydrants:

	ID	Label	Hydrant Status	Include Hydrant Lateral Loss?	Emitter Coefficient (gpm/psi ^{0.5} /ft)	Length (Hydrant Lateral) (ft)	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
132: H-1	132	H-1	Closed	☐	0.000	20	40.00	<None>	<Collection:	0	172.13	57
117: H-2	117	H-2	Closed	☐	0.000	20	40.00	<None>	<Collection:	0	172.13	57
127: H-3	127	H-3	Closed	☐	0.000	20	40.00	<None>	<Collection:	4	172.16	57
143: H-4	143	H-4	Closed	☐	0.000	20	40.00	<None>	<Collection:	0	174.00	58

4 of 4 elements displayed

All the residual pressures in the entire system are above 56 psi, therefore the system meets the minimum pressure criteria under the Peak Flow condition.

WaterCAD Model input and output tables: NFF plus Max Day Flow

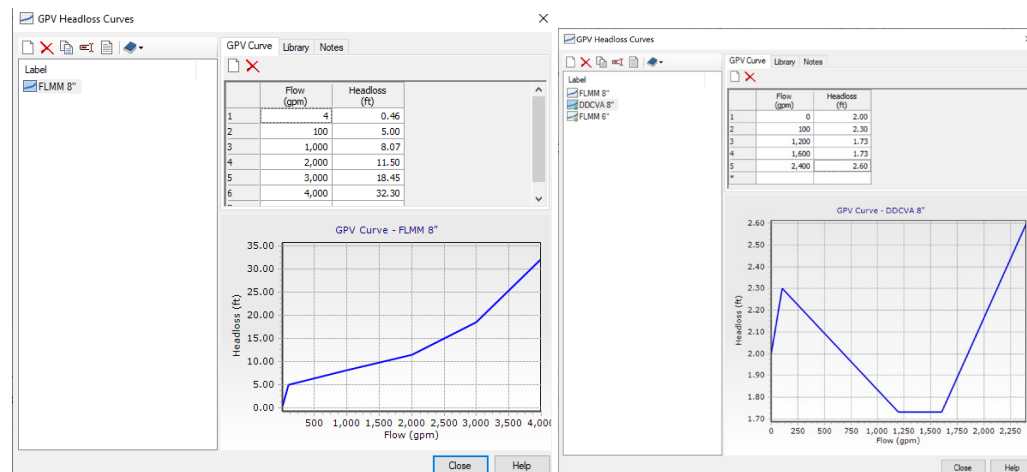
Reservoir:

FlexTable: Reservoir Table (Current Time: 0.000 hours) (Grissom Parkway (V2) NFF ...)

	ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (ft)
30: R-1	30	R-1	118.00	<None>	1,324	118.00
136: R-2	136	R-2	112.00	<None>	2,427	112.00

FLMM and DDCVA:

The NFF plus Max Day Flow is run through an 8" FLMM and the 8" DDCVA:



Pipes: Pipe materials are modeled as PVC, and that dictates a Hazen-Williams "C" factor of 150.

FlexTable: Pipe Table (Current Time: 0.000 hours) (Grissom Parkway (V2) NFF + Max Day Demand.wtg)

	ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Has Check Valve?	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Has User Defined Length?	Length (User Defined) (ft)
123: P-1	123	P-1	28	R-1	FLMM	8.0	PVC	150.0	☐	0.000	1,278	8.16	0.022	☒	41
124: P-1(1)	124	P-1(1)	30	FLMM	J-1	8.0	PVC	150.0	☐	0.000	1,278	8.16	0.022	☒	19
104: P-2	104	P-2	42	J-1	J-2	8.0	PVC	150.0	☐	0.000	1,278	8.16	0.022	☒	32
128: P-2(1)	128	P-2(1)	22	J-2	H-3	6.0	PVC	150.0	☐	0.000	1,000	11.35	0.057	☒	10
106: P-3	106	P-3	95	J-2	J-3	8.0	PVC	150.0	☐	0.000	278	1.78	0.001	☒	250
108: P-4	108	P-4	21	J-3	J-4	8.0	PVC	150.0	☐	0.000	2,002	12.78	0.051	☒	50
110: P-5	110	P-5	25	J-4	H-2	6.0	PVC	150.0	☐	0.000	1,000	11.35	0.057	☒	10
131: P-6	131	P-6	45	J-4	J-5	8.0	PVC	150.0	☐	0.000	1,002	6.39	0.014	☒	84
133: P-7	133	P-7	13	J-5	H-1	6.0	PVC	150.0	☐	0.000	1,002	11.37	0.057	☒	46
141: P-8(1)	141	P-8(1)	16	R-2	J-30	12.0	PVC	150.0	☐	0.000	2,473	7.02	0.010	☒	10
142: P-8(2)	142	P-8(2)	22	J-30	DDCVA	8.0	PVC	150.0	☐	0.000	1,723	11.00	0.038	☒	34
139: P-9	139	P-9	40	DDCVA	J-3	8.0	PVC	150.0	☐	0.000	1,723	11.00	0.038	☒	55
144: P-10	144	P-10	147	J-30	H-4	12.0	PVC	150.0	☐	0.000	750	2.13	0.001	☒	400

13 of 13 elements displayed

SORTED

Junctions:

	ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
101: J-1	101	J-1	40.00	<None>	<Collection:	0	107.65	29
103: J-2	103	J-2	40.00	<None>	<Collection:	0	106.94	29
105: J-3	105	J-3	40.00	<None>	<Collection:	0	106.61	29
107: J-4	107	J-4	40.00	<None>	<Collection:	0	104.08	28
130: J-5	130	J-5	40.00	<None>	<Collection:	0	102.90	27
140: J-30	140	J-30	40.00	<None>	<Collection:	0	111.90	31

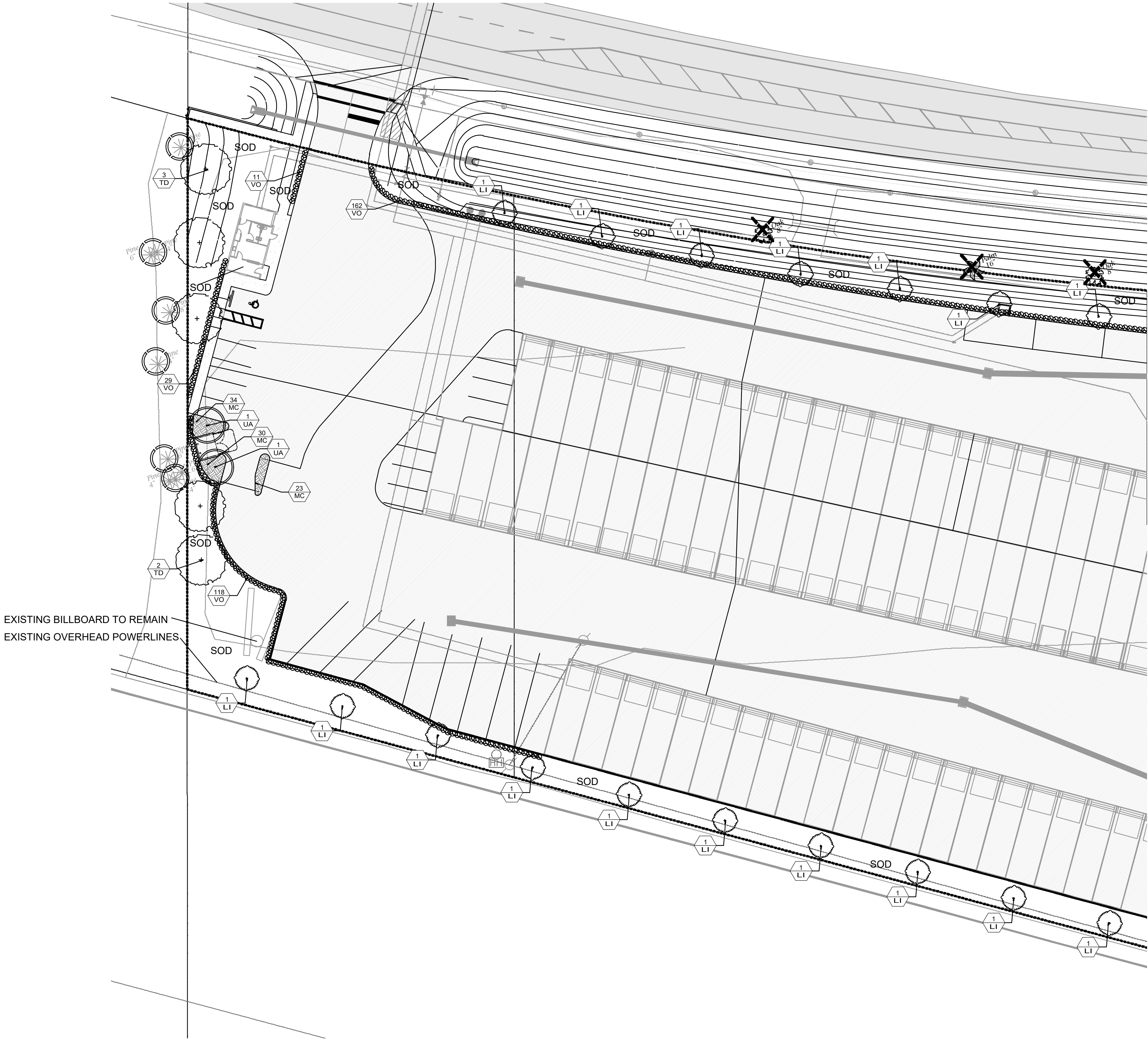
6 of 6 elements displayed

Hydrants:

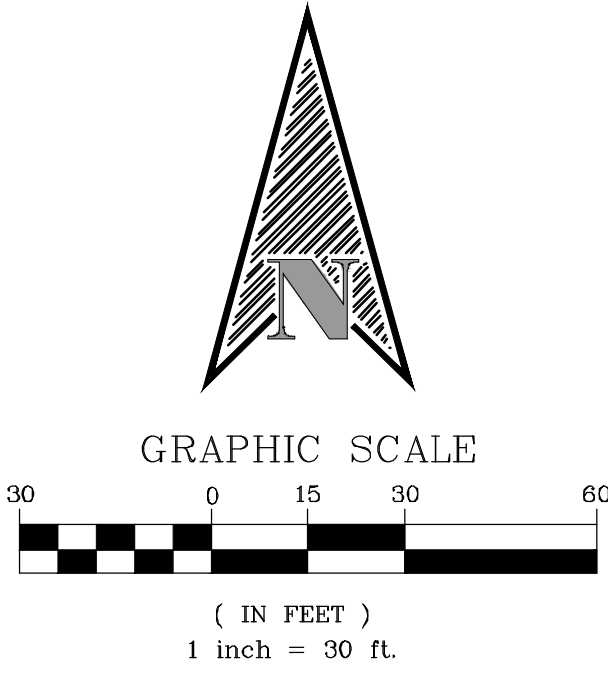
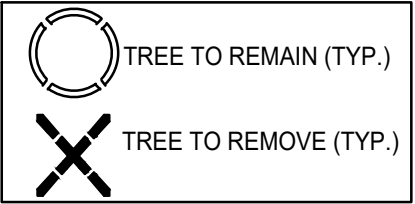
	ID	Label	Hydrant Status	Include Hydrant Lateral Loss?	Emitter Coefficient (gpm/psi ^{0.5} /ft)	Length (Hydrant Lateral) (ft)	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117: H-2	117	H-2	Closed	☐	0.000	20	40.00	<None>	<Collection:	1,000	103.51	27
127: H-3	127	H-3	Closed	☐	0.000	20	40.00	<None>	<Collection:	1,000	106.37	29
132: H-1	132	H-1	Closed	☐	0.000	20	40.00	<None>	<Collection:	1,002	100.28	26
143: H-4	143	H-4	Closed	☐	0.000	20	40.00	<None>	<Collection:	750	111.44	31

4 of 4 elements displayed

All the residual pressures in the entire system are above 26 psi, therefore the system meets the minimum pressure criteria under the NFF + Max Day Flow condition.



Existing Trees to Remove		
Count	SIZE	TYPE
1	12"	Palm
1	10"	Palm
1	20"	Palm



CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

Grissom Parkway Storage
3300 Grissom Parkway
Cocoa, FL 32926

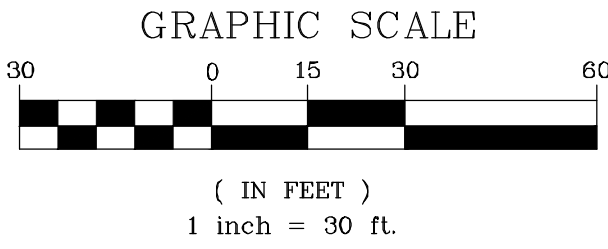
REVISIONS:			
No.	Date	Item	
1	8/24/22	City Comments	
2	10/18/22	Revised Base	
3	12/21/22	City Comments	
4			
5			
6			



DATE: 07/14/2022
DRAWN BY: JB
CHECKED BY: JB
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

L-1
LANDSCAPE
PLAN



© Caddscapes, Inc. 2022

7002

SHEET 2 OF 6

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
 1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
 FLORIDA LAW REQUIRES
 EXCAVATORS TO NOTIFY
 OWNERS OF UNDERGROUND
 FACILITIES NO LESS THAN TWO
 (2) DAYS PRIOR TO EXCAVATION



PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./ 2 TABLETS: 1 GAL./1 TABLET.

PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

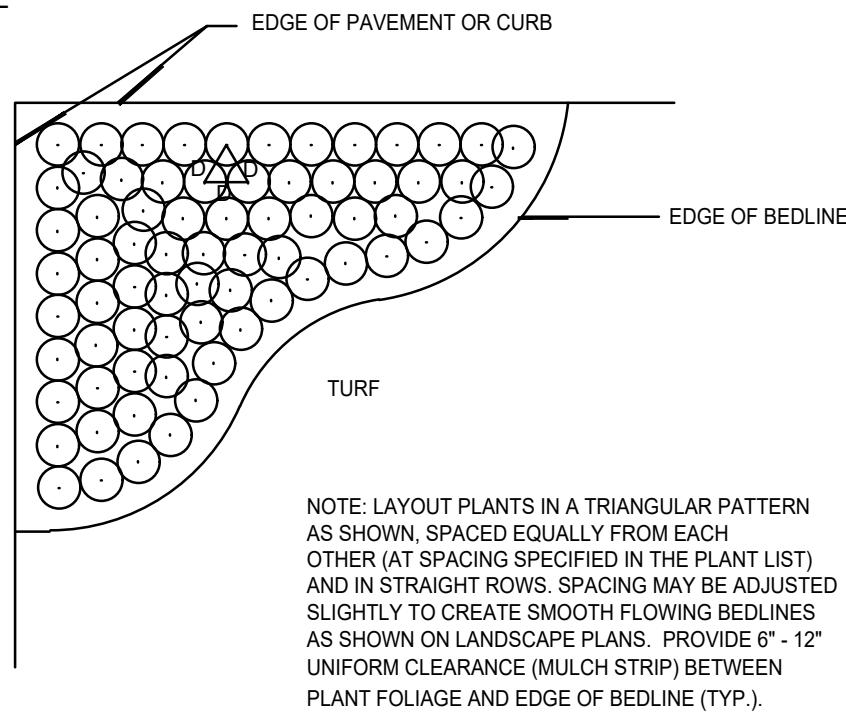
SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

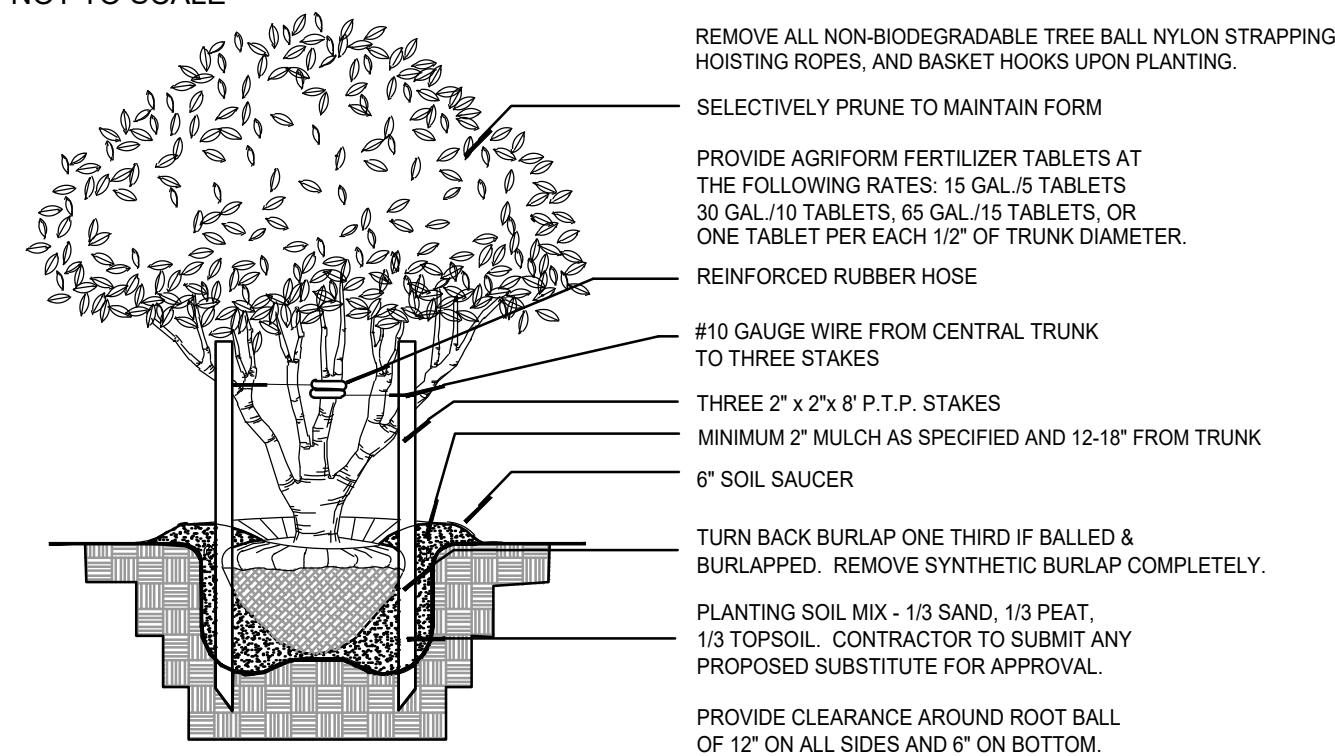
SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



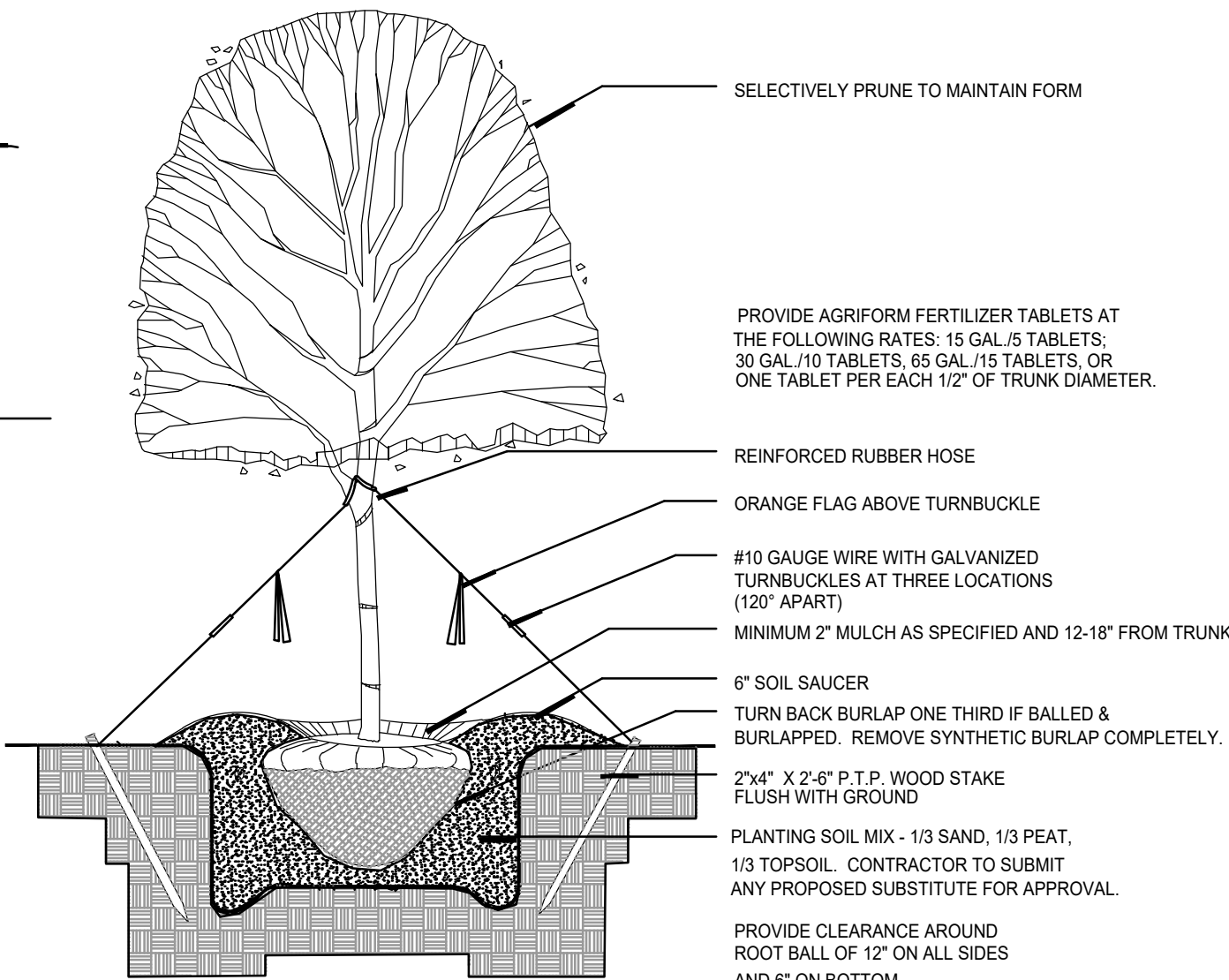
SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. CALIPER TO BE MEASURED 4.5 FEET ABOVE FINISHED GRADE.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
LI	44	LAGERSTROEMIA INDICA	CRAPE MYRTLE	3" CALIPER AT TIME OF PLANTING	SPACE AS SHOWN GUY
TD	10	TAXODIUM DISTICHUM	BALD CYPRESS	3" CALIPER AT TIME OF PLANTING	SPACE AS SHOWN GUY
UA	2	ULMUS ALATA	WINGED ELM	3" CALIPER AT TIME OF PLANTING	SPACE AS SHOWN GUY
SHRUBS					
VO	897	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24" HT., FULL	30" O.C.
GROUNDCOVERS					
MC	87	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	18" HT. x 24" SPRD / FULL / 3G	30" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM	ARGENTINE BAHIA SOD	SOLID SOD, WEED AND DEBRIS FREE	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	CLASSIC PINE BARK MULCH	CLASSIC PINE BARK MULCH	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

Cocoa, FLORIDA

Grissom Parkway Storage
3300 Grissom Parkway

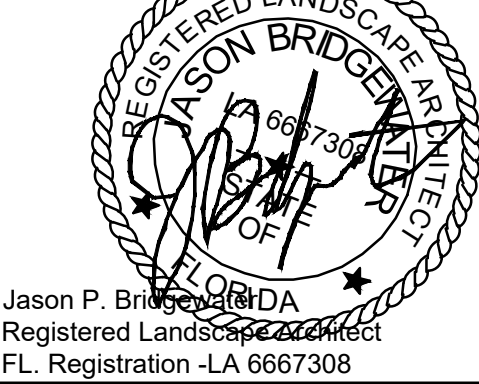
Cocoa, FL 32926

REVISIONS:

No.	Date	Item
1	8/24/22	City Comments
2	10/18/22	Revised Base
3	12/21/22	City Comments
4		
5		
6		

Seal:

DATE: 2022-10-18



Jason P. Bridgewater
Registered Landscape Architect
FL Registration -LA 6667308

DATE: 07/14/2022

DRAWN BY: JB

CHECKED BY: JB

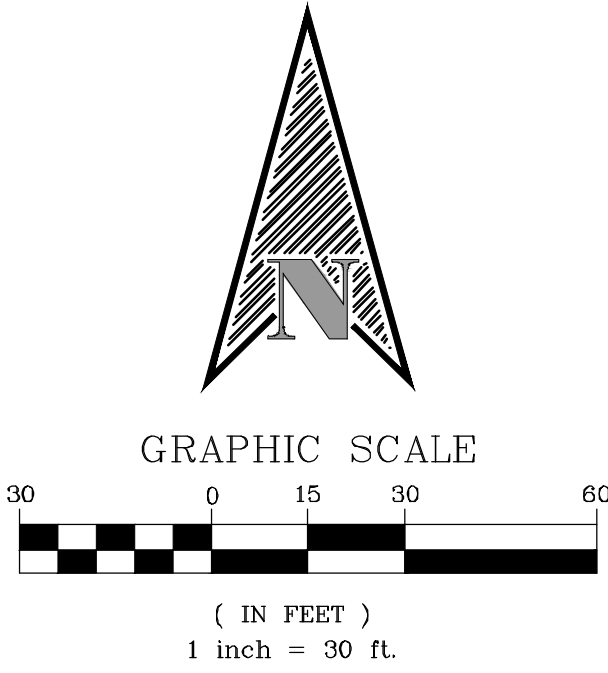
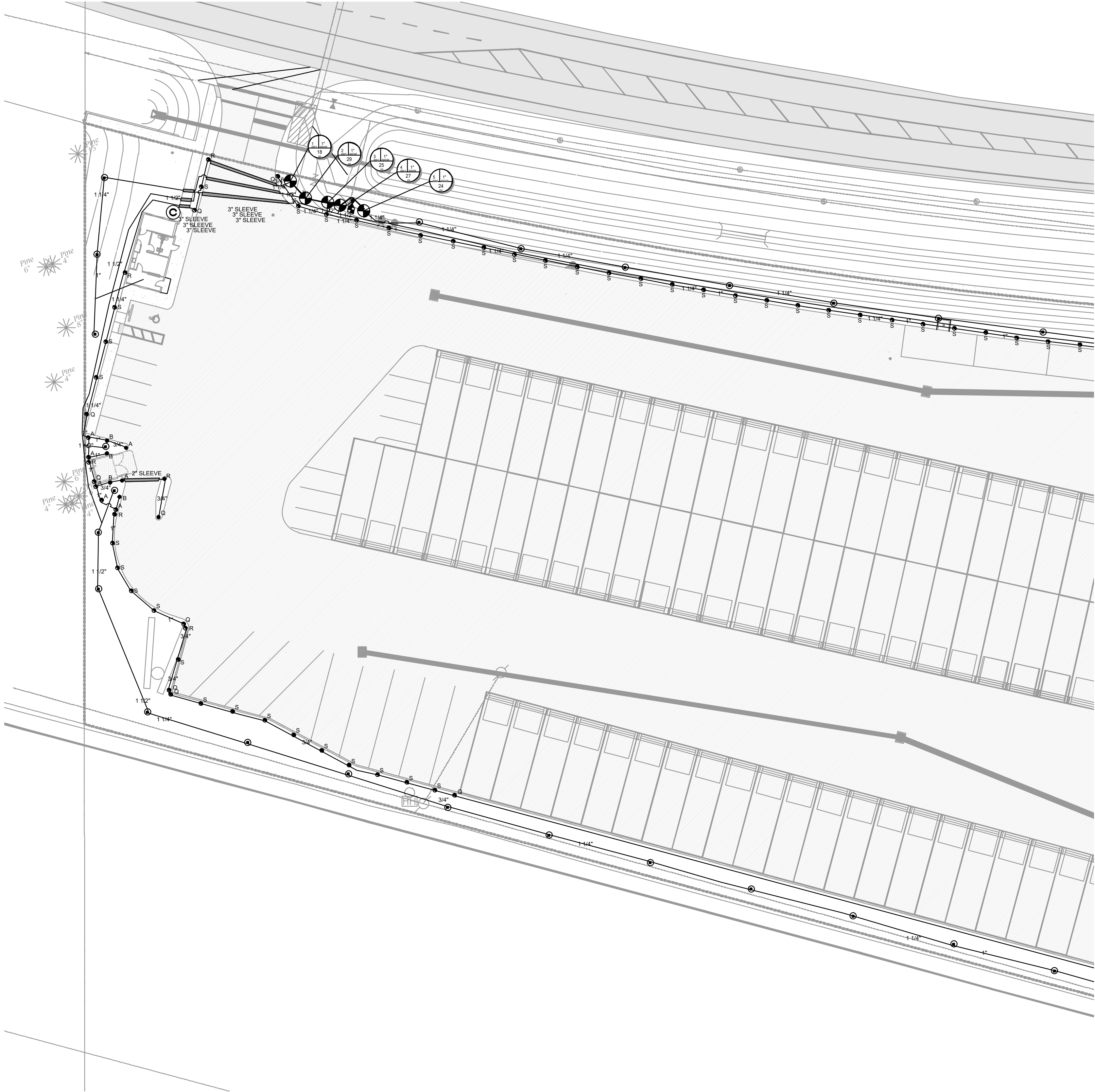
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



L-3
LANDSCAPE
DETAILS

SHEET 3 OF 6



CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

© Caddscapes, Inc. 2022

Grissom Parkway Storage
3300 Grissom Parkway
Cocoa, FL 32926

Cocoa, Florida

REVISIONS:

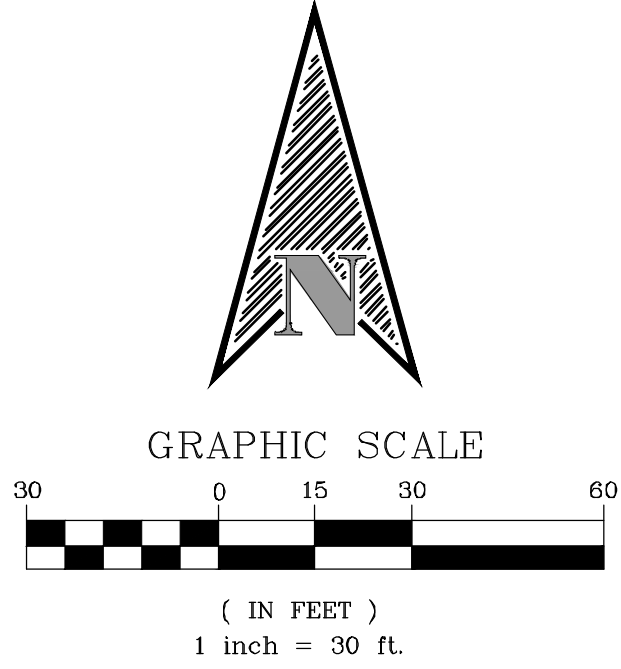
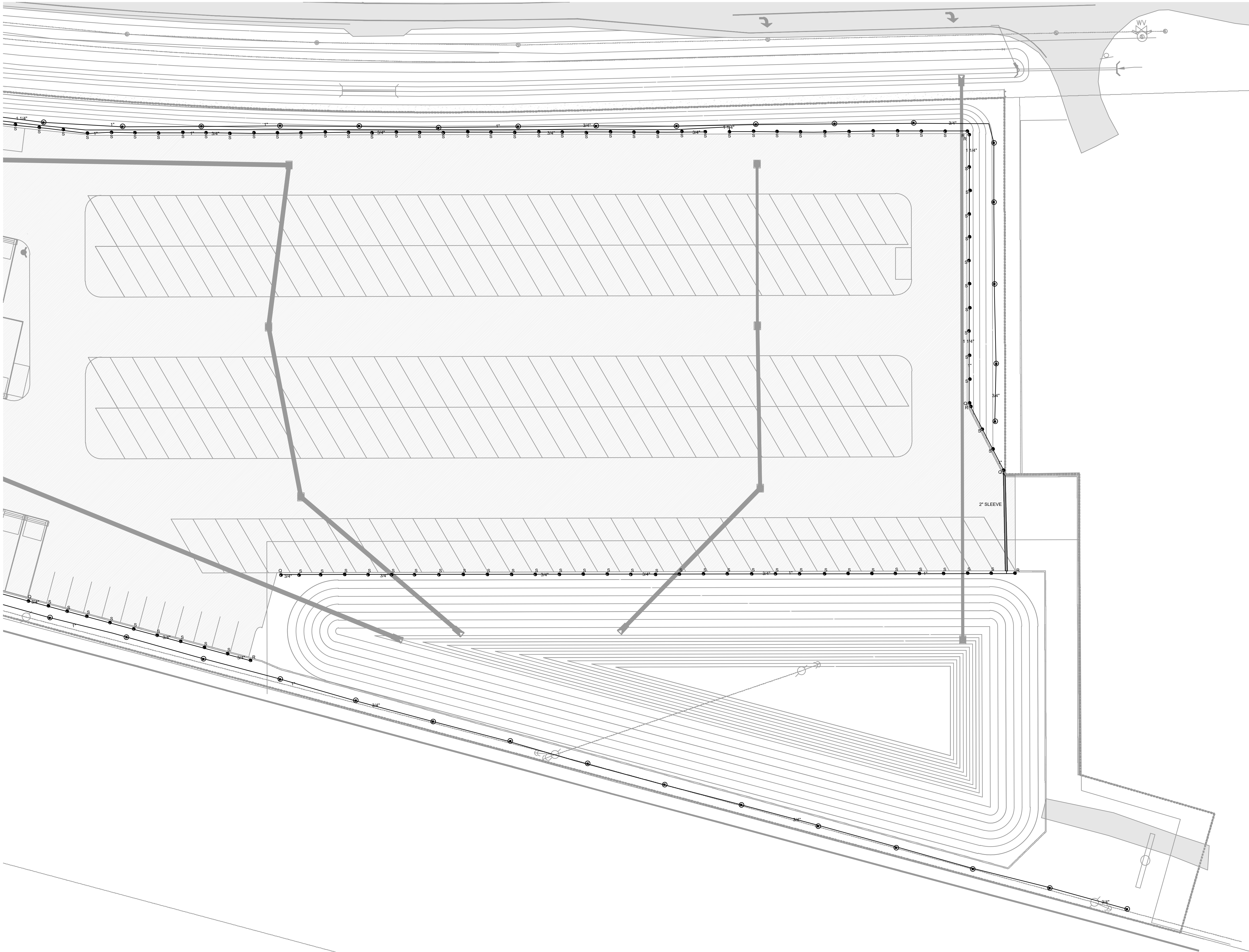
No.	Date	Item
1	8/24/22	City Comments
2	10/18/22	Revised Base
3	12/21/22	City Comments
4		
5		
6		

Seal:
DATE: 2022-12-21

Jason P. Bridgewater
Registered Landscape Architect
FL Registration LA 6667308

DATE: 07/14/2022
DRAWN BY: JB
CHECKED BY: JB
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



CADDSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

Grisson Parkway Storage
3300 Grissom Parkway
Cocoa, FL 32926

REVISIONS:

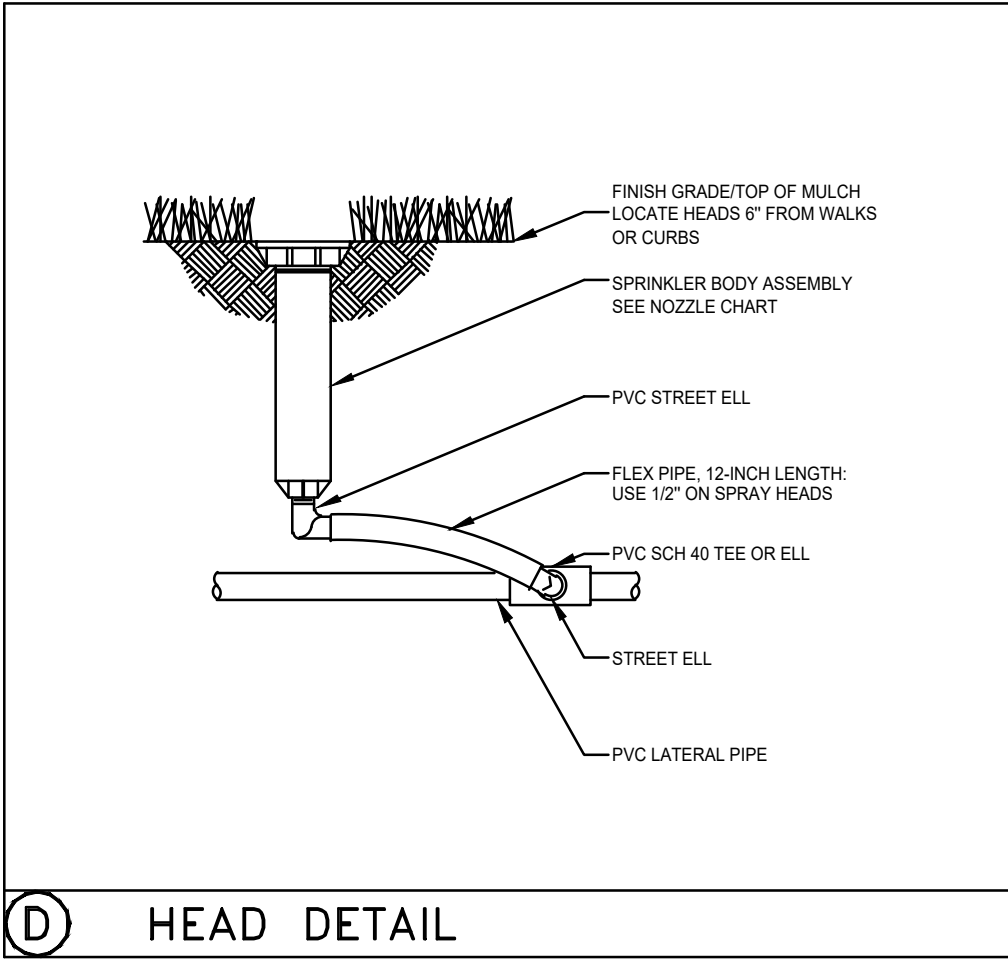
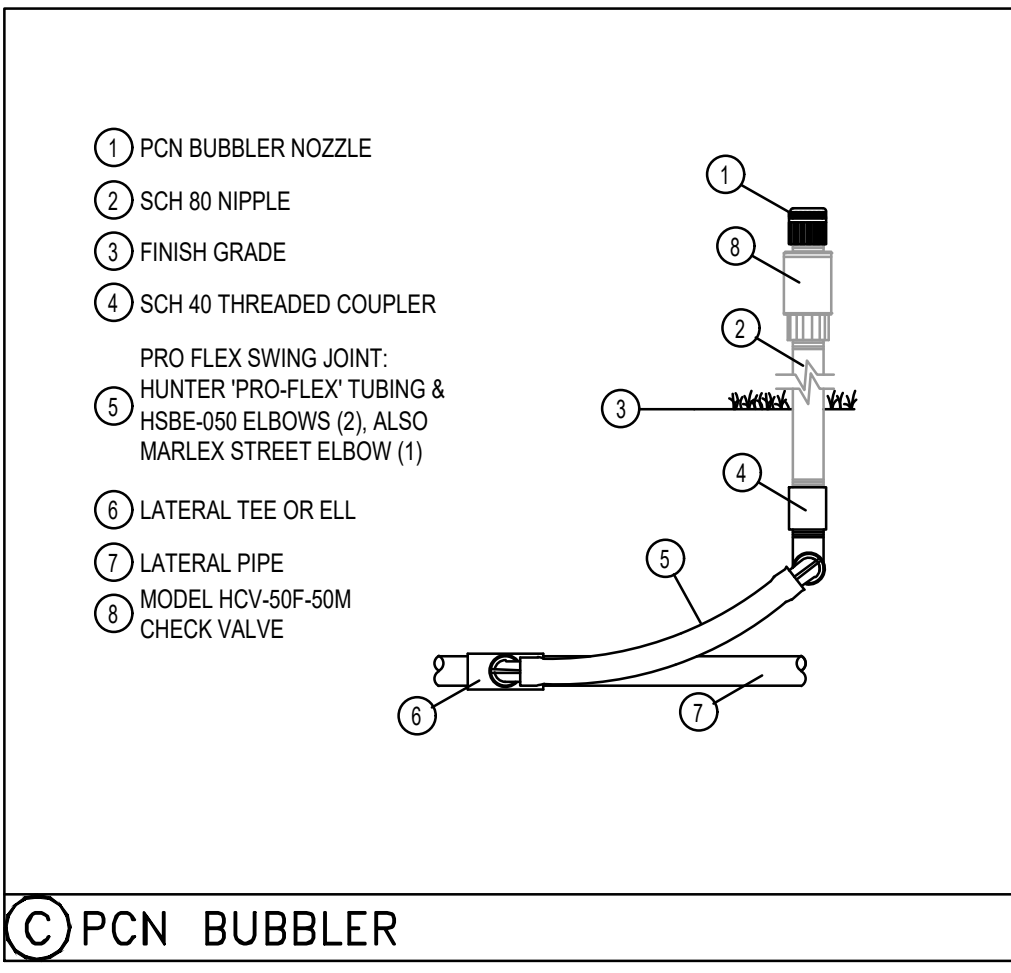
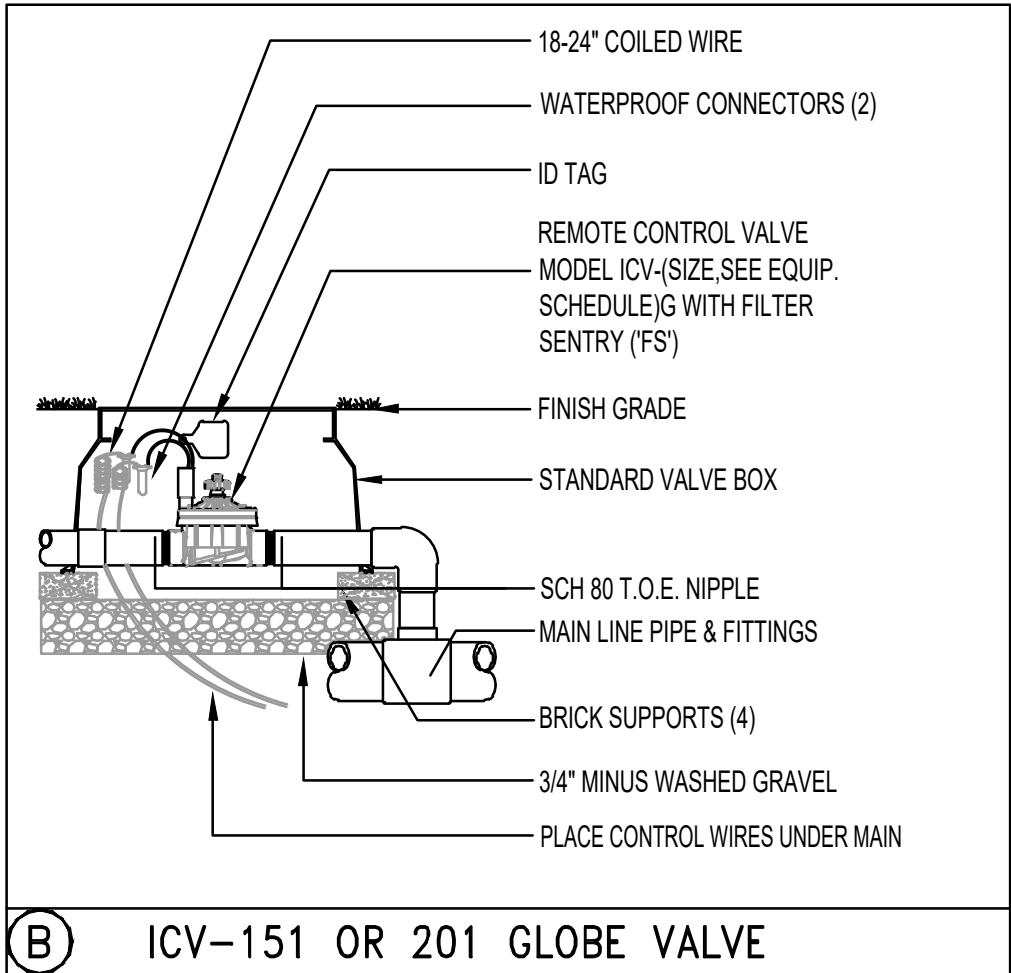
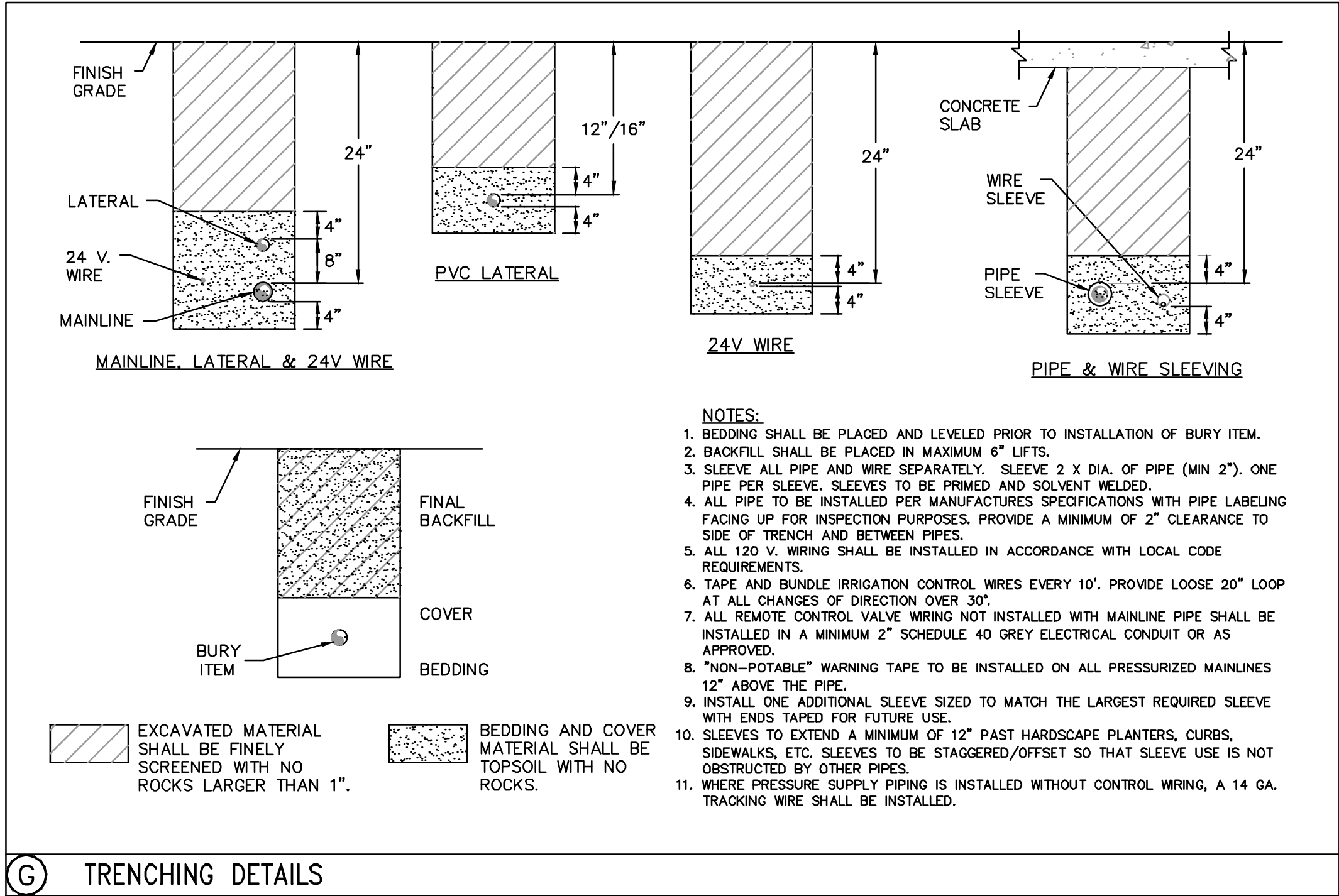
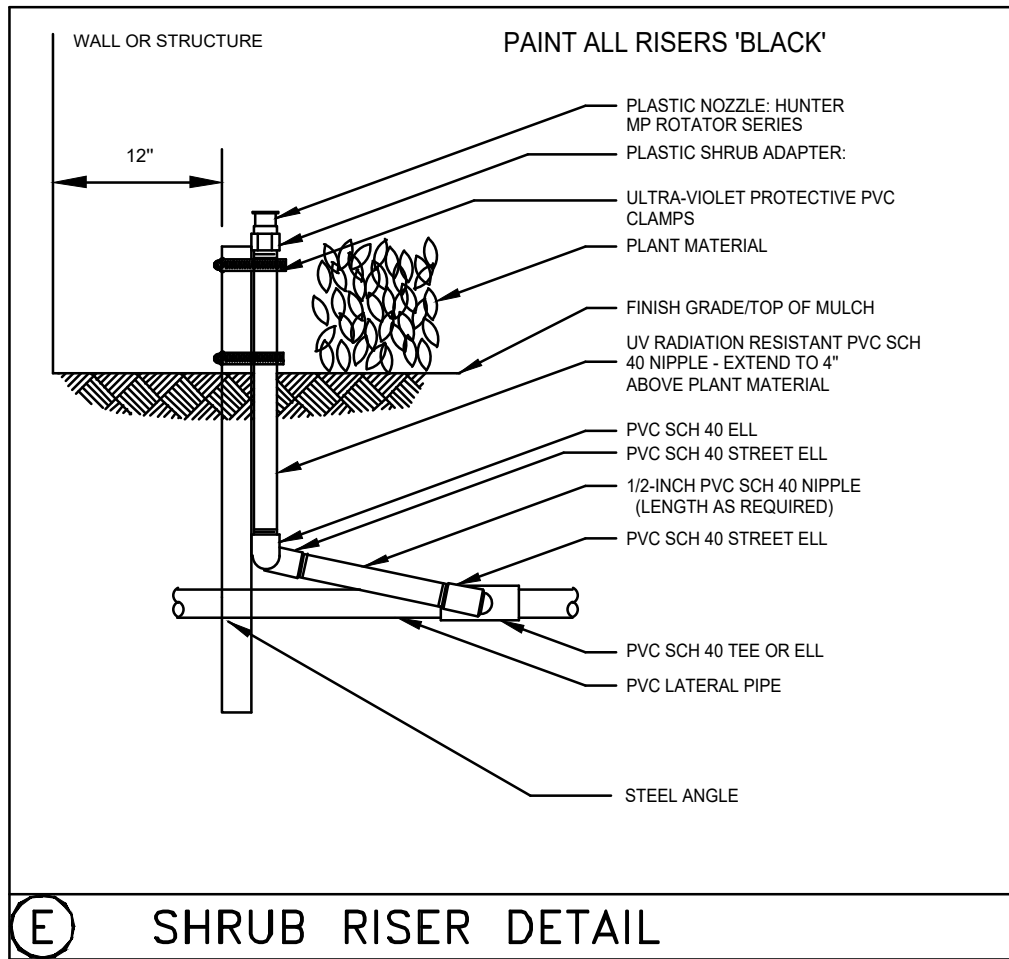
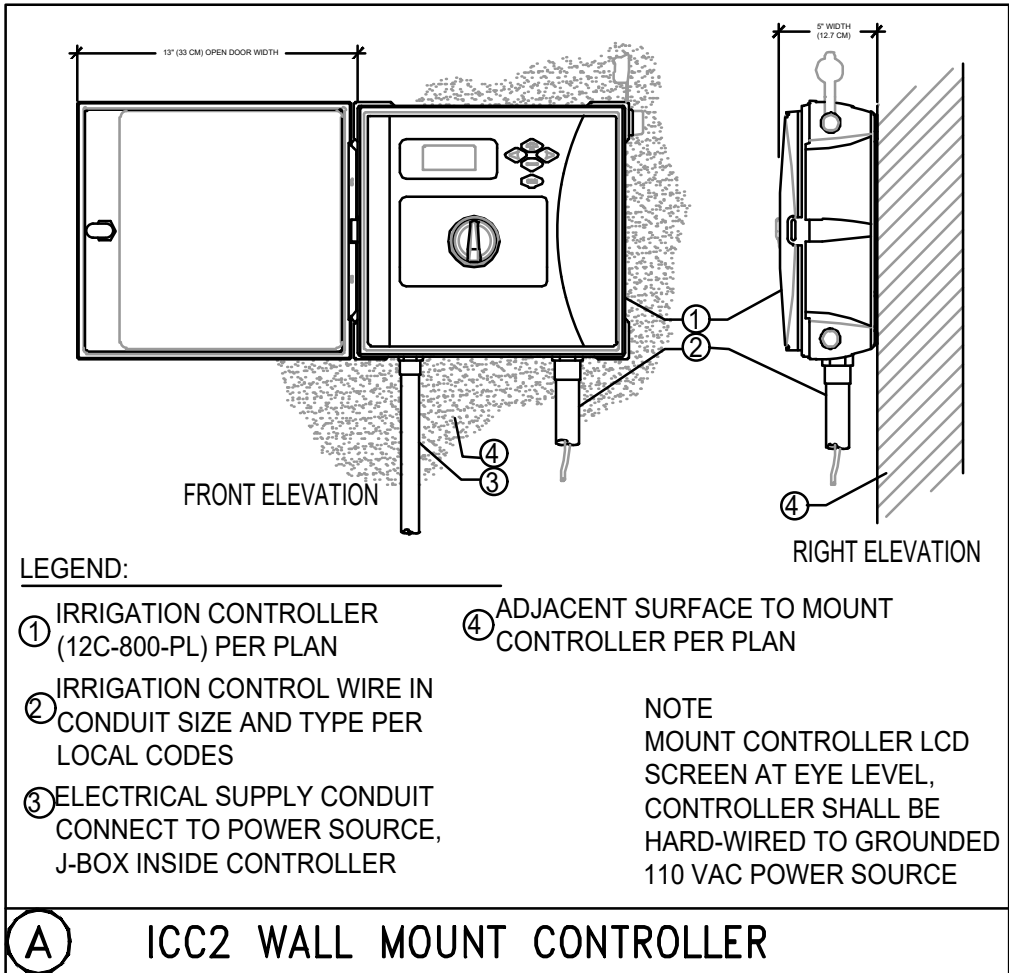
No.	Date	Item
1	8/24/22	City Comments
2	10/18/22	Revised Base
3	12/21/22	City Comments

Seal:
DATE: 2022/12/21

DATE: 07/14/2022
DRAWN BY: JB
CHECKED BY: JB
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

IRRIGATION DETAILS



IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED P.V.C. CLAMPS.
- 8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
⊙	0.50 GPM BUBBLER (2 PER TREE)	112
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	8
◐	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	162
▲	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- PART RADIUS	0
◑	HUNTER INDUSTRIES - 4" POP-UP PGP ROTORS- FULL RADIUS	0
◑	HUNTER INDUSTRIES - I-40 ROTORS - PART 60" RADIUS	0
◑	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	5
◑	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1 1/2"	0
⊙	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.) GROUND WITH AN 8' COPPER CLAD ROD.	1
⊞	1" RECLAIMED IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⌵	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
—	LATERAL LINE SIZE PER PLAN	SEE PLAN
—	1-1/2" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
■	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24" (ALL 6" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	SEE PLAN
■	IRRIGATION TO CONNECT TO RE-USE. ALL PIPING AND COMPONENTS TO USE PURPLE	

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5x15' LEFT STRIP	.22
	R	COPPER	5x15' RIGHT STRIP	.22
	S	BROWN	5x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50

CADSCAPES, INC.
Florida Landscape Architecture Firm
432 Nowell Loop
Deland, FL 32724
Office: 407 310-5567
jasonbridgewater@gmail.com

© Cadscapes, Inc. 2022

Grissom Parkway Storage
3300 Grissom Parkway
Cocoa, FL 32926

REVISIONS:

No.	Date	Item
1	8/24/22	City Comments
2	10/18/22	Revised Base
3	12/21/22	City Comments
4		
5		
6		

Seal:

DATE: 2022-12-14



DATE: 07/14/2022
DRAWN BY: JB
CHECKED BY: JB
SCALE:

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



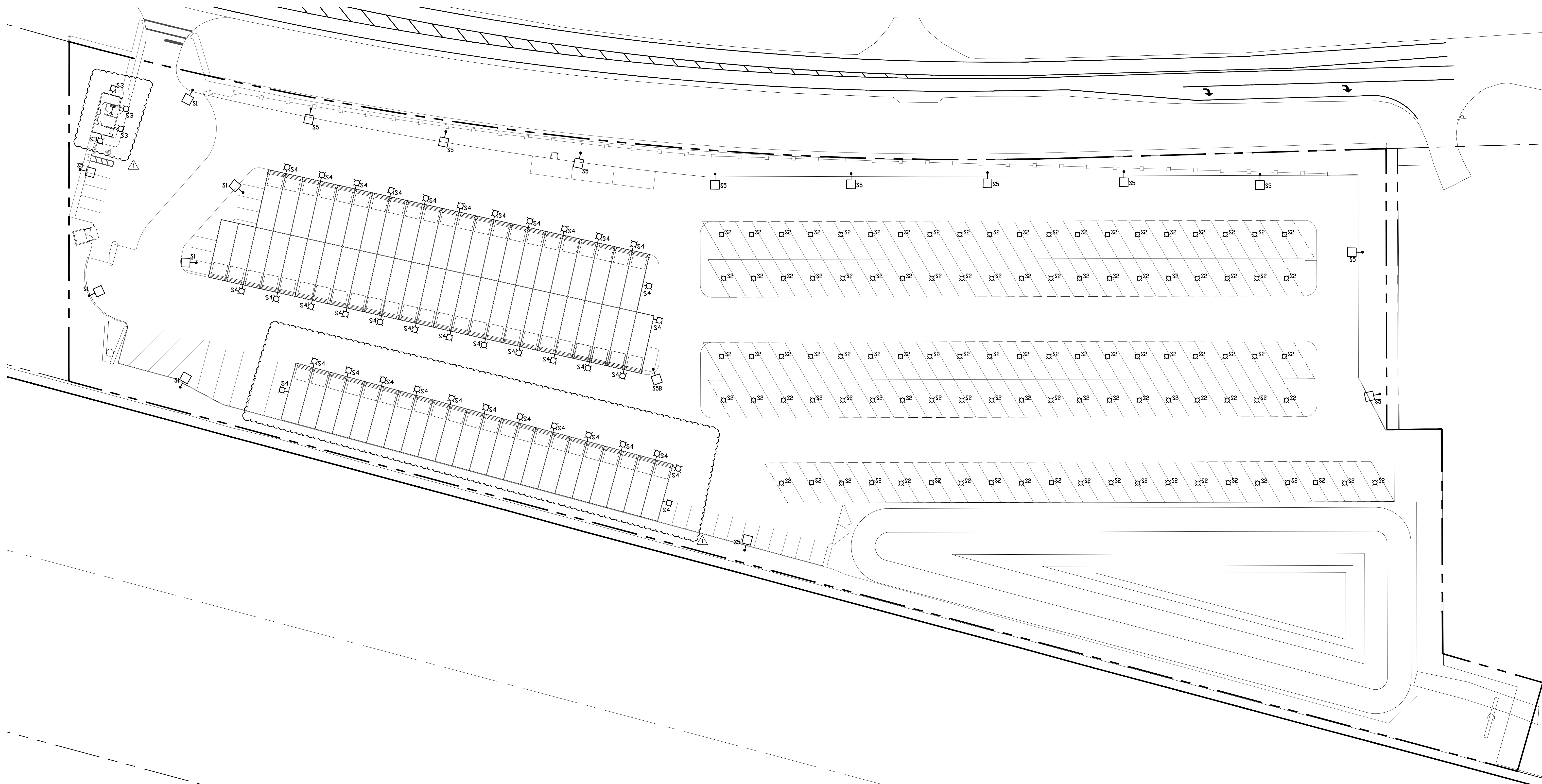
L-6
IRRIGATION
DETAILS

SHEET 6 OF 6

[illegible]

PLAN - LIGHTING

SL101

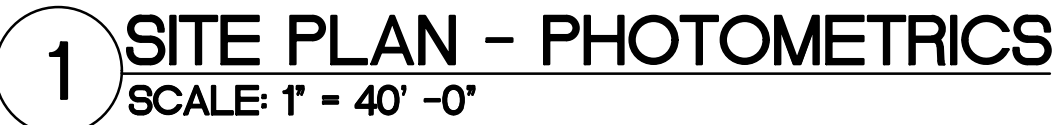


NOTES

1. VERIFY AND COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH SITE ARCHITECTURAL, HARDSCAPE / LANDSCAPING, ETC. PRIOR TO BEGINNING WORK.
2. COORDINATE ALL CONDUIT ROUTINGS, POLES BASES AND OTHER UNDERGROUND INSTALLATIONS WITH UNDERGROUND UTILITIES AND OTHER UNDERGROUND COMPONENTS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL ENSURE THAT THE POLES MEET ALL FLORIDA & LOCAL AIA CODES WITH REGARDS TO BURN, BURIAL, BIRTH, DEPTHS, POLE REQUIREMENTS, ETC. PRIOR TO BEGINNING WORK.
4. ALL EXTERIOR CIRCUITS SHALL BE MINIMUM 2-#10, 12" IN DIAMETER, AND SHALL BE SUPPLIED WITH SURGE SUPPRESSION. SEE VOLTAGE DROP TABLES IN THIS POLE FOR SPECIFIC CIRCUIT SIZES.

PHOTOMETRIC SITE LEGEND

	POLE FIXTURE - SEE FIXTURE SCHEDULE
	POLE FIXTURE - SEE FIXTURE SCHEDULE
	BLDG. FIXTURE - SEE FIXTURE SCHEDULE



LIGHT FIXTURE SCHEDULE - SITE LIGHTING

- | SYMBOL | LABEL | IMAGE | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | LAMP | NUMBER LAMPS/ HEAD | FILENAME | LUMENS PER HEAD | MAINT. FACTOR | WATTAGE | POLE/ MOUNTING HEIGHT | VOLTAGE |
|---|-------|---|-------------------|---|---|------|--------------------|---|-----------------|---------------|---------|-------------------------------------|---------|
|  | S1 |  | LITHONIA LIGHTING | DSX1 LED-P8-40K-TFTM-MVOLT-HS-PIRH | POLE MOUNTED AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION. FULL CUT-OFF WITH INTEGRAL MOTION/AMBIENT LIGHT SENSOR. (SEE NOTE 9 BELOW) | LED | 1 | DSX1_LED_P8_40K_TFTM_MVOLT_HS.Jes | 18,935 | 0.9 | 207 | 25' | 208/1 |
|  | S2 |  | LITHONIA LIGHTING | LITHONIA #VCPG LED-V4-P1-40K-80CRI-TSM-MVOLT-SRM-PIR | LED CANOPY LIGHT WITH TYPE S MEDIUM DISTRIBUTION AND INTEGRAL MOTION/AMBIENT LIGHT SENSOR. (SEE NOTE 9 BELOW) | LED | 1 | VCPGX_LED_V4_P1_40K_80CRI_TSM.Jes | 3,806 | 0.9 | 27 | MOUNT TO BOTTOM OF CANOPY STRUCTURE | 120/1 |
|  | S3 |  | LITHONIA LIGHTING | LITHONIA #DSXV1 LED-10C-530-40K-TFTM-MVOLT-PIR-HS-DBLXD | BUILDING MOUNTED LED WALLPACK WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION. FULL CUT-OFF WITH INTEGRAL MOTION/AMBIENT LIGHT SENSOR. (SEE NOTE 9 BELOW) | LED | 1 | DSXV1_LED_20C_530_40K_TFTM_MVOLT_HS.JES | 3,497 | 0.9 | 35 | 9' ABOVE GRADE | 120/1 |
|  | S4 |  | BARRON LIGHTING | TRACE LITE #WLZ4-4-4K-BL W/ TL-SCES-L2-BL MOTION SENSOR | BUILDING MOUNTED LED WALLPACK , FULL CUT-OFF WITH INTEGRAL MOTION/AMBIENT LIGHT SENSOR. (SEE NOTE 9 BELOW) | LED | 1 | WLZ4_4_4K.JES | 4,286 | 0.9 | 41 | 12' ABOVE GRADE | 120/1 |
|  | S5 |  | LITHONIA LIGHTING | DSX1 LED-P6-40K-T3S-MVOLT-HS-PIRH | POLE MOUNTED AREA LIGHT WITH TYPE 3 SHORT DISTRIBUTION. FULL CUT-OFF WITH INTEGRAL MOTION/AMBIENT LIGHT SENSOR. (SEE NOTE 9 BELOW) | LED | 1 | DSX1_LED_P6_40K_T3S_MVOLT_HS.Jes | 15,809 | 0.9 | 163 | 25' | 208/1 |
|  | S5B |  | LITHONIA LIGHTING | DSX2 LED-P6-40K-TFTM-MVOLT-HS-PIRH | POLE MOUNTED AREA LIGHT WITH TYPE FORWARD THROW MEDIUM DISTRIBUTION. FULL CUT-OFF WITH INTEGRAL MOTION/AMBIENT LIGHT SENSOR. (SEE NOTE 9 BELOW) | LED | 1 | DSX2_LED_P6_40K_TFTM_MVOLT_HS.Jes | 31,845 | 0.9 | 343 | 25' | 208/1 |

- | Statistics | | | | | | |
|---------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| DRIVE/PARKING | ◇ | 2.7 fc | 7.5 fc | 0.5 fc | 15.0:1 | 5.4:1 |
| PROPERTY LINE | + | 0.0 fc | 0.5 fc | 0.0 fc | N/A | N/A |
| SIDEWALK | □ | 5.2 fc | 7.8 fc | 1.5 fc | 5.2:1 | 3.5:1 |

#	NAME	DATE
1	SITE REVISION	12/07/22
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
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		

DATE: 08/22/2022

SITE LIGHTING DETAILS

SL201



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

August 26, 2022

**Re: Project: Grissom Parkway Storage
Traffic Letter**

To Whom It May Concern:

We are proposing an RV storage facility which will create a minimal amount of trips on Grissom Parkway. Storage is one of the lowest trip generators as shown in the ITE table below.

ITE TABLE

ITE CODE	LAND USE	DAILY				AM PEAK HOUR			PM PEAK HOUR		
		SIZE	RATE	TRIPS	RATE	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
151	MINI- WAREHOUSE	51.8K SF	1.45	75	0.09	7	4	3	12	6	6

If you have any questions, please contact us.

Sincerely,

Bryan Potts, P.E.
Tannath Design Inc.
2494 Rose Spring Drive
Orlando, FL 32825
(407) 982-9878
bpotts@tannathdesign.com

This item has been Digitally signed and sealed by Bryan Potts on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

OSG Management, LLC
Ira Bellinkoff
2277 Lee Rd Ste B
Winter Park, FL 32789

May 31, 2022

**Re: Proposed RV & Boat Storage
3250 Grissom Parkway
Cocoa, Florida
KSM Project #: 2204434-b&p**

Dear Mr. Bellinkoff,

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Site Description:

At the time of the investigation, the site was found to have two distinct topographically distinct areas, the roadway frontage portion of the site was fairly flat and the rear of the site was found to slope down hill approximately 3 to 4 feet. The majority of the site as cleared with light surface vegetation (grass) and a few trees.

Project Description:

Per the Concept Plan (Concept Plan A) provided by B.S.E. Consultants Inc, dated on May 2, 2022, it is our understanding that a boat/RV storage facility will be constructed on site. The storage facility will include three (3) enclosed metal warehouses, five (5) open-air canopied parking areas, and an office. Associated pavement and driveway areas and typical on-site drainage are also planned to be constructed as part of the project. The metal warehouses are approximately 6,750 square feet (sf), 10,000 sf, and 23,750 sf in size, the open canopies range from approximately 13,800 sf to 19,950 sf in size, and the office is approximately 1,160 sf in size. The proposed retention pond will be located in the southeastern portion of the site.

It is our understanding that the loads from the warehouse and office structures will be transferred to the ground by conventional shallow footings and loads from the open canopies will be transferred to the ground via embedded columns. Although we were not furnished with structural loading conditions for the structures, for our geotechnical analysis, we estimate the maximum loads will be less than 2,000 pounds per linear foot along the wall foundation and no more than 60 kips acting on any individual column. The Structural engineer of record should contact our office if the design loading exceeds our assumptions.

It is our understanding that the open-air canopies will be supported by individual isolated foundations designed to support the anticipated loading conditions. The client informed us that, for our geotechnical analysis, the isolated foundations will be shallow, steel reinforced concrete

drilled shafts, with a diameter of 36 inches and will be seated at a minimum depth of 48 to 72 inches below the finished grade elevation. Also the drilled shafts will be capped with a steel reinforced concrete slab, 48 inches square. KSM was not provided with the foundation design or the anticipated loading conditions for these structures therefore the structural engineer of record should contact our office with the proposed foundation design for our review and so that we may revise our recommendations accordingly.

Per the client, we estimate that approximately 0 to 4 feet of site fill may be required to reach the desired grades in the building and pavement areas. The amount of required fill may vary throughout the site due to the difference in elevation between the northern and southern portions of the site. Existing fill from the portions of the site with a higher elevation may be utilized to raise the elevation of the areas lower than the proposed finished grade.

The scope of our study consisted of the following:

1. Performed Standard Penetration Test (SPT) borings in the proposed building areas, a Percolation (PB) boring on the site, and Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed pavement areas to estimate the subsoil relative density and visually classify the soils.
2. Measured the observed groundwater level at each boring location.
3. Evaluated the existing soil conditions with respect to the proposed construction and provided recommendations for site preparation, plus foundation and pavement design.
4. Obtained Shelby tube soil samples per each soil type encountered at the percolation test location in order to perform both constant head horizontal and vertical permeability tests in our laboratory.
5. Performed engineering calculations to determine the permeability coefficient "K" values along with estimates for the elevation of wet-season and dry-season water tables for the percolation test location.
6. Prepared this report to document our findings.

Site Investigation:

The site investigation program consisted of performing a total of ten (10) Standard Penetration Test (SPT) borings, one (1) Percolation (PB) boring, and six (6) Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed construction areas. The SPT borings were terminated at depths ranging from approximately 10 feet to about 20 feet below existing grade. The PB boring was terminated at a depth of approximately 15 feet below existing grade, and the HA borings were terminated at an approximate depth of 6 feet below existing grade. The approximate locations of the borings are indicated on the attached Location Plan.

The SPT borings were completed in general accordance with procedures described in ASTM D1586. Also, the groundwater table was allowed to stabilize, and the depth of the groundwater elevation recorded from existing grade.

The relationship of the SCPT readings to the relative density is listed below in Table 1:

Table 1 - Penetrometer Table	
Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15-40
Medium Dense	40-70
Dense	>70

The records of the soils encountered, the penetration resistances, and groundwater levels are shown on the attached Boring Logs.

Analytical Laboratory Testing:

The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed by a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D 2487). Based on the engineer's review, soil samples were selected to provide data that was used to confirm the interpreted visual classification of the borings and to provide data that was used to estimate pertinent engineering parameters.

Natural Moisture Content – Testing was performed in general accordance with procedures described in ASTM D 2216-19.

Fines Content – Testing was performed in general accordance with procedures described in ASTM D 1140-17.

Organic Content Tests – Testing was performed in general accordance with procedures described in ASTM D-2974-20e1.

The following tests were performed on the soils listed below:

Table 2 - Analytical Laboratory Testing Results					
Boring	Sample Depth (ft)	Soil Description	% Passing #200 Sieve	Moisture %	Organic %
B-1	8 - 10	Brown Sand	1.6	22.3	--
B-2	8 - 10	Dark Brown Sand	2.3	23.4	--
B-5	6 - 8	Gray Sand	1.6	22.5	5.8
B-6	8 - 10	Dark Brown Slightly Silty Sand with Organics/Roots	--	32.4	7.1
B-10	1 - 2	Dark Brown Sand with Some Root	--	40.3	8.9

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluation:

Subsurface Condition Summary – The boring logs and SPT “N” values recorded during the SPT borings indicate the subsurface soils in the proposed structures area consist generally of:

- Deposits of very loose to medium-dense fine-grained sand, fine-grained sand with traces of shell fragments, fine-grained sand with traces of hardpan, and fine-grained sand with traces of roots were discovered from the surface to an approximate depth of 20 feet below existing grade.
- Deposits of very loose problematic material consisting of fine-grained sand with roots were found at an approximate depth of 1 foot to about 2 feet below existing grade in borings B-10.
- Deposits of loose problematic material sandy silt with organics were discovered from the surface to an approximate depth of 1 foot below existing grade in boring PB-1.

Observed Groundwater Table – The observed water table was encountered at approximate depths ranging from 1.8 to 7.5 feet below discovered grade across the site. Absent of a land survey, we have assumed that the encountered water table elevation variations are attributable to the difference in elevation at which each observation was made. Please see the “Estimated Water Tables” section below for information pertaining to the estimated seasonal high water table elevation at the percolation test location.

Foundation Evaluation - In order for a shallow foundation to perform satisfactorily, it must be able to support the structural loads with an acceptable factor of safety against excessive settlements, both total and differential. Due to the discovered loose, problematic material, we do not recommend supporting the proposed structures on conventional shallow footings without removing the problematic material deposits and replacing them with suitable structural fill. The anticipated settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structures.

The following sections provide recommendations for the site preparation and foundation design.

Site Preparation:

Site Subgrade Preparation - KSM recommends that the subgrade for the structures be prepared for construction of the foundations and floor slabs-on-grade by removing the problematic material deposits and improving the in-place density of the soil that will support the structures within the zone where the stress from the structures will be primarily distributed. KSM has assumed that the proposed finished floor of the structures lies above the existing land surface level. The following earthwork procedure is recommended.

Subsurface Site Preparation:

1. The proposed construction area, plus a minimum margin of five feet beyond the proposed limit of construction, should initially be prepared by removing any organic materials including roots and surface vegetation.
2. Excavate the problematic material deposits from inside the proposed footprint, plus a minimum margin of five feet beyond the proposed foundation. We estimate this will require the excavation of approximately 2 feet of soil from existing grade in the general location of boring B-10. Please note that determining the exact horizontal and vertical extent of the problematic deposits was not within our scope for this investigation, therefore we recommend having an onsite soil technician inspect the areas of excavation to verify that all problematic material are removed.
3. The exposed surface at the bottom of excavation, created in step 2 above, should be graded level and proofrolled to compact the subgrade. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a depth of 2 feet below the proofrolled surface.
4. Upon completion of the proofrolling operation, the exposed surface should be filled to produce the desired line and grades of the building pad. Due to the discovered water table elevation at the time of drilling, we recommend the following fill specifications:
 - a. Fill placed below a depth of 2 feet below existing grade in the location of boring B-10, should consist of sandy soil containing less than 5% material that passing through the U.S. Standard no. 200 sieve and is free of debris and organic material.
 - b. Fill placed above 2 feet below existing grade in the location of boring B-10, should consist of sandy soil containing less than 10% material that passing through the U.S. Standard no. 200 sieve and is free of debris and organic material.

All fill should be placed in loose, level lifts not more than 12 inches thickness, moisture conditioned, and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density. We recommend performing in field density testing at appropriate times during the backfilling process. Please contact our office to schedule soil density testing.

Warehouse and Office structures foundation (continued from Step #4 above)

5. Excavate the compacted pad to the proposed footer subgrade elevation. The exposed footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 24 inches below the footing subgrade surface. This can be achieved by making several passes with a "Jumping Jack" impact type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

6. Following the successful completion of the preparation of the foundation subgrade, foundation forms (if used) and steel reinforcement should be placed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations, as well as backfill placed in utility trench excavations within the building pad, should be likewise compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density.

Open-air Canopy Foundation (continued from Step #4 above):

5. Begin installing the embedded columns. Any testing of the columns to confirm that the installations have been completed satisfactorily shall be performed following completion of the column installation.
6. Upon completion of the drilled shaft foundation installation and curing time, the building pad should be fine graded and compacted, in accordance with the fill and compaction specifications in step 3 above, in preparation for forming the slab.

Compaction Equipment - KSM does not recommend using heavy vibratory equipment on this site, due to the proximity of the neighboring structures and the potential that ground vibrations created by the compaction machinery might be transmitted and cause damage to the nearby structures. Accordingly, non-vibratory compaction methods are preferred to perform the recommended earthwork delineated above.

Subgrade and each lift (12 inches max loose thickness) of fill should be tested for compaction at a frequency of no less than one test per 2,500 sf of building area, per lift and one test per 10,000 sf of pavement area, per lift with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the site contractor and the onsite soils technician based on the requirements of the project as stated by the Engineer of Record.

Temporary Dewatering – Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table below the bottom of excavations to avoid compaction related problems.

Excavation – Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. As a minimum, temporary excavations below 4-foot depth should be sloped in accordance with OSHA regulations. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

Foundation:

Provided that our recommendations for site preparation are followed, the proposed warehouses and office may be supported on conventional concrete, steel reinforced footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

Predicted Foundation Service for the Warehouse and Office Structures – Provided that our recommendations for site preparation are followed, the proposed warehouses and office may be supported on conventional concrete, steel reinforced footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

With the foundation properly designed and the site properly prepared, we anticipate total settlement on the order of 1 inch or less and differential settlement of less than 1/2 of an inch over 40 feet of wall and similarly loaded columns. The majority of the settlement should occur during construction. This estimate is based on the assumed loading conditions stated in the “project description” section of this report and setting the continuous footer width ranging between 18 to 24 inches and setting a minimum isolated footer width of 60 inches. The bottom of all foundations should be set at an elevation that is at a minimum of 18 inches below the adjacent finished grade elevation.

A conventional slab-on-grade can be used in the “at grade” portion of the buildings. We recommend the disturbed subgrade below the floor slab be re-compacted to 95% of the modified Proctor maximum dry density (ASTM D1557) prior to placement of the concrete. We recommend that control joints be incorporated in the slab at frequent intervals to control shrinkage cracks. A moisture barrier is recommended beneath the floor slab to prevent moisture migration from the underlying soil resulting in dampness of the slab.

Foundation for the Open-air Canopies – Provided that our recommendations for site preparation are followed, the proposed open-air canopy may be supported on conventional concrete, steel reinforced footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less. It is our understanding that the intended design includes a steel reinforced, concrete cylindrical drilled shaft foundation, 36 inches in diameter, that will be embedded approximately 48 to 72 inches below existing grade with a 48-inch square reinforced concrete shaft cap slab installed at the surface. With the foundation properly designed and the site properly prepared, we anticipate total settlement on the order of 1 inch or less and differential settlement of less than 1/2 of an inch between similarly loaded columns.

The following lateral earth pressure parameters are provided to aid in the design of the foundations.

Table 3 - Embedded Column Pressure Values		
Design Parameters	Value	Units
Backfill Soil Internal Angle of Friction	30	degrees
Coefficient of active earth pressure, Ka	0.33	-
Coefficient of at rest earth pressure, Ko	0.50	-
Coefficient of passive earth pressure, Kp	3.00	-
Unit weight of soil (wet)	115	PCF
Unit weight of soil (submerged)	53	PCF

Drives and Parking Areas:

We performed six (6) Hand Auger borings with static cone penetrometer readings in the proposed drive and parking areas to evaluate the soils in relation to the proposed pavement.

Problematic materials were not encountered in the HA test borings. Penetrometer readings recorded during the investigation indicates the existing soil density is generally medium dense.

Although a comprehensive pavement evaluation was not within the scope of this study, the site may be prepared to support a flexible pavement or rigid concrete pavement. The pavement should be designed for the anticipated loads and frequencies. Refer to Table 4 for the minimum pavement section. The minimum pavement design for standard duty asphalt should include the following:

Clear the roadway area of any surface debris, including vegetation, roots, organic matter and existing pavement. Stumps shall be removed entirely. The cleared areas should be graded level and proof rolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 98 percent of its modified dry Proctor value (AASHTO T180) to a depth of two feet. Compaction testing should be performed once every 10,000 square feet or less. Additional fill shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve and placed in loose lifts not exceeding 12 inches and compacted to the above densities. A minimum of 16 inches of separation should be maintained between the bottom of the base and the high seasonal groundwater table.

Where a concrete pavement section is used, concrete reinforcement should be designed to withstand the design traffic loads and saw cuts constructed for crack control. The concrete should have a minimum compressive strength of 4,000 psi.

Light duty pavement areas are considered car and pickup truck loading conditions and a few medium trucks such as box trucks. Heavy duty pavement areas are considered dumpster pad & apron area and semi-tractor trailer truck loading conditions.

Table 4 - Minimum Pavement Section			
Pavement Type	Material	Layer Thickness (in)	
		Standard Duty	Heavy Duty
Flexible	Florida DOT Asphalt Type 3	1.5	2
	Cemented Coquina Rock (LBR of 100)*-or- Limerock* Base Course	6	8
	Stabilized Subgrade (LBR of 40)*	12	12
Rigid	Portland Cement Concrete (4,000 psi)	5	7
	Stabilized Subgrade (LBR of 40)*	12	12

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

Pavement should be sloped and designed to allow adequate drainage of surface water. Failure to achieve proper drainage may saturate the subgrade and deteriorate the pavement. The implementation of periodic maintenance should slow the rate of deterioration over time.

Soil Percolation, Estimated Water Tables, and Hydrologic Soil Group:

The tests and observations noted in this section were performed to evaluate the drainage characteristics of the soils for this particular test location.

Usual Open-Hole Test (in-field) – At the test location, an in-field permeability test was performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method. The results of the in-field test can be found in Table 3:

Table 5 - Usual Open-Hole Test Results	
Test Location (See Location Plan)	Hydraulic Conductivity (CFS/SF- Ft Head)
P-1	4.3×10^{-5}

NOTES:

- 1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The designer should apply the appropriate factor of safety.
- 2) A hole diameter of 3" was used in the computation of the Hydraulic Conductivity values presented in the above table.

Constant Head Permeability Test (in-lab) - The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profile and obtaining undisturbed Shelby tube samples. We then performed constant head permeability tests on the field samples in our laboratory in general accordance with ASTM D2434. Table 6 indicates the horizontal and vertical flow rates for the test location:

Table 6 - Constant Head Permeability Results (ASTM D2434)			
Test Location (See Location Plan)	Horizontal Flow Rate (in/hr)	Vertical Flow Rate (in/hr)	Layer Depth (in)
P-1	0.0	0.0	0-12
	2.3	1.5	12-36
	--	1.7	36-60

Estimated Normal Wet Season & Dry Season Water Table – Table 7 indicates the observed water table and our estimated normal wet season water table and normal dry season water table for the test location. This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for Brevard County, Florida.

The majority of the site soils are mapped as 28—Immokalee sand, 0 to 2 percent slopes, 36—Myakka sand, 0 to 2 percent slopes and 54—St. Johns sand, 0 to 2 percent slopes, according to the Soil Survey Map of Brevard County, Florida.

Table 7 - Water Table Observations			
Test Location (See Location Plan)	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	22" Below Grade	3" Above Existing Grade	33" Below Grade

Hydrologic Soil Group – The soils in the test location can be classified in accordance with Chapter 7, Part 630 of the USDA National Engineering Handbook as follows:

Table 8 – Hydrologic Soil Group Classification	
Test Location (See Location Plan)	Hydrologic Soil Group
P-1	D

Note that the Hydrologic Soil Group is a dynamic classification which changes with the conditions of the site at any given moment. Changes in water table elevation as well as changes in the ground elevations of the site can affect the hydrologic soil group for any particular location.

Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement to verify that not only have the soils been prepared following the indicated recommendations, but the foundations are installed in compliance within the parameters indicated. The Structural Engineer of Record is responsible for confirming that the estimated capacities provided are adequate for the anticipated loading. If additional capacity is required, KSM is to be notified so that our recommendations can be amended as required.

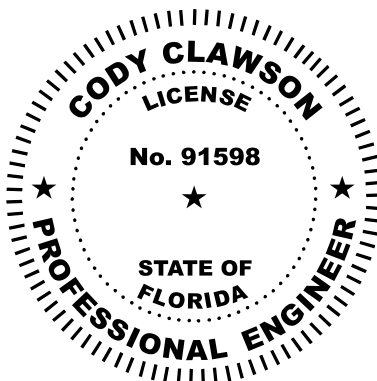
Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,

Robert T. Maxwell

Robert T. Maxwell, E.I.
Geotechnical Engineer
Florida E.I. No. 1100024249
CCC/cv/RTM
Email to: ira@edgerealtyadvisors.com



Cody C. Clawson, P.E.
Geotechnical Engineer
Florida Lic. No. 91598



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-01

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan	GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	5.8 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
5		Brown Sand with Some Shell Fragments	SS		2-4-5 (9)						
		Gray Sand	SS		3-3-4 (7)						
			SS		2-1-2 (3)						
		Brown Sand	SS		2-2-1 (3)						
10			SS		1-0-1 (1)						
			SS		3-3-3 (6)						
15			SS		4-4-5 (9)						

Bottom of borehole at 15.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-02

PAGE 1 OF 1

CLIENT OSG Management, LLC **PROJECT NAME** 3250 Grissom Parkway
PROJECT NUMBER 2204434-b&p **PROJECT LOCATION** Cocoa, Florida
DATE STARTED 5/16/22 **COMPLETED** 5/16/22 **GROUND ELEVATION** _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____ **GROUND WATER LEVELS:**
DRILLING METHOD Split Spoon Sample ☒ **AT TIME OF DRILLING** 6.3 ft
LOGGED BY SH/TG **CHECKED BY** CCC **AT END OF DRILLING** ---
NOTES See Attached Location Plan **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
5		Brown Sand	X SS		4-7-5 (12)						
		Gray Sand	X SS		3-4-5 (9)						
		Gray Sand with Some Small Rock	X SS		3-3-6 (9)						
		Gray Sand	X SS		2-1-1 (2)						
		Dark Brown Sand	X SS		1-4-4 (8)						
10											
15			X SS		4-5-6 (11)						

Bottom of borehole at 15.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-03

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/16/22	COMPLETED	5/16/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan		
		GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	2.3 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
5		Light Gray Sand	X SS		1-2-1 (3)						
			X SS		2-3-3 (6)						
			X SS		4-4-5 (9)						
			X SS		5-6-10 (16)						
10		Gray Sand	X SS		1-2-2 (4)						
		Dark Brown Sand	X SS		3-4-4 (8)						
15											

Bottom of borehole at 15.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-04

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan	GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	7.5 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
0		Brown Sand with Some Shell Fragments	SS		3-8-8 (16)						
		Brown Sand with Some Hardpan	SS		6-7-8 (15)						
5		Gray Sand	SS		8-10-7 (17)						
		Brown Sand	SS		4-5-5 (10)						
			SS		3-3-4 (7)						
10											
		Dark Gray Sand	SS		3-6-7 (13)						
15											

Bottom of borehole at 15.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-05

PAGE 1 OF 1

CLIENT OSG Management, LLC **PROJECT NAME** 3250 Grissom Parkway
PROJECT NUMBER 2204434-b&p **PROJECT LOCATION** Cocoa, Florida
DATE STARTED 5/16/22 **COMPLETED** 5/16/22 **GROUND ELEVATION** _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____ **GROUND WATER LEVELS:**
DRILLING METHOD Split Spoon Sample ▽ **AT TIME OF DRILLING** 7.3 ft
LOGGED BY SH/TG **CHECKED BY** CCC **AT END OF DRILLING** ---
NOTES See Attached Location Plan **AFTER DRILLING** ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
		Brown Sand with Some Shell Fragments	X SS		3-7-7 (14)						
			X SS		6-7-7 (14)						
5		Gray Sand	X SS		6-6-6 (12)						
	▽		X SS		4-4-4 (8)						
		Brown Sand	X SS		2-2-3 (5)						
10											
			X SS		2-4-5 (9)						
15											

Bottom of borehole at 15.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-06

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/16/22	COMPLETED	5/16/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan	GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	7.3 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
		Brown Sand with Some Shell Fragments	X SS		4-6-4 (10)						
		Light Gray Sand with Some Shell Fragments	X SS		3-5-10 (15)						
5		Gray Sand	X SS		9-8-8 (16)						
		Dark Brown Sand, Slightly Silty with Organics/Root	X SS		10-7-7 (14)						
10			X SS		6-3-3 (6)						
		Dark Brown Sand	X SS		5-8-7 (15)						
15											

Bottom of borehole at 15.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-07

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/16/22	COMPLETED	5/16/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan	GROUND WATER LEVELS:	
		AT TIME OF DRILLING	2.1 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								☐ FINES CONTENT (%) ☐			
								20	40	60	80
0		Gray Sand									
			X SS		2-4-3 (7)						
		Brown Sand with Traces of Root	X SS		2-3-3 (6)						
5		Brown Sand	X SS		4-5-4 (9)						
			X SS		4-3-3 (6)						
10		Gray Sand	X SS		4-5-5 (10)						
15		Dark Brown Sand with Some Hardpan	X SS		7-7-6 (13)						
20		Brown Sand	X SS		4-4-7 (11)						

Bottom of borehole at 20.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-08

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan	GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	5.6 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
		Brown Sand with Some Shell Fragments	SS		3-3-4 (7)						
		Gray Sand	SS		3-3-7 (10)						
5		Dark Brown Sand with Traces of Hardpan and Some Root	SS		8-7-8 (15)						
		Dark Brown Sand	SS		6-9-7 (16)						
10			SS		3-7-7 (14)						
15			SS		4-4-5 (9)						

Bottom of borehole at 15.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-09

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan	GROUND WATER LEVELS:	
		AT TIME OF DRILLING	6.1 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
5		Brown Sand with Some Shell Fragments	SS		8-7-7 (14)						
		Gray Sand	SS		4-7-7 (14)						
		Brown Sand	SS		7-10-10 (20)						
			SS		6-6-7 (13)						
10			SS		2-3-5 (8)						

Bottom of borehole at 10.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

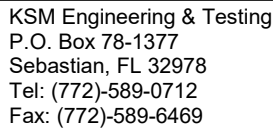
BORING NUMBER B-10

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan	GROUND WATER LEVELS:	
		AT TIME OF DRILLING	2.3 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
		Gray Sand with Some Root									
		Dark Brown Sand with Some Root	X SS		1-1-1 (2)						
		Brown Sand	X SS		2-3-4 (7)						
5			X SS		3-3-3 (6)						
			X SS		2-3-3 (6)						
10			X SS		4-5-4 (9)						

Bottom of borehole at 10.0 feet.



PAGE 1 OF 1

PROJECT NAME 3250 Grissom Parkway

PROJECT LOCATION Cocoa, Florida

GROUND ELEVATION _____ HOLE SIZE inches

GROUND WATER LEVELS:

 AT TIME OF DRILLING 5.3 ft

AT END OF DRILLING ---

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
								20	40	60	80
0								☐ FINES CONTENT (%) ☐			
								20	40	60	80
		Brown Sand with Some Shell Fragments				35					
						30					
						45					
						50					
						50					
5		Gray Sand				50					
						50					

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-2

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD		HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan		
		GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	5.0 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲
								20 40 60 80
								PL MC LL
0								20 40 60 80
		Brown Sand with Some Shell Fragments				50		
						50		
						45		
						50		
5		Gray Sand				50		
						50		

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-3

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD		HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan		
		GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	5.0 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲
								20 40 60 80
								PL MC LL
0								20 40 60 80
		Brown Sand with Some Shell Fragments				20		
						35		
						45		
						50		
5						50		
		Gray Sand				50		

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-4

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD		HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan		
		GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	4.7 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲
								20 40 60 80
								PL MC LL
0								20 40 60 80
		Gray Sand				30		
						32		
						36		
		Brown Sand				39		
5	▽					44		
						46		

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

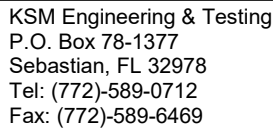
BORING NUMBER HA-5

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/13/22	COMPLETED	5/13/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD		HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan		
		GROUND WATER LEVELS:	
		▽ AT TIME OF DRILLING	5.2 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲
								20 40 60 80 PL MC LL 20 40 60 80 □ FINES CONTENT (%) □ 20 40 60 80
0								
		Brown Sand with Some Shell Fragments				45 50+ 50+ 50+ 50+ 50+		
5		Gray Sand						

Bottom of borehole at 6.0 feet.



PAGE 1 OF 1

PROJECT NAME 3250 Grissom Parkway

PROJECT LOCATION Cocoa, Florida

GROUND ELEVATION _____ HOLE SIZE inches

GROUND WATER LEVELS:

 ∇ AT TIME OF DRILLING 2.7 ft

AT END OF DRILLING ---

AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲
								20 40 60 80
								PL — MC — LL
								20 40 60 80
								☐ FINES CONTENT (%) ☐
								20 40 60 80
0		Gray Sand						
5		Dark Brown Sand						

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-1

PAGE 1 OF 1

CLIENT	OSG Management, LLC	PROJECT NAME	3250 Grissom Parkway
PROJECT NUMBER	2204434-b&p	PROJECT LOCATION	Cocoa, Florida
DATE STARTED	5/16/22	COMPLETED	5/16/22
DRILLING CONTRACTOR		GROUND ELEVATION	
DRILLING METHOD	Split Spoon Sample	HOLE SIZE	inches
LOGGED BY	SH/TG	CHECKED BY	CCC
NOTES	See Attached Location Plan		
		GROUND WATER LEVELS:	
		AT TIME OF DRILLING	1.8 ft
		AT END OF DRILLING	---
		AFTER DRILLING	---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
0								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
		Dark Gray Sandy Silt with Organics (Muck)									
		Gray Sand with Traces of Roots	X SS		1-3-2 (5)						
		Dark Brown Sand	X SS		2-2-4 (6)						
5			X SS		3-3-4 (7)						
			X SS		3-4-5 (9)						
10		Gray Sand	X SS		2-4-5 (9)						
		Dark Brown Sand	X SS		6-7-10 (17)						
15											

Bottom of borehole at 15.0 feet.



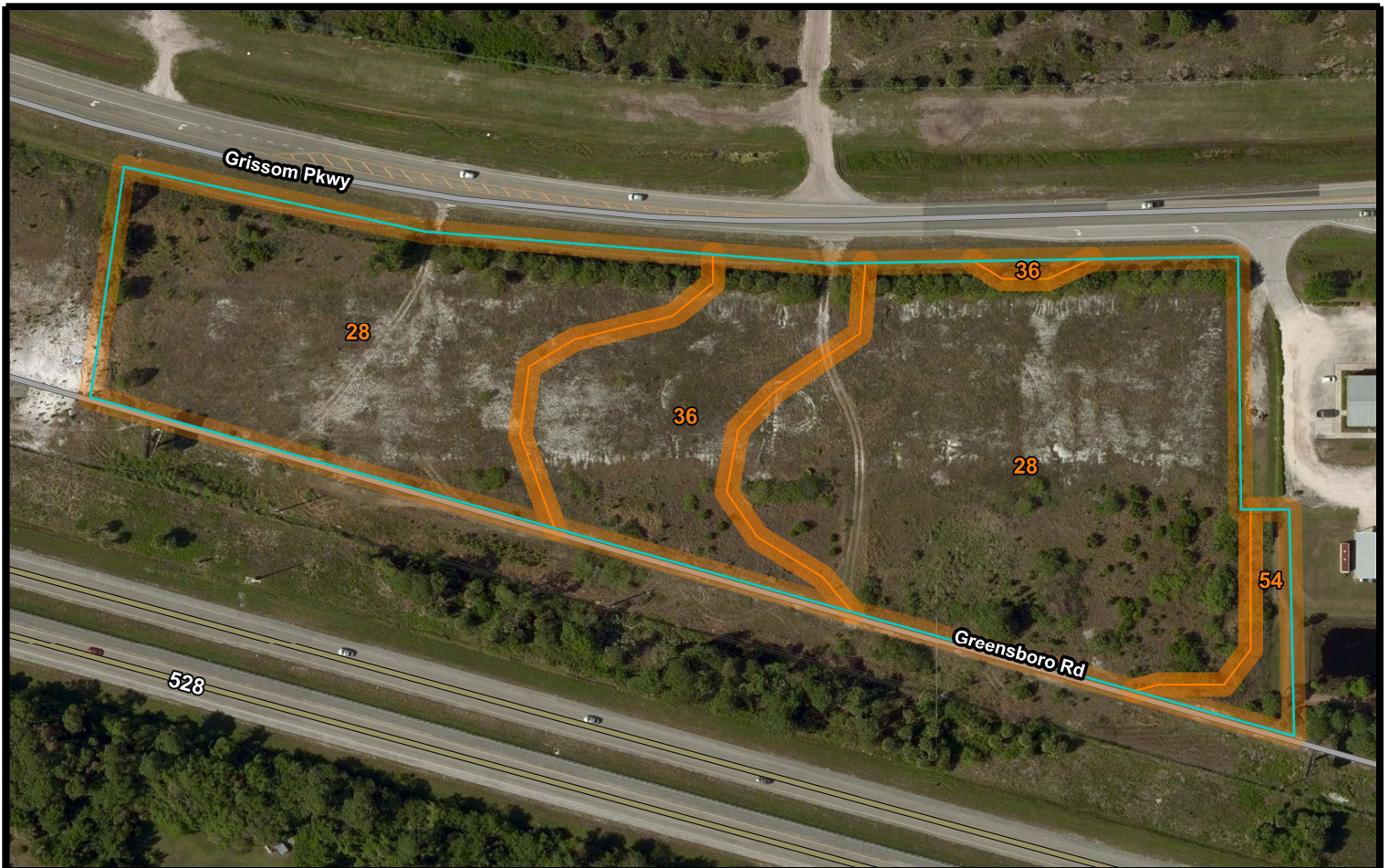
LOCATION OF SOIL TESTING

PROJECT: 3250 Grissom Parkway, Cocoa, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 2204434-b&p

KSM ENGINEERING
AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20220520
SCALE: NOT TO SCALE



USDA SOILS SURVEY

28—Immokalee sand, 0 to 2 percent slopes

36—Myakka sand, 0 to 2 percent slopes

54—St. Johns sand, 0 to 2 percent slopes

PROJECT: 3250 Grissom Parkway, Cocoa, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 2204434-soils

KSM ENGINEERING
AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20220520
SCALE: NOT TO SCALE



GRISSOM PKWY SELF-STORAGE

SOUTH SIDE OF GRISSOM PKWY ABOUT 4,000' WEST OF
INDUSTRY ROAD
COCOA, FLORIDA

STORMWATER REPORT

JULY 2022

PREPARED FOR:
EDGE REALTY ADVISORS
2277 LEE RD SUITE B
WINTER PARK, FL 32789

PREPARED BY:
TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FL 32825
PHONE 407-982-9878

This item has been Digitally signed and sealed by Bryan Potts on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bryan Potts, P.E.
FL PE# 59461

TABLE OF CONTENTS

Section

- 1.0 Introduction
- 2.0 Existing Conditions
 - 2.1 Predevelopment Site Conditions
 - 2.2 Existing Outfall System
 - 2.3 On-Site Surface Water Storage Areas
- 3.0 Design Criteria
- 4.0 Proposed Conditions
 - 4.1 General
 - 4.2 Wet Detention Pond
 - 4.3 Offsite Improvements
 - 4.4 Pollution Abatement Volume (PAV)
 - 4.5 Offsite Drainage
 - 4.6 Tailwater Conditions
 - 4.7 Modeling Approach
- 5.0 Summary of Results
 - 5.1 SJRWMD and Cocoa

Figures

- Appendix 1 – Location Map
 - Appendix 2 – Aerial Map
 - Appendix 3 – SCS Soils Map
 - Appendix 4 – FEMA FIRM Map
 - Appendix 5 – USGS Quad Map
 - Appendix 6 – Pre Condition Basin Map
 - Appendix 7 – Post Condition Basin Map
 - Appendix 8 – Stormwater Calculations
 - Appendix 9 – ICPR Input Data
 - Appendix 10 – ICPR Hydrographs
 - Appendix 11 – ICPR Storm Routings
 - Appendix 11 – Storm Tabs
-

1.0 INTRODUCTION

The proposed project is located on the south side of Grissom Pkwy about 4,000ft east of Industry Road in Cocoa, Florida. The property is located within the jurisdiction of the St Johns River Water Management District and the City of Cocoa.

The proposed development discharges into a ditch on the South side of Grissom Pkwy. Per the FDEP basin maps, the subject parcel lies within the Lake Wilson Drainage Basin (which is currently not on the impaired basin list for FDEP) which overflows to the Upper St. Johns River Basin. The site discharges into the roadside ditch in the Grissom Parkway right-of-way. A majority of the stormwater discharge for the site travels to the east in the Grissom Pkwy Ditch then flows north through a box culvert and ditch. Stormwater then flows through ditches and culverts to Lake Wilson and then through ditches, culverts, canals and wetlands prior to reaching the St. Johns River. The flow path from the subject parcel is approximately 10 miles through various, ditches, culverts, wetlands, lakes and canals prior to reaching the St. John's River. Thus, the project is in an open drainage basin. Please see appendix 8 for the flow path. This information was provided by Spruce Creek Engineering.

The Project area is approximately 9.66-acres. We are proposing to develop the property into a Self-Storage Facility. The Facility is proposed to be constructed in 1 Phase.

The proposed stormwater pond handles Water Quality & Quantity for the project.

2.0 EXISTING CONDITIONS

2.1 Predevelopment Site Conditions

The existing property is a mass graded site. It currently drains to the southwest, but this is just recent fill, we have included a map from the previously approved SJRWMD permit number 115013-1. This permit has expired but had topo showing the historic flow path to the north. See pre basin map in appendix 6.

The proposed development area is bounded on the south by SR 528, on the east by industrial, on the north by Grissom Pkwy, and on the west by an Industrial.

The soils on the site consist of Imokalee, Myakka, Pomello and St Johns Sands, based on USDA SCS Soils Survey data for Brevard County.

The January 29, 2021 FEMA flood map panel no. 12009C0320H shows the site as a flood zone X.

2.2 Existing Outfall System

The proposed development discharges into a ditch on the South side of Grissom Pkwy. This ditch drains east eventually reaching the upper St Johns River.

2.3 On-Site Surface Water Storage Areas

There are minimal storage areas onsite.

3.0 DESIGN CRITERIA

The project is within the jurisdiction of the Saint Johns River Water Management District, FDOT and City of Cocoa. The applicable design criteria for wet detention system are as follows:

Saint Johns River Water Management District, City of Melbourne

Design storm event =	Mean Annual (SJRWMD) 25yr/24hr (Design) 100yr/24hr (Flood)
Treatment Volume =	Water Quality is 1" over the site or 2.5" over impervious, whichever is greater.

4.0 PROPOSED CONDITIONS

4.1 General

The proposed facility will be served by a Wet Detention pond as shown in the construction drawings.

4.2 Wet Detention Pond

The pond is a wet detention pond with a top of bank elevation of 39.30' and a control elevation at 34.3'. The pond is odd shaped.

The pond is designed to provide water quality and attenuation for the project development and, this volume equates to a weir crest elevation of 36.19. There is a side bank filter treating the water quality. The discharge is conveyed via pipe to the ditch adjacent to the site.

The treatment volume in the pond is recovered via orifice.

4.4 Offsite Improvements

The offsite improvements are the driveway onto Grissom Pkwy.

4.5 Pollution Abatement Volume

Pollution abatement volume is handled in the ponds. The combined treatment meets SJRWMD requirements.

4.6 Offsite Drainage

Based on the topographic survey, there are no contributing areas.

4.7 Tailwater Conditions

Our tailwater elevation we utilized 33.48' as that is the top of the downstream culvert.

4.8 Modeling Approach

The proposed stormwater management system was modeled using ICPR (Interconnected Channel and Pond Routing) version 3.02 by Streamline.

5.0 SUMMARY OF RESULTS

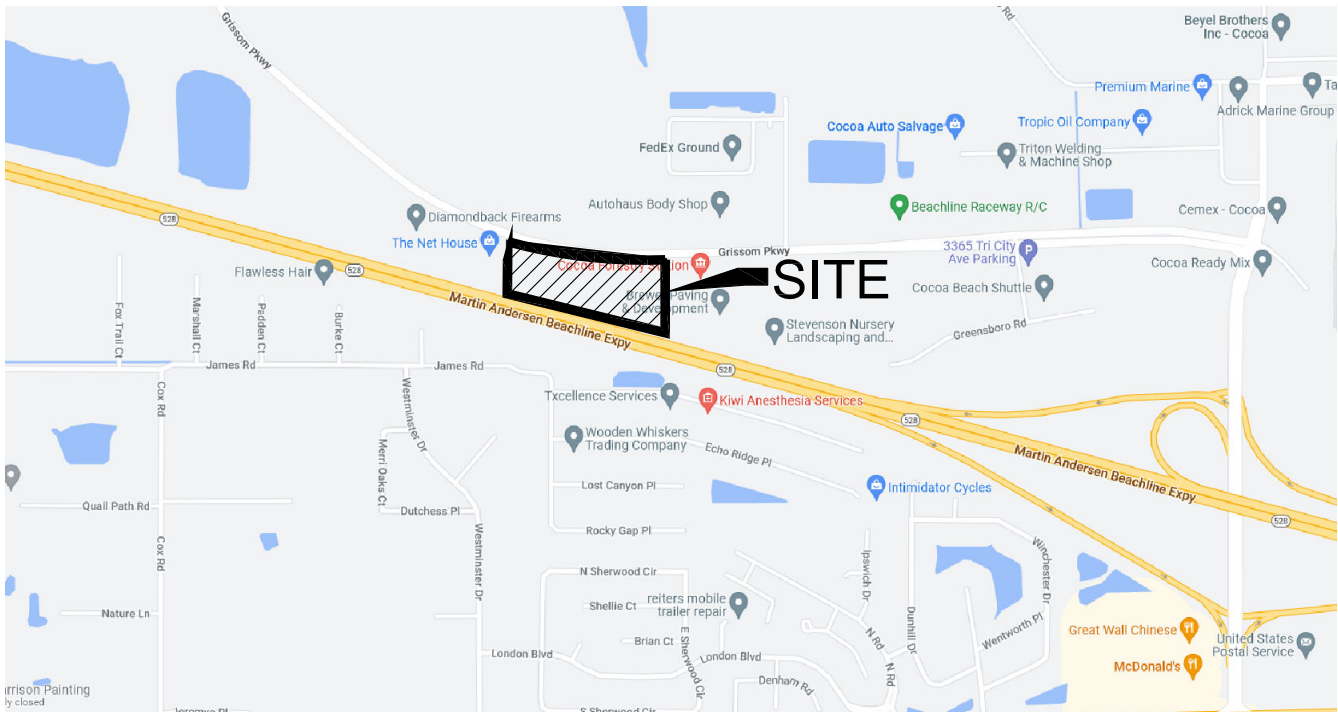
5.1 SJRWMD & City of Cocoa

We routed the Mean Annual, 25yr, & 100yr storms to show that the system could pass them through.

Duration	Pre (Rate) cfs	Post (Rate) cfs	Peak Stage ft
Mean Annual	8.68	6.61	36.73
25Yr/24Hr	17.69	9.35	38.50
100Yr/24Hr			39.12

Flood Control

APPENDIX 1



SCALE:	NTS
PROJECT:	102-002
DATE:	06/29/2022
DRAWN BY:	CMF

Location Map
Grissom Parkway Storage
3300 Grissom Parkway
Cocoa, Florida



Tannath Design, Inc.
2494 Rose Spring Drive
Orlando, Florida 32825
407-982-9878
www.tannathdesign.com

FIGURE
1

APPENDIX 2



SCALE:	NTS
PROJECT:	102-002
DATE:	06/29/2022
DRAWN BY:	CMF

Aerial Map
Grissom Parkway Storage
3300 Grissom Parkway
Cocoa, Florida



Tannath Design, Inc.
2494 Rose Spring Drive
Orlando, Florida 32825
407-982-9878
www.tannathdesign.com

FIGURE

2

APPENDIX 3



SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
28	IMMOKALEE	SAND	B/D
53	MYAKKA	SAND	A/D
49	POMELLO	SAND	A
54	ST. JOHNS	SAND	B/D

SOILS DATA FROM SOILS.USDA.GOV DATED AUGUST 25, 2021

SCALE:
NTS
PROJECT:
102-002
DATE:
06/29/2022
DRAWN BY:
CMF

Soils Map
Grissom Parkway Storage
3300 Grissom Parkway
Cocoa, Florida



Tannath Design, Inc.
2494 Rose Spring Drive
Orlando, Florida 32825
407-982-9878
www.tannathdesign.com

FIGURE

3

APPENDIX 4



BREVARD COUNTY,
FLORIDA
and Incorporated Areas
PANEL 320 OF 825



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BREVARD COUNTY	125092	0320	H
COCOA, CITY OF	120020	0320	H

VERSION NUMBER
2.3.3.2

MAP NUMBER
12009C0320H

MAP REVISED
JANUARY 29, 2021

SCALE: NTS
PROJECT: 102-002
DATE: 06/29/2022
DRAWN BY: CMF

Flood Map
Grissom Parkway Storage
3300 Grissom Parkway
Cocoa, Florida

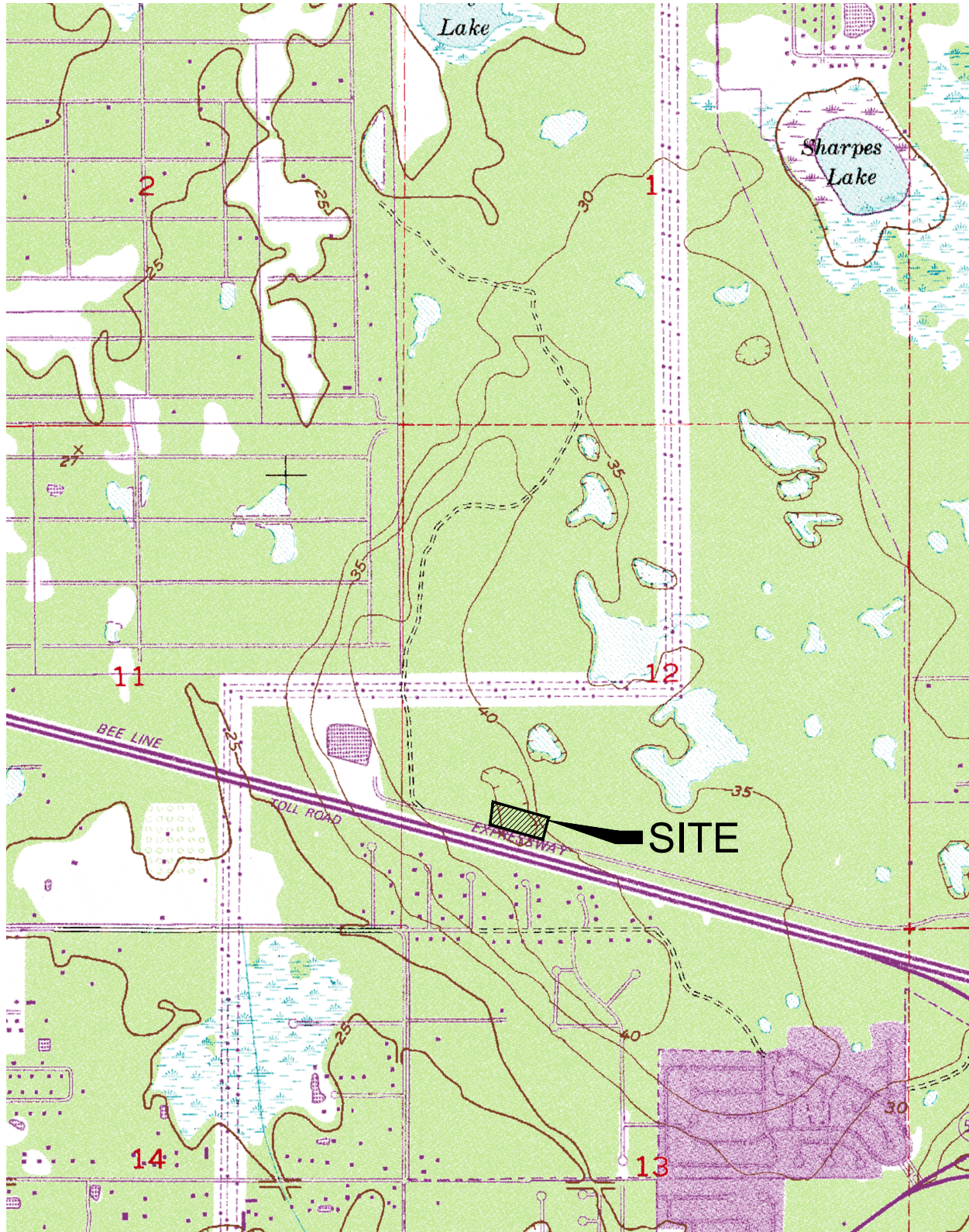


Tannath Design, Inc.
2494 Rose Spring Drive
Orlando, Florida 32825
407-982-9878
www.tannathdesign.com

FIGURE

4

APPENDIX 5



SOURCE: WWW.LABINS.COM

SCALE:	NTS
PROJECT:	102-002
DATE:	06/29/2022
DRAWN BY:	CMF

USGS Quad Map
Grissom Parkway Storage
 3300 Grissom Parkway
 Cocoa, Florida

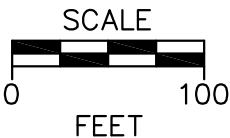
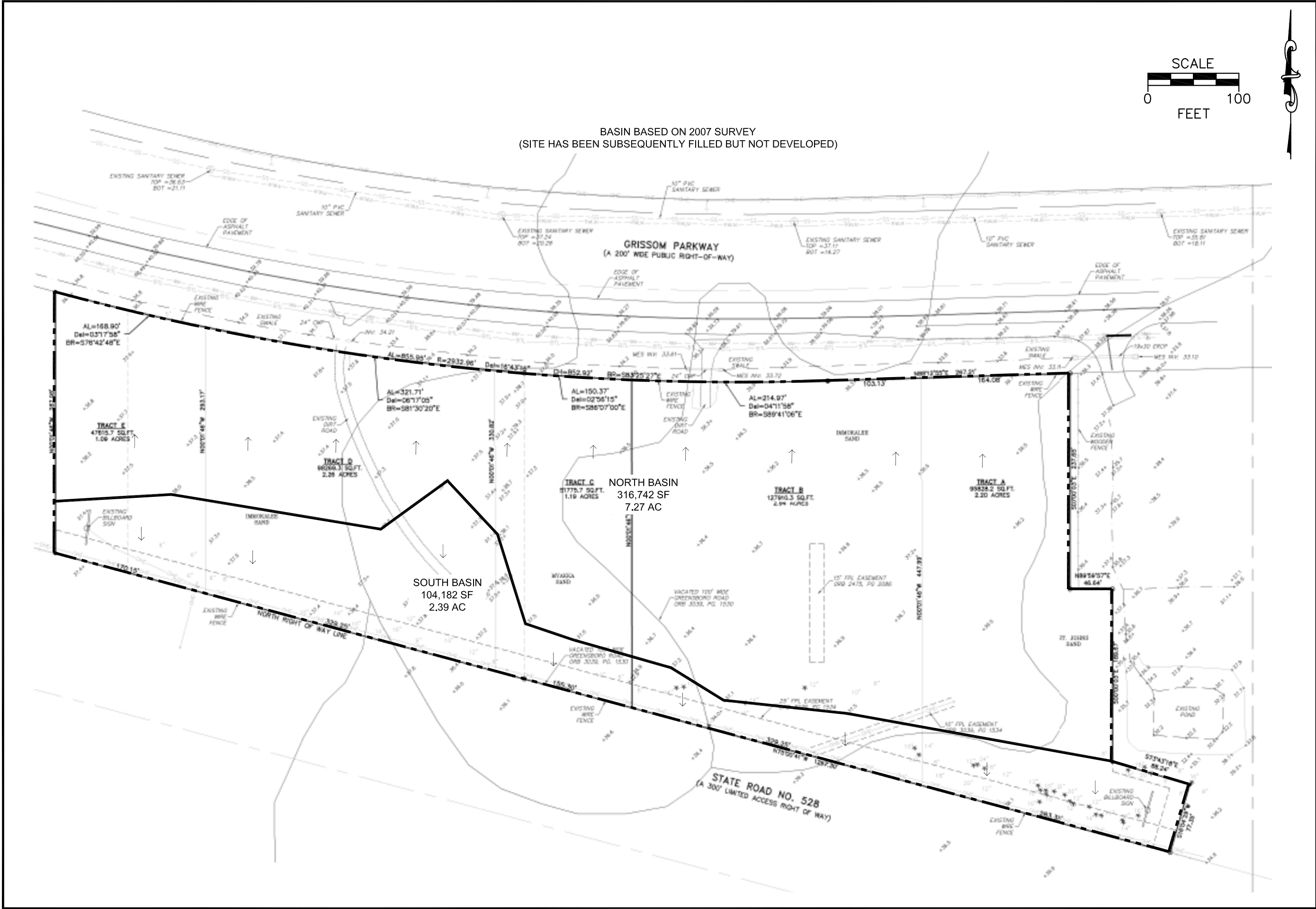


Tannath Design, Inc.
 2494 Rose Spring Drive
 Orlando, Florida 32825
 407-982-9878
www.tannathdesign.com

FIGURE

5

APPENDIX 6



SCALE: 1"=100'	Pre-Development Basin Map Grissom Parkway Storage 3300 Grissom Parkway Cocoa, Florida
PROJECT: 102-002	
DATE: 07/13/22	
DRAWN BY: DDP	

Tannath Design, Inc.
2494 Rose Springs Drive
Orlando, Florida 32825
407-982-9878
www.tannathdesign.com

FIGURE

6

APPENDIX 7

APPENDIX 8

CURVE NUMBER CALCULATIONS

Grissom Pkwy Self Storage

Pre Site Basin

Hydrologic Group	Soil Symbol	Soil Type	Cover Description	CN	Area (sf)	Area (acres)	Area (%)	Product of CN & Area
B/D	28	Immokalee	Mass Graded	77	310,697	7.13	73.82	56.84
A/D	36	Myakka	Mass Graded	77	80,990	1.86	19.24	14.82
B/D	54	St Johns	Mass Graded	77	29,195	0.67	6.94	5.34
					420,882	9.66		

Basin CN = 77.00

Post Site Basin

Group	Soil Symbol	Soil Type	Cover Description	CN	Area (sf)	Area (acres)	Area (%)	Product of CN & Area
A/D		Smyrna	Pervious	77	81,395	1.87	19.34	14.89
			Pond	100	34,150	0.78	8.11	8.11
			Building	98	132,786	3.05	31.55	31.55
			Impervious	98	172,552	3.96	41.00	40.18
								9.66

Basin CN = 94.73

Grissom Pkwy Self Storage

Proposed Wet Detention Pond

Elevation	Length (LF)	Width (LF)	Area (SF)	Area (AC)	Volume (AC-FT)	Cum. Volume (AC-FT)	Cum. Volume (CF)
34.3			29,132	0.669		0.000	-
					0.726		
35.3			34,150	0.784		0.726	31,641
					0.843		
36.3			39,325	0.903		1.570	68,379
					0.964		
37.3			44,657	1.025		2.534	110,370
					1.088		
38.3			50,146	1.151		3.622	157,771
					1.216		
39.3			55,774	1.280		4.838	210,731
P.A.V. = 1.460 AC-FT					Max Stage	39.30 FT	
P.A.V. Elevation = 36.19 FT					Volume	210,731	CF
1/2 P.A.V. = 0.730 AC-FT							
1/2 P.A.V. Elevation = 35.30 FT							

WATER QUALITY CALCULATIONS

Grissom Pkwy Self Storage - Wet Detention

	AREA (Ac)
Pervious	1.87
Wet Pond	0.78
Impervious	7.01
Total	9.66

PAV volumes per 4.2.1(a) of Applicants Handbook

	Volume(AF)
1" over Project Area	<u>0.805</u>
2.5" over impervious Area	1.460

P.A.V. =	1.460 AC-FT
----------	-------------

SIZING THE ORIFICE

Grissom Pkwy Self Storage

$Q(24 \text{ hr}) = 1/2 \text{ TREATMENT VOLUME} / (2*24 \text{ HOURS}*3600 \text{ SEC/HR})$	MAXIMUM	0.368 CFS
$Q(30 \text{ hr}) = 1/2 \text{ TREATMENT VOLUME} / (2*30 \text{ HOURS}*3600 \text{ SEC/HR})$	MINIMUM	0.295 CFS
$h(1) = \text{TREATMENT VOL. DEPTH} = \text{WEIR ELEV.} - \text{NWL ELEV.}$		1.886 FT
$h(2) = \text{STAGE @ HALF T.V.} = [(\text{T.V.} * 0.5) / \text{STORAGE ABOVE NWL}] + (\text{TOB-NWL}) + \text{NWL}$		1.004 FT
$h = (h(1) + h(2)) / 2$		1.445 FT
$\text{AREA} = Q / (0.6 * (2*32.2 * h)^{1/2}$		0.064 SF
$\text{DIAMETER} = (4 * \text{AREA} / \pi)^{1/2}$		0.285 FT 3.415 IN

TRIAL-DIAM.	3.45 IN
AREA	0.065 SF

CALCULATE THE AVERAGE HEAD ABOVE ORIFICE

$h(1) \text{ FULL} = \text{WEIR EL.} - (\text{NWL EL.} + 1/2 \text{ ORIFICE DIA.} + \text{BASE FLOW HEAD})$	1.744
$h(2) \text{ HALF} = \text{STAGE @ HALF T.V.} = [(\text{T.V.} * 0.5) / \text{STORAGE ABOVE NWL}] * (\text{TOB-NWL})$	1.004
$h \text{ (AVG)} = h(1) + h(2) / 2$	1.374 FT

CALCULATE FLOW BASED ON ASSUMED ORIFICE SIZE

$Q = (0.6) * \text{AREA OF ORIFICE} * (2*32.2 * h(\text{AVG}))^{.5}$	0.366 CFS
--	------------------

Q (MAX.) =	0.368	>	0.366	OK
Q (MIN) =	0.295	<	0.366	OK

FINAL RESULTS:

WEIR ELEVATION	36.19 FT
ORIFICE INVERT	34.30 FT
ORIFICE SIZE (DIAM.)	3.45 IN

Grissom Pkwy Self Storage

Permanent Pool Volume Per SJRWMD Applicants Handbook 40C-42

$$PPV = (RT)(FR)$$

RT - Residence time is 14 Days

$$FR = (DA)(C)(R)/WS$$

DA - Drainage Area 9.66 Acres
C - Coefficient 0.72
R - Wet Season Rainfall 32 inches Per Figure 29-1
WS - Days in Wet Season 153 Days

$$FR = \underline{1.46 \text{ Ac-in/Day}}$$

Conversion 12 inches per foot

$$PPV = 1.70 \text{ Ac-Ft}$$

Permanent Pool

Elevation	Area (SF)	Area (AC)	Volume (AC-FT)	Volume (AC-FT)	Volume (CF)
22.3	5,959	0.137		0.000	-
			0.148		
23.3	6,971	0.160		0.148	6,465
			0.173		
24.3	8,061	0.185		0.321	13,981
			0.198		
25.3	9,231	0.212		0.519	22,627
			0.226		
26.3	10,480	0.241		0.746	32,483
			0.256		
27.3	11,808	0.271		1.002	43,627
			0.287		
28.3	13,216	0.303		1.289	56,139
			0.320		
29.3	14,703	0.338		1.609	70,098
			0.356		
30.3	16,269	0.373		1.965	85,584
			0.392		
31.3	17,914	0.411		2.357	102,676
			0.431		
32.3	19,638	0.451		2.788	121,452
			0.504		
33.3	24,272	0.557		3.292	143,407
			0.613		
34.3	29,132	0.669		3.905	170,109

Additional 50%, for no Littoral Zone	2.546 Ac-Ft
--------------------------------------	--------------------

$$3.905 \text{ Ac-ft} > 2.546 \text{ Ac-FT}$$

Mean Depth 5.84 ft Must be between 2' and 8'

Therefore, the Permanent Pool is Adequately sized.

PREDEVELOPMENT - TIME OF CONCENTRATION

TR- 55 WORKSHEET: Time of Concentration (Tc) or Travel Time (Tt)

Project: Grissom Pkwy Self Storage By: BRP Date: 07-01-22
 Location: Osceola County Date: _____
 Circle One: Present Developed Basin: Upper St Johns
 Circle One: T_c T_i through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet.
 Include a map, schematic, or description of flow segments.

Table 3-1

COVER	n value
CONCRETE	0.011
ASPHALT	0.011
GRAVEL BARE SOIL	0.011
FALLOW	0.05
CULTIVATED < 20%	0.06
CULTIVATED > 20%	0.17
SHORT GRASS	0.15
DENSE GRASS	0.24
BERMUDAGRASS	0.41
RANGE	0.13
WOODS:	
LIGHT UNDERBRUSH	0.40
DENSE UNDERBRUSH	0.80

Sheet flow (Applicable to T_c only)

Segment ID

- Surface Description (table 3-1.).....
- Manning's roughness coeff., n (table3-1.).....
- Flow length, L (total L <= 300 ft.)..... ft
- Two-yr 24-hr rainfall, P₂..... in
- Land slope, sft/ft
- T_i = $0.007 \frac{(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_i...hr

-		
Short Grass		
0.15		
300		
4.75		
0.0033		
0.661	+	= 0.661

Shallow concentrated flow

Segment ID

- Surface Description (paved or unpaved).....
- Flow length, L ft
- Watercourse slope, s ft/ft
- Average velocity, V (figure 3-1) ft/s
- T_i = $\frac{L}{3600 V}$ Compute T_ihr

-		
unpaved		
140		
0.0001		
1.40		
0.028	+	= 0.028

Channel flow

Segment ID

- Cross sectional flow area, a ft²
- Wetted perimeter, P_w ft/ft
- Hydraulic radius, r = a/P_w Compute r ft
- Channel slope, s ft/ft
- Manning's roughness coeff., n Compute V..... ft/s
- Flow length, L Compute V..... ft/s
- T_i = L / 3600 V Compute T hr
- Watershed or subarea T_c or T_i (add T_i in steps 6, 11, and 19) hr

-		
0.00		
0.00		
0.000		
0.000		
0		
0.00		
0		
0.000	+	= 0.00
		0.689

PreDevelopment Tc **41.3 minutes**

APPENDIX 9

==== Basins =====

Name: Post Condition
Group: BASENode: Wet Pond
Type: SCS Unit Hydrograph CN

Status: Onsite

Unit Hydrograph: Uh484
Rainfall File:
Rainfall Amount(in): 0.000
Area(ac): 9.660
Curve Number: 94.37
DCIA(%): 0.00Peaking Factor: 484.0
Storm Duration(hrs): 0.00
Time of Conc(min): 10.00
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000Name: Pre Condition
Group: BASENode: Pre
Type: SCS Unit Hydrograph CN

Status: Onsite

Unit Hydrograph: Uh256
Rainfall File:
Rainfall Amount(in): 0.000
Area(ac): 9.660
Curve Number: 77.00
DCIA(%): 0.00Peaking Factor: 256.0
Storm Duration(hrs): 0.00
Time of Conc(min): 41.30
Time Shift(hrs): 0.00
Max Allowable Q(cfs): 999999.000

==== Nodes =====

Name: OUTFALL
Group: BASE
Type: Time/Stage

Base Flow(cfs): 0.000

Init Stage(ft): 33.480
Warn Stage(ft): 0.000

Tailwater set at top of downstream Culvert

Time(hrs)	Stage(ft)
0.00	33.480
240.00	33.480

Name: Wet Pond
Group: BASE
Type: Stage/Area

Base Flow(cfs): 0.000

Init Stage(ft): 34.300
Warn Stage(ft): 39.300

WET DETENTION POND

Stage(ft)	Area(ac)
34.300	0.6690
35.300	0.7840
36.300	0.9030
37.300	1.0250
38.300	1.1510
39.300	1.2800

==== Drop Structures =====

Name: STS 11
Group: BASEFrom Node: Wet Pond
To Node: OUTFALLLength(ft): 354.00
Count: 1

UPSTREAM	DOWNSTREAM	
Geometry: Circular	Circular	Friction Equation: Automatic
Span(in): 18.00	18.00	Solution Algorithm: Most Restrictive
Rise(in): 18.00	18.00	Flow: Both
Invert(ft): 33.000	33.480	Entrance Loss Coef: 0.000
Manning's N: 0.012000	0.012000	Exit Loss Coef: 1.000
Top Clip(in): 0.000	0.000	Outlet Ctrl Spec: Use dc or tw
Bot Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
		Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 2 for Drop Structure STS 11 ***

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Circular	Orifice Disc Coef: 0.600
Span(in): 3.45	Invert(ft): 34.300
Rise(in): 3.45	Control Elev(ft): 0.000

TABLE

*** Weir 2 of 2 for Drop Structure STS 11 ***

Count: 1	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 37.00	Invert(ft): 36.200
Rise(in): 49.00	Control Elev(ft): 0.000

TABLE

==== Hydrology Simulations =====

Name: 100Y_24H
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\100Y_24H.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 11.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 10Y24H
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\10Y24H.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 8.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 25Y_24H
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\25Y_24H.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.20

Time(hrs)	Print Inc(min)
30.000	5.00

Name: MEAN
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\MEAN.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 5.00

Time(hrs)	Print Inc(min)
30.000	5.00

==== Routing Simulations =====

Name: 100Y_24H Hydrology Sim: 100Y_24H
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\100Y_24H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 10Y24H Hydrology Sim: 10Y24H
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\10Y24H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 25Y 24H Hydrology Sim: 25Y 24H
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\25Y_24H.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 30.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----------	----------------

```
-----
999.000      15.000
Group        Run
-----
BASE        Yes
```

```
-----
Name: MEAN      Hydrology Sim: MEAN
Filename: C:\Users\Bryan\Desktop\Grissom\ICPR\MEAN.I32
```

```
Execute: Yes      Restart: No      Patch: No
Alternative: No
```

```
Max Delta Z(ft): 1.00      Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000      End Time(hrs): 30.00
Min Calc Time(sec): 0.5000  Max Calc Time(sec): 60.0000
Boundary Stages:      Boundary Flows:
```

```
Time(hrs)      Print Inc(min)
-----
999.000      15.000
Group        Run
-----
BASE        Yes
```

APPENDIX 10

Basin Name: Post Condition
Group Name: BASE
Simulation: 100Y_24H
Node Name: Wet Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 11.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.001
Curve Number: 94.370
DCIA (%): 0.000

Time Max (hrs): 12.02
Flow Max (cfs): 77.03
Runoff Volume (in): 10.301
Runoff Volume (ft3): 361225

Basin Name: Pre Condition
Group Name: BASE
Simulation: 100Y_24H
Node Name: Pre
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 5.51
Comp Time Inc (min): 5.00
Rainfall File: Flmod
Rainfall Amount (in): 11.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 41.30
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.000
Curve Number: 77.000
DCIA (%): 0.000

Time Max (hrs): 12.42
Flow Max (cfs): 26.97
Runoff Volume (in): 8.063
Runoff Volume (ft3): 282720

Basin Name: Post Condition
Group Name: BASE
Simulation: 10Y24H
Node Name: Wet Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 8.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.001

Curve Number: 94.370
DCIA (%): 0.000

Time Max (hrs): 12.02
Flow Max (cfs): 55.61
Runoff Volume (in): 7.316
Runoff Volume (ft3): 256552

Basin Name: Pre Condition
Group Name: BASE
Simulation: 10Y24H
Node Name: Pre
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 5.51
Comp Time Inc (min): 5.00
Rainfall File: Flmod
Rainfall Amount (in): 8.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 41.30
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.000
Curve Number: 77.000
DCIA (%): 0.000

Time Max (hrs): 12.42
Flow Max (cfs): 17.69
Runoff Volume (in): 5.262
Runoff Volume (ft3): 184506

Basin Name: Post Condition
Group Name: BASE
Simulation: 25Y_24H
Node Name: Wet Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 9.200
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.001
Curve Number: 94.370
DCIA (%): 0.000

Time Max (hrs): 12.02
Flow Max (cfs): 64.20
Runoff Volume (in): 8.509
Runoff Volume (ft3): 298392

Basin Name: Pre Condition
Group Name: BASE
Simulation: 25Y_24H
Node Name: Pre
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256

Peaking Fator: 256.0
Spec Time Inc (min): 5.51
Comp Time Inc (min): 5.00
Rainfall File: Flmod
Rainfall Amount (in): 9.200
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 41.30
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.000
Curve Number: 77.000
DCIA (%): 0.000

Time Max (hrs): 12.42
Flow Max (cfs): 21.39
Runoff Volume (in): 6.370
Runoff Volume (ft3): 223374

Basin Name: Post Condition
Group Name: BASE
Simulation: MEAN
Node Name: Wet Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 5.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.001
Curve Number: 94.370
DCIA (%): 0.000

Time Max (hrs): 12.02
Flow Max (cfs): 34.02
Runoff Volume (in): 4.343
Runoff Volume (ft3): 152300

Basin Name: Pre Condition
Group Name: BASE
Simulation: MEAN
Node Name: Pre
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 5.51
Comp Time Inc (min): 5.00
Rainfall File: Flmod
Rainfall Amount (in): 5.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 41.30
Time Shift (hrs): 0.00
Area (ac): 9.660
Vol of Unit Hyd (in): 1.000
Curve Number: 77.000
DCIA (%): 0.000

Time Max (hrs): 12.42
Flow Max (cfs): 8.68
Runoff Volume (in): 2.617
Runoff Volume (ft3): 91757

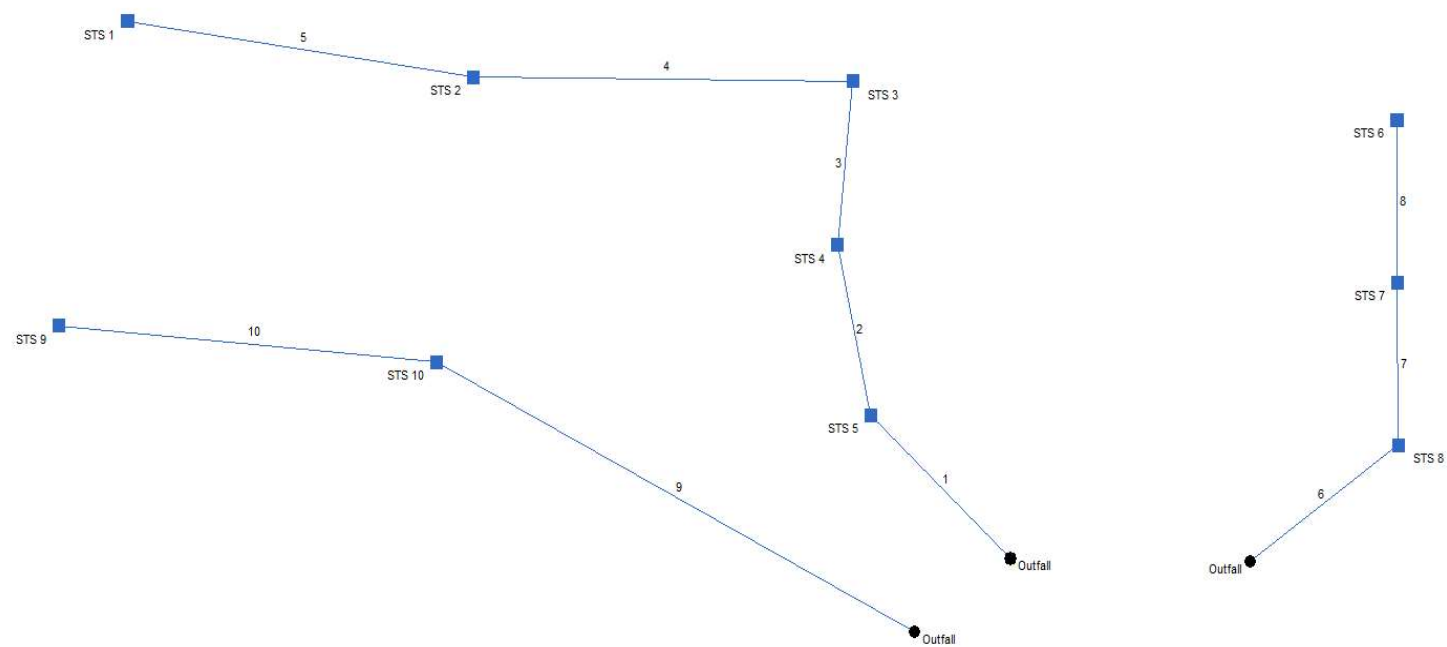
APPENDIX 11

Grissom Pkwy Self Storage 07-01-22
Routing

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
OUTFALL	BASE	100Y_24H	0.00	33.48	0.00	0.0000	0	12.65	11.23	0.00	0.00
OUTFALL	BASE	10Y24H	0.00	33.48	0.00	0.0000	0	12.61	9.35	0.00	0.00
OUTFALL	BASE	25Y_24H	0.00	33.48	0.00	0.0000	0	12.62	10.21	0.00	0.00
OUTFALL	BASE	MEAN	0.00	33.48	0.00	0.0000	0	12.54	6.61	0.00	0.00
Wet Pond	BASE	100Y_24H	12.65	39.12	39.30	-0.0050	54732	12.00	77.02	12.65	11.23
Wet Pond	BASE	10Y24H	12.61	38.02	39.30	0.0050	48620	12.00	55.57	12.61	9.35
Wet Pond	BASE	25Y_24H	12.62	38.50	39.30	0.0050	51262	12.00	64.17	12.62	10.21
Wet Pond	BASE	MEAN	12.54	36.73	39.30	0.0050	41632	12.00	33.95	12.54	6.61

APPENDIX 12

Hydraflow Plan View



Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr line No.	Line length (ft)	Defl angle (deg)	Junc type	Known Q (cfs)	Drng area (ac)	Runoff coeff (C)	Inlet time (min)	Invert El Dn (ft)	Line slope (%)	Invert El Up (ft)	Line size (in)	Line type	N value (n)	J-loss coeff (K)	Inlet/ Rim El (ft)	
10	9	260.0	-22.3	DrGrt	0.00	0.87	0.90	5.0	34.00	0.19	34.50	24	Cir	0.013	1.00	38.56	
9	End	369.0	-152.7	DrGrt	0.00	0.93	0.90	5.0	29.00	1.36	34.00	30	Cir	0.013	0.65	38.63	
8	7	102.0	0.4	DrGrt	0.00	0.46	0.90	5.0	33.50	0.49	34.00	18	Cir	0.013	1.00	38.50	
7	6	102.0	-54.9	DrGrt	0.00	0.68	0.90	5.0	33.00	0.49	33.50	24	Cir	0.013	0.50	38.50	
6	End	125.0	-35.6	DrGrt	0.00	0.80	0.90	5.0	29.00	3.20	33.00	30	Cir	0.013	1.27	38.50	
5	4	240.0	7.8	DrGrt	0.00	0.63	0.90	5.0	34.50	0.21	35.00	24	Cir	0.013	1.00	38.76	
4	3	260.0	-95.2	DrGrt	0.00	0.59	0.90	5.0	34.00	0.19	34.50	30	Cir	0.013	0.50	38.50	
3	2	103.0	17.8	DrGrt	0.00	0.46	0.90	5.0	33.50	0.49	34.00	30	Cir	0.013	1.50	38.50	
2	1	109.0	34.9	DrGrt	0.00	0.71	0.90	5.0	33.00	0.46	33.50	30	Cir	0.013	0.53	38.50	
1	End	131.0	-136.9	DrGrt	0.00	0.83	0.90	5.0	29.00	3.05	33.00	30	Cir	0.013	0.94	38.50	
Project File: Grissom Storm Tabs.stm												Number of lines: 10			Date: 07-01-2022		

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line size (in)	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line slope (%)	HGL down (ft)	HGL up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns line No.
10		6.18	24 c	260.0	34.00	34.50	0.192	37.10*	37.29*	0.06	37.36	9
9		11.50	30 c	369.0	29.00	34.00	1.355	36.73*	37.02*	0.06	37.08	End
8		3.27	18 c	102.0	33.50	34.00	0.490	37.20*	37.30*	0.05	37.35	7
7		7.73	24 c	102.0	33.00	33.50	0.490	36.99*	37.11*	0.05	37.16	6
6		12.74	30 c	125.0	29.00	33.00	3.200	36.73*	36.85*	0.13	36.98	End
5		4.47	24 c	240.0	34.50	35.00	0.208	37.71*	37.80*	0.03	37.83	4
4		7.59	30 c	260.0	34.00	34.50	0.192	37.60*	37.68*	0.02	37.70	3
3		9.41	30 c	103.0	33.50	34.00	0.485	37.44*	37.49*	0.09	37.58	2
2		12.99	30 c	109.0	33.00	33.50	0.459	37.22*	37.33*	0.06	37.38	1
1		17.13	30 c	131.0	29.00	33.00	3.053	36.73*	36.96*	0.18	37.14	End
Project File: Grissom Storm Tabs.stm							Number of lines: 10		Run Date: 07-01-2022			
NOTES: c = cir; e = ellip; b = box; Return period = 10 Yrs. ; *Surcharged (HGL above crown).												

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr (min)	Syst (min)	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
10	9	260.0	0.87	0.87	0.90	0.78	0.78	5.0	5.0	7.9	6.18	9.92	1.97	24	0.19	34.50	34.00	37.29	37.10	38.56	38.63	
9	End	369.0	0.93	1.80	0.90	0.84	1.62	5.0	7.2	7.1	11.50	47.74	2.34	30	1.36	34.00	29.00	37.02	36.73	38.63	29.00	
8	7	102.0	0.46	0.46	0.90	0.41	0.41	5.0	5.0	7.9	3.27	7.35	1.85	18	0.49	34.00	33.50	37.30	37.20	38.50	38.50	
7	6	102.0	0.68	1.14	0.90	0.61	1.03	5.0	5.9	7.5	7.73	15.84	2.46	24	0.49	33.50	33.00	37.11	36.99	38.50	38.50	
6	End	125.0	0.80	1.94	0.90	0.72	1.75	5.0	6.6	7.3	12.74	73.36	2.60	30	3.20	33.00	29.00	36.85	36.73	38.50	29.00	
5	4	240.0	0.63	0.63	0.90	0.57	0.57	5.0	5.0	7.9	4.47	10.32	1.42	24	0.21	35.00	34.50	37.80	37.71	38.76	38.50	
4	3	260.0	0.59	1.22	0.90	0.53	1.10	5.0	7.8	6.9	7.59	17.98	1.55	30	0.19	34.50	34.00	37.68	37.60	38.50	38.50	
3	2	103.0	0.46	1.68	0.90	0.41	1.51	5.0	10.4	6.2	9.41	28.57	1.92	30	0.49	34.00	33.50	37.49	37.44	38.50	38.50	
2	1	109.0	0.71	2.39	0.90	0.64	2.15	5.0	11.2	6.0	12.99	27.78	2.65	30	0.46	33.50	33.00	37.33	37.22	38.50	38.50	
1	End	131.0	0.83	3.22	0.90	0.75	2.90	5.0	11.8	5.9	17.13	71.66	3.49	30	3.05	33.00	29.00	36.96	36.73	38.50	29.00	
Project File: Grissom Storm Tabs.stm																Number of lines: 10				Run Date: 07-01-2022		
NOTES: Intensity = 56.29 / (Inlet time + 9.30) ^ 0.74; Return period = 10 Yrs.																						

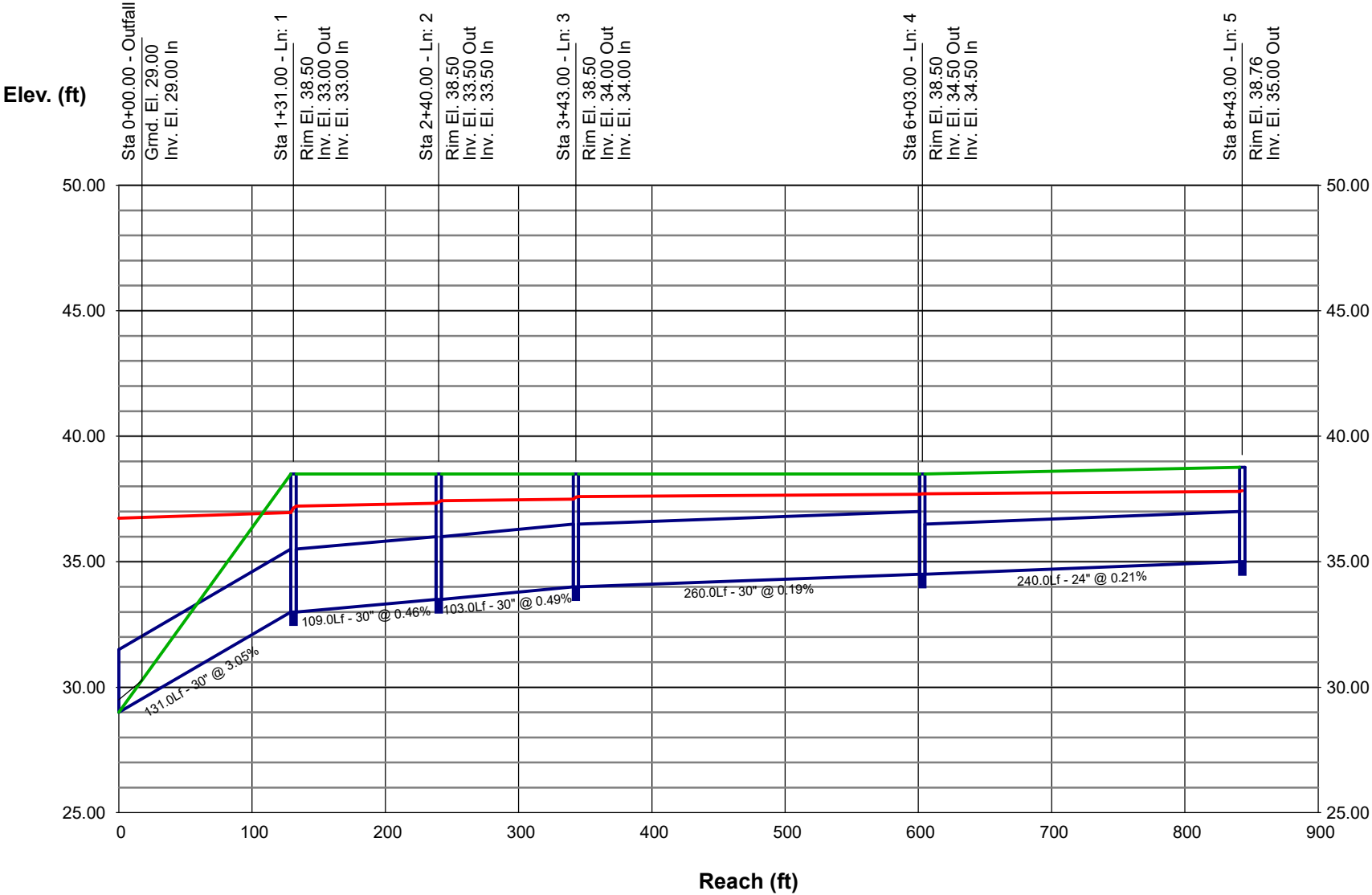
FL-DOT Report

Line No	To Line	Type of struc	n - value	Len	Drainage Area			Time of conc	Time of flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	Actual		Date: 07-01-2022		
					C1 = 0.2 C2 = 0.5 C3 = 0.9									Elev of Crown					Span	Pipe	Full Flow	Frequency: 10 yrs	
														Elev of Invert								Proj: Grissom Storm Tabs.	
														Incre- ment (ac)	Sub- total (ac)	Sum CA						Q	Up
(ft)	(min)	(min)	(in/hr)	(cfs)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)												
10	9	DrGrt	0.013	260.0	0.00 0.00 0.87	0.00 0.00 0.87	0.00 0.00 0.78	5.00	2.20	7.89	0.78	0.00 6.18	38.56	37.29 36.50 34.50	37.10 36.00 34.00	0.19 0.50	24 24 Cir	0.07 0.19	1.97 3.16	6.18 9.92			
9	End	DrGrt	0.013	369.0	0.00 0.00 0.93	0.00 0.00 1.79	0.00 0.00 1.61	7.20	2.54	7.10	1.62	0.00 11.50	38.63	37.02 36.50 34.00	36.73 31.50 29.00	0.29 5.00	30 30 Cir	0.08 1.36	2.34 9.73	11.50 47.74			
---	---																						
8	7	DrGrt	0.013	102.0	0.00 0.00 0.46	0.00 0.00 0.46	0.00 0.00 0.42	5.00	0.92	7.89	0.41	0.00 3.27	38.50	37.30 35.50 34.00	37.20 35.00 33.50	0.10 0.50	18 18 Cir	0.10 0.49	1.85 4.16	3.27 7.35			
7	6	DrGrt	0.013	102.0	0.00 0.00 0.68	0.00 0.00 1.14	0.00 0.00 1.02	5.92	0.68	7.54	1.03	0.00 7.73	38.50	37.11 35.50 33.50	36.99 35.00 33.00	0.12 0.50	24 24 Cir	0.12 0.49	2.46 5.04	7.73 15.84			
6	End	DrGrt	0.013	125.0	0.00 0.00 0.80	0.00 0.00 1.93	0.00 0.00 1.74	6.60	0.79	7.30	1.75	0.00 12.74	38.50	36.85 35.50 33.00	36.73 31.50 29.00	0.12 4.00	30 30 Cir	0.10 3.20	2.60 14.95	12.74 73.36			
---	---																						
5	4	DrGrt	0.013	240.0	0.00 0.00 0.63	0.00 0.00 0.63	0.00 0.00 0.57	5.00	2.81	7.89	0.57	0.00 4.47	38.76	37.80 37.00 35.00	37.71 36.50 34.50	0.09 0.50	24 24 Cir	0.04 0.21	1.42 3.29	4.47 10.32			
4	3	DrGrt	0.013	260.0	0.00 0.00 0.59	0.00 0.00 1.22	0.00 0.00 1.10	7.81	2.62	6.91	1.10	0.00 7.59	38.50	37.68 37.00 34.50	37.60 36.50 34.00	0.09 0.50	30 30 Cir	0.03 0.19	1.55 3.66	7.59 17.98			
3	2	DrGrt	0.013	103.0	0.00 0.00 0.46	0.00 0.00 1.68	0.00 0.00 1.52	10.43	0.81	6.22	1.51	0.00 9.41	38.50	37.49 36.50 34.00	37.44 36.00 33.50	0.05 0.50	30 30 Cir	0.05 0.49	1.92 5.82	9.41 28.57			
2	1	DrGrt	0.013	109.0	0.00 0.00 0.71	0.00 0.00 2.39	0.00 0.00 2.15	11.24	0.61	6.04	2.15	0.00 12.99	38.50	37.33 36.00 33.50	37.22 35.50 33.00	0.11 0.50	30 30 Cir	0.10 0.46	2.65 5.66	12.99 27.78			
1	End	DrGrt	0.013	131.0	0.00 0.00 0.83	0.00 0.00 3.23	0.00 0.00 2.90	11.85	0.56	5.91	2.90	0.00 17.13	38.50	36.96 35.50 33.00	36.73 31.50 29.00	0.23 4.00	30 30 Cir	0.17 3.05	3.49 14.60	17.13 71.66			

NOTES: Intensity = 56.29 / (Inlet time + 9.30) ^ 0.74 (in/hr) ; Time of flow in section is based on full flow.

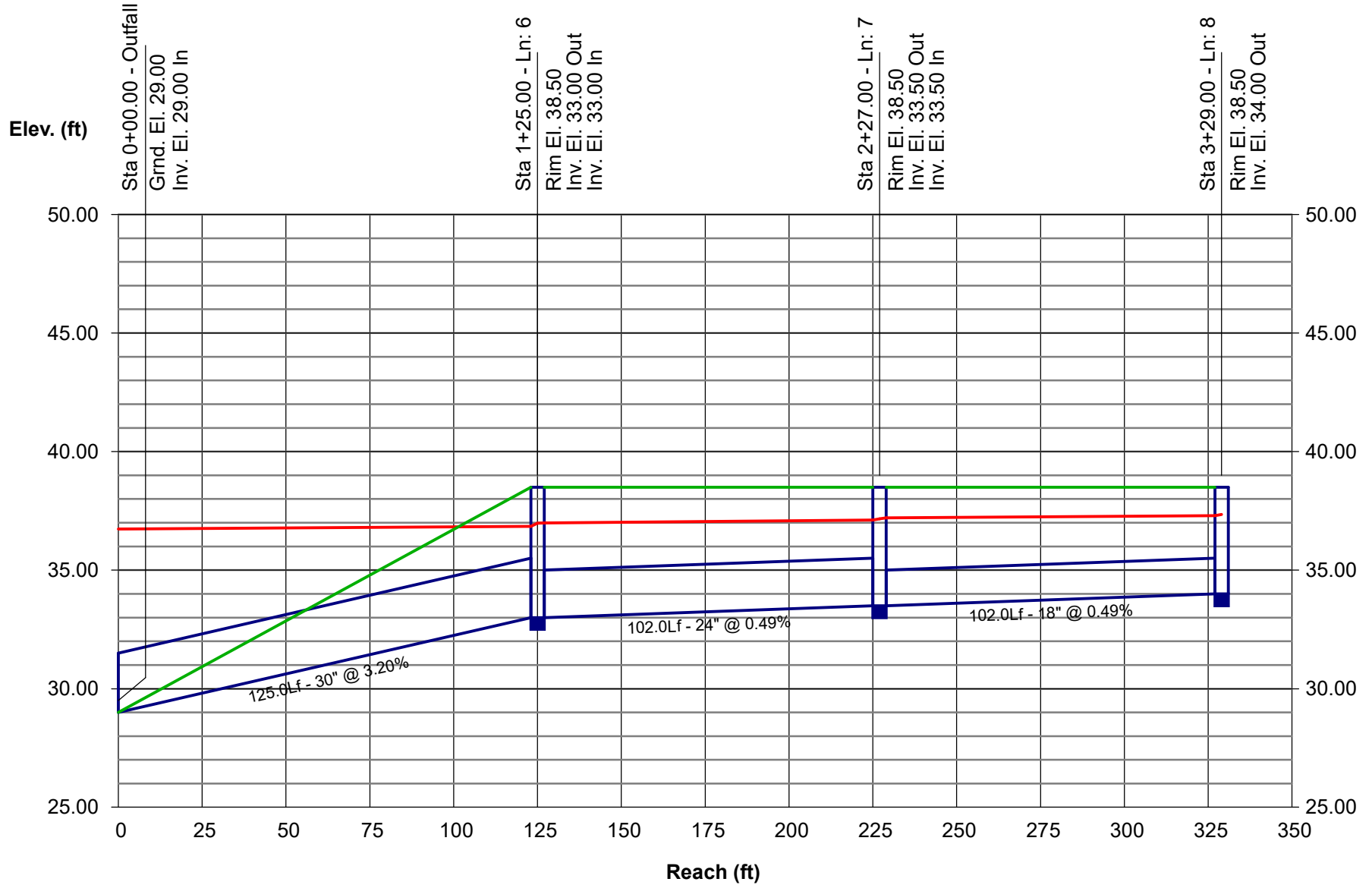
Project File: Grissom Storm Tabs.stm

Storm Sewer Profile



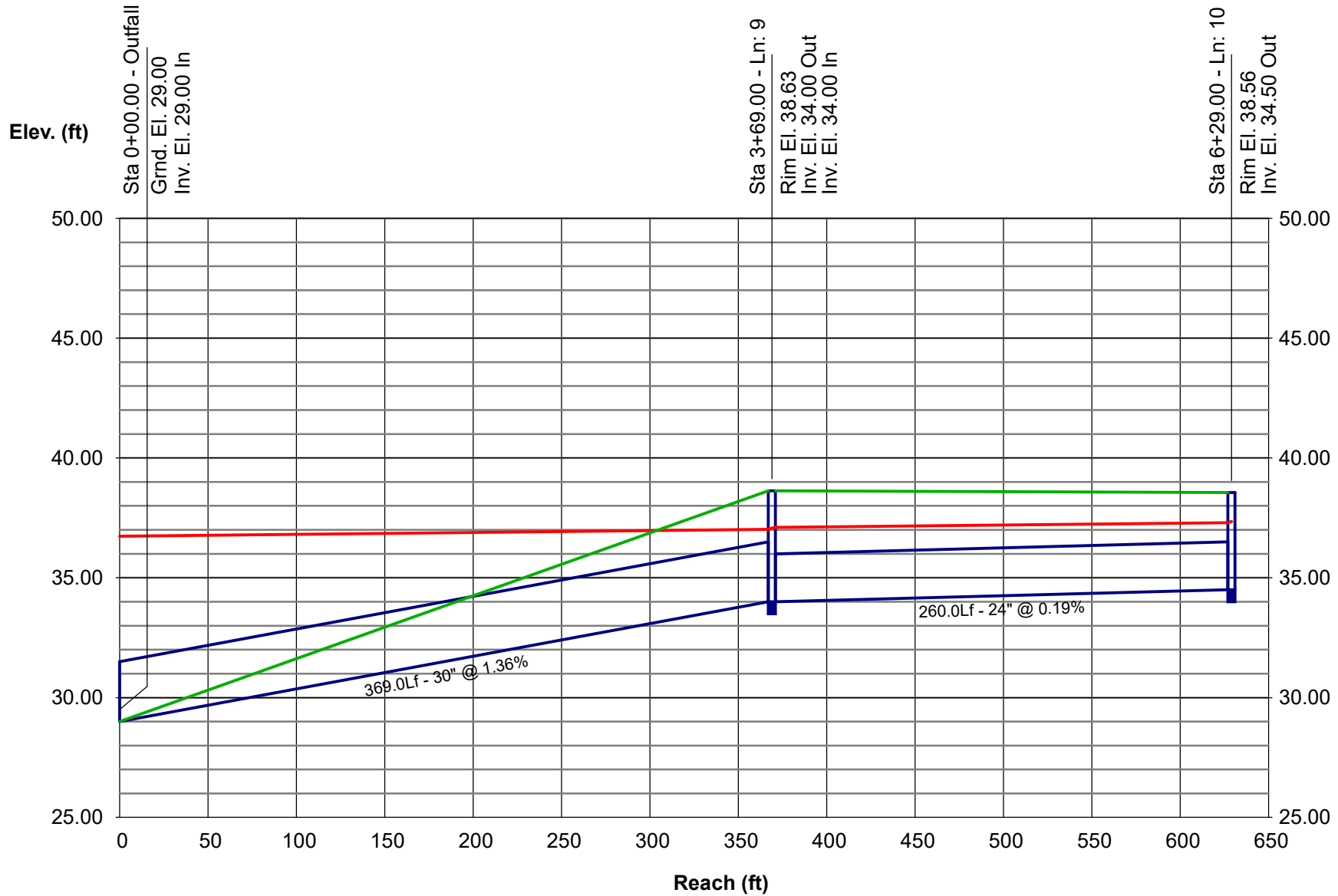
Storm Sewer Profile

Proj. file: Grissom Storm Tabs.stm



Storm Sewer Profile

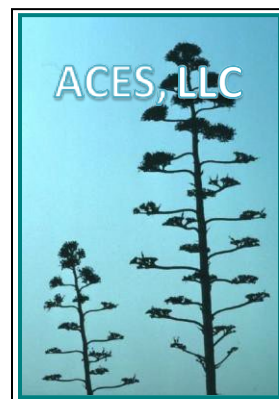
Proj. file: Grissom Storm Tabs.stm



Andrew Conklin Environmental Services, LLC

Integrating Successful Development and Environmental Integrity

P.O. Box 500407, Malabar, Florida, 32950
Phone: (321)848-1143 Email: acesllc7@gmail.com



May 23, 2022

Mr. Ira Bellinkoff
2277 Lee Road, Suite B
Winter Park, FL 32789

Re: Parcel No's. 24-35-12-00-760, 766, 778, 779, & 780, Grissom Parkway, Cocoa
ACES File No. 22281

Dear Mr. Bellinkoff,

Andrew Conklin Environmental Services, LLC (ACES) has completed a review of environmental issues associated with the above-referenced properties, a total of +/-9.67 acres. Figure 1 depicts the location of the subject site, and Figure 2 is a recent aerial photograph of the site depicting current conditions thereon.

On May 4, 2022, ACES inspected the property for the presence of wetlands, surface waters, protected species, and indications of protected species habitat. The purpose of our study was to estimate the current extent of wetlands and protected species habitat on the site. To assess the presence and extent of wetlands, we implemented the jurisdictional wetland identification methodologies of the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (ACOE), which incorporate an analysis of on-site vegetation, soils, and hydrology to determine the presence or absence of state-jurisdictional wetlands. Where jurisdictional wetlands were found to exist, ACES identified their boundaries on a recent aerial photograph of the site. The likelihood of protected species habitation was determined by identifying the various vegetative communities, habitat types, and species indicators currently present on the site, and referencing these against standards and indicators used by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS). Following is a presentation of our findings.

Soil Types

The USDA Natural Resource Conservation Service (NRCS) identifies three different soil types on the property (see Figure 3). Soil maps are used by the environmental regulatory agencies as a general guideline to determine the likelihood of wetland and upland conditions on reviewed properties; soils more commonly associated with wetland conditions potentially indicate areas of lower elevation and greater surface hydrology, whereas soil types that are more commonly associated with uplands are expected to exhibit fewer or no wetland characteristics. Potentially hydric (i.e., wetland) soil types are listed in the *Hydric Soils of Florida Handbook* (Victor W. Carlisle, et al., 2000). It should be noted that the soil types listed by NRCS are based on a 1974 soil survey of Brevard County by the USDA Soil Conservation Service, and no comprehensive soil survey of the county has been completed since 1974. As such, it is not uncommon for there to be some inconsistencies between historically-mapped soil types and current on-site soil conditions. ACES sampled soil types throughout the subject property by

excavating 6-inch diameter, 12-inch-deep cylindrical plugs from the surface and assessing the soil profiles and characteristics of each plug. Following are brief descriptions of the soil types that are mapped on the subject site, compared to our observations of current soil conditions.

Immokalee Sand, 0 to 2 Percent Slopes – NRCS Code No. 28: This is a nearly level, poorly drained sandy soil in broad areas in the flatwoods, on low ridges between sloughs, and in low, narrow areas between sand ridges and lakes/ponds. In most years, the water table is within a depth of 10 inches for 1 to 2 months. It is between 10 and 40 inches more than half the time, and during short, dry periods it is below 40 inches. It is not listed as a hydric soil by the *Hydric Soils of Florida Handbook*.

This upland soil type is mapped within the east and west ends of the property. Most of the soils examined in the mapped areas are non-hydric, being composed of mottled sand, shell, and rock. An isolated depressional area near the southeast site corner contains hydric sandy soils exhibiting redoximorphic features (“rust” staining) in the upper six inches and large mucky organic bodies in a sandy matrix.

Myakka Sand, 0 to 2 Percent Slopes – NRCS Code No. 36: This is a nearly level, poorly-drained sandy soil in broad areas in the flatwoods and in areas between sand ridges and sloughs and ponds. In most years the water table is within a depth of 10 inches for 1 to 4 months and between 10 and 40 inches for more than 6 months. In dry seasons it is below a depth of 40 inches. This soil type is not listed in the *Hydric Soils of Florida Handbook*.

This non-hydric soil type is mapped in an irregular swath that extends through the middle of the site from north to south. Other than a couple of small isolated depressional areas along the southern site boundary, all soils in the mapped polygon are non-hydric.

St. Johns Sand, 0 to 2 Percent Slopes – FLUCFCS Code No. 54: This soil type is a nearly level, poorly drained sandy soil on broad low ridges in the flatwoods. The water table is within a depth of 10 inches for 2 to 6 months in most years and typically between 10 and 40 inches the rest of the time. During extended dry periods it is below 40 inches. The *Hydric Soils of Florida Handbook* lists this as a hydric soil in only about 5 percent of the areas in which it is mapped.

This typically non-hydric soil type is mapped within the extreme southeast site corner and in a couple of small lobes along the southern site boundary. Other than two small isolated depressional areas along the south site boundary, all soils in the mapped area consist of non-hydric sand.

It is our professional assessment that the NRCS-mapped soils correspond only partially with current site conditions. Although non-hydric soils dominate the site, some isolated pockets of hydric soils are present. The current extent of hydric soils on the site roughly corresponds with the location of wetlands, as shown on Figure 4.

Community Types

Using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as a guideline, ACES categorized the different natural communities and land uses on the subject site according to FLUCFCS designations and code numbers. Figure 4 depicts the different FLUCFCS communities on the property. The major FLUCFCS categories on the site are:

Shrub and Brushland – FLUCFCS Code No. 320: This non-forested upland community dominates the site, covering a total of approximately 9.09 acres. It contains a cover of opportunistic herbaceous species and shrubs, including broomsedge, Bahia grass, southern gaura, fleabane, capeweed, crowfoot grass, ragweed, Mexican clover, Bermuda grass, rattlebox, saltbush, lantana, and winged sumac. A few scattered cabbage palms are present and an east/west line of Brazilian pepper extends across the center of the property. A couple of slash pines are present in the far southeast corner. Underlying soils are composed of a non-hydric combination of sand, shell, and gravel. No wetland hydrologic indicators were observed.

Streams and Waterways - FLUCFCS Code No 510: This category refers to the man-made upland-cut drainage ditch that extends along the northern boundary of the site, covering approximately 0.14 acres. The ditch is about 12 to 15 feet wide and three feet deep, and is vegetated with torpedo grass, cattails, and primrose willow. This feature is regulated as surface waters, not wetlands.

Wetland Shrub – FLUCFCS Code No. 631: This shrubby wetland community occupies a +/- 0.41-acre isolated depressional area near the southeast corner of the site, as well as three +/- 0.01-acre isolated depressional areas along the southern site boundary, extending off-site to the south. It contains a mixture of Carolina willow, Brazilian pepper, primrose willow, saltbush, dog fennel, cabbage palm, purple loosestrife, climbing hempweed, duck potato, cattails, cogon grass, broomsedge, coinwort, marsh pennywort, torpedo grass, wax myrtle, and a couple young red maples. Underlying soils are composed of hydric sand imbedded with large mucky organic bodies and/or exhibiting redoximorphic features within the upper six inches of the soil profile. Hydrologic indicators include standing water, saturated soil, and high-water marks.

Thus, the site contains a total of approximately 9.09 acres of uplands, 0.14 acres of upland-cut surface waters, and 0.44 acres of wetlands. The wetlands fall under the jurisdiction of SJRWMD but are not expected to be under federal jurisdiction due to their apparent hydrologic isolation from any other wetlands or hydrologic resources that would connect to federally-jurisdictional waters. Following is a discussion of potential wetland permitting and mitigation issues for this site.

Wetland Considerations

All topographical alteration or construction within wetlands is prohibited without the appropriate permit from SJRWMD. For any wetlands that are isolated and less than 0.50 acres in size, SJRWMD does not require an applicant to avoid or minimize wetland impacts, nor does it require mitigation to offset impacts to such wetlands. Because on-site wetlands all appear to be less than 0.50 acres in size (including the off-site portions of the wetlands that extend along the south site boundary), SJRWMD is not expected to require wetland avoidance/minimization efforts or mitigation for this project. In addition, since the wetlands are isolated, they are not expected to fall under federal jurisdiction. As such, although a SJRWMD permit will be required to impose any impacts to on-site wetlands, no wetland mitigation costs are expected to apply.

As part of SJRWMD permit application review process, SJRWMD staff will inspect the on-site wetlands to confirm their configuration, size, and condition. Should SJRWMD staff determine that the southeast wetland is greater than 0.50 acres, mitigation will be required to offset any proposed impacts to that wetland. Considering the disturbed condition of this wetland, the mitigation costs (if required) are expected to be relatively modest, approximately \$35,000 to \$40,000.

Protected Species

On the date of our site assessment, ACES examined the property for any indications of habitation by protected wildlife species. This included inspecting the property for direct visual and auditory evidence of protected species themselves, as well as assessing the site for the presence of secondary indicators, such as burrows, nests, nesting cavities, scat, tracks, trails, rookeries, etc. We also used on-line mapping resources from Brevard County, USFWS, and FWC to identify the known location of certain protected species populations, such as bald eagles. Following is a discussion identifying the extent to which protected species are thought to be using the site, and the procedures by which such concerns can be addressed during the project permitting process.

Gopher Tortoises: Gopher tortoises are protected as a Threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). Gopher tortoises require habitat that includes well-drained sandy soils for burrowing, open sunlit areas for nesting, and adequate herbaceous forage. On this property, although such conditions are present, the entire site has been cleared and altered since 2007. No evidence of gopher tortoises was found on the site (no tortoise burrows, tracks, trails, or scat). It is our professional opinion that gopher tortoises do not occupy the site. As such, tortoise permitting and relocation are not expected to be required prior to site development.

Eastern Indigo Snake (*Drymarchon corais couperi*): This federally-listed threatened species can occupy virtually all native Florida habitats, including flatwoods, upland scrub, and wetlands, typically ranging over very large areas, and frequently utilizing gopher tortoise burrows for shelter. No signs of this species were observed during our site inspection. Barring the direct sighting of this species, no special permit for potential impacts to it is expected to be necessary to acquire.

Bald Eagle (*Haliaeetus leucocephalus*): No recorded bald eagle nests exist within at least a mile of the subject site, and no eagle nests, nesting habitat, or eagle activity were observed on the site. Therefore, it is not expected that potential impacts to this species will need to be addressed prior to site development.

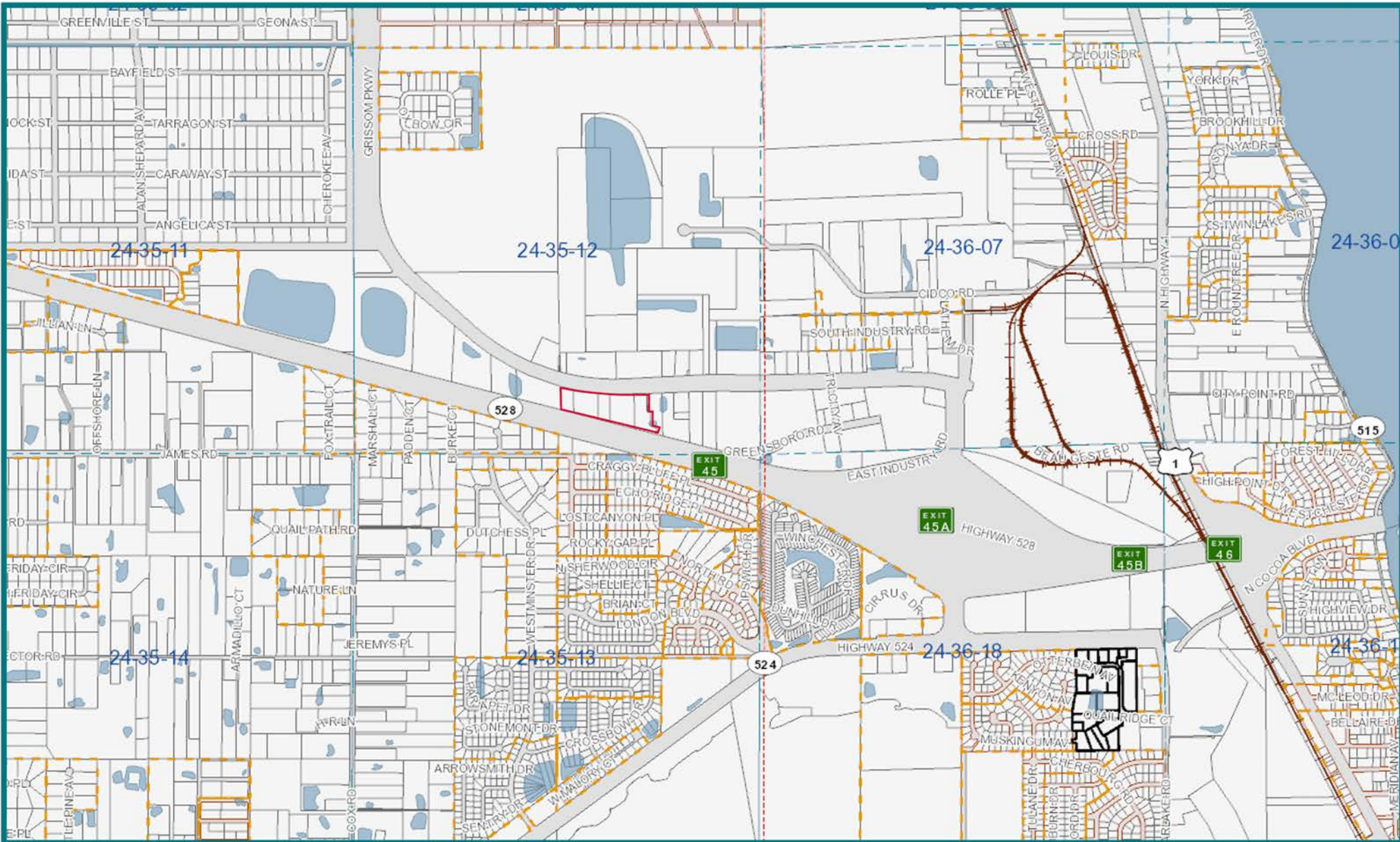
Summary and Conclusion

ACES has completed an environmental assessment of Parcel 760, 766, 778, 779, & 780 on Grissom Parkway in Cocoa, Florida. It is our determination that approximately 9.09 acres of uplands, 0.14 acres of upland-cut surface waters, and 0.44 acres of wetlands are present on the site. The wetlands are isolated and appear to be less than 0.50 acres in size. As such, ACOE is not expected to exert jurisdiction and SJRWMD is not expected to require mitigation for wetland impacts. If SJRWMD determines that the wetland is greater than 0.50 acres, mitigation will be required, but the cost of mitigation is not expected to exceed \$40,000 if this occurs. No evidence of protected species was found in our investigation. Please let us know if you have any questions or require any additional information at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Conklin', is written over a horizontal line.

Andrew Conklin – President, ACES, LLC



Source: Brevard County Property Appraiser



Fig. 1 - Location Map

ACES File No. 22281 - Grissom Pkwy. 9.67 Acres

- Subject Site



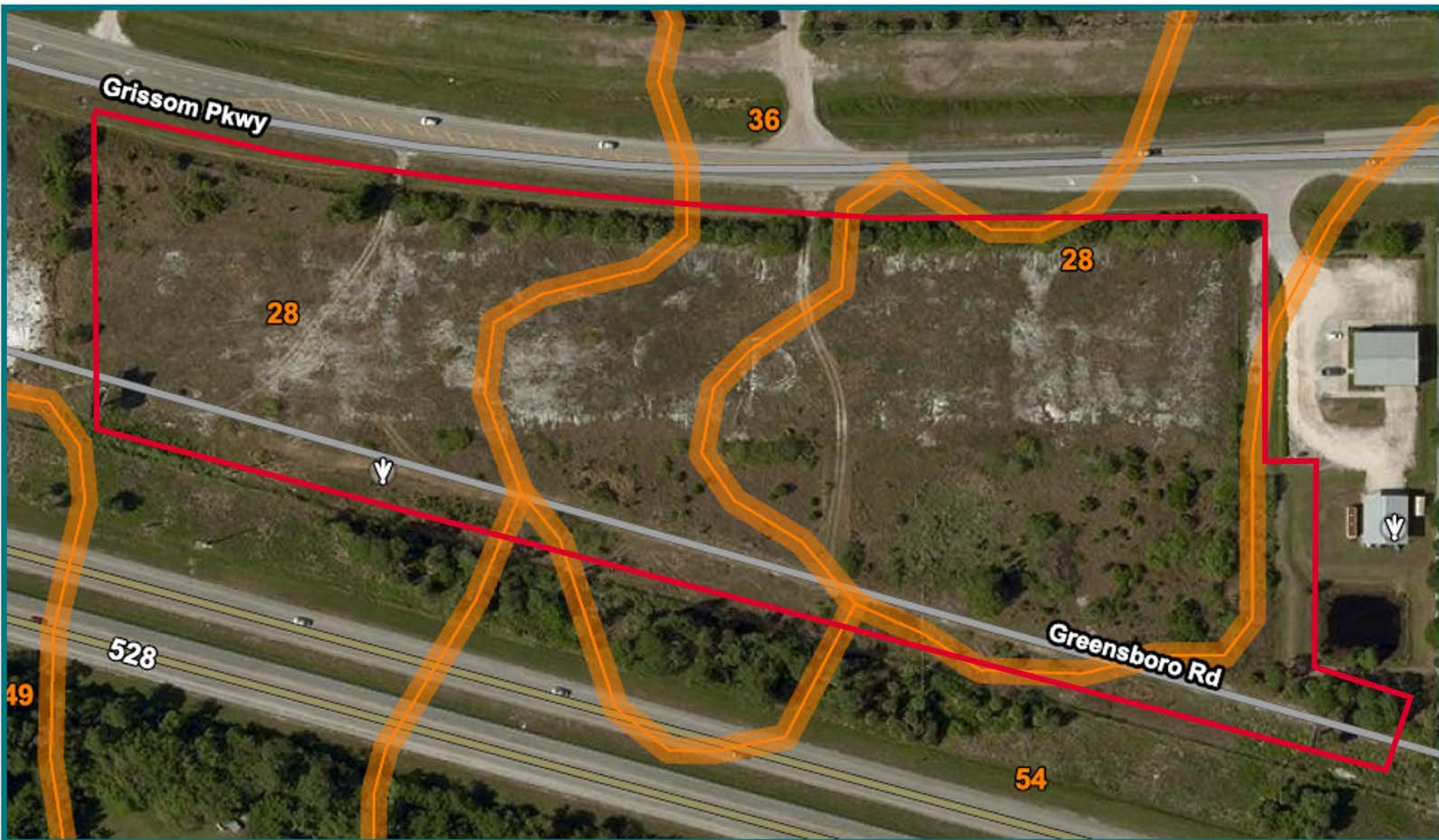
Source: Brevard County Property Appraiser



Fig. 2 - Aerial Site Photograph

ACES File No. 22281 - Grissom Pkwy. 9.67 Acres

 - Subject Site



Source: USDA Natural Resources Conservation Service (NRCS)



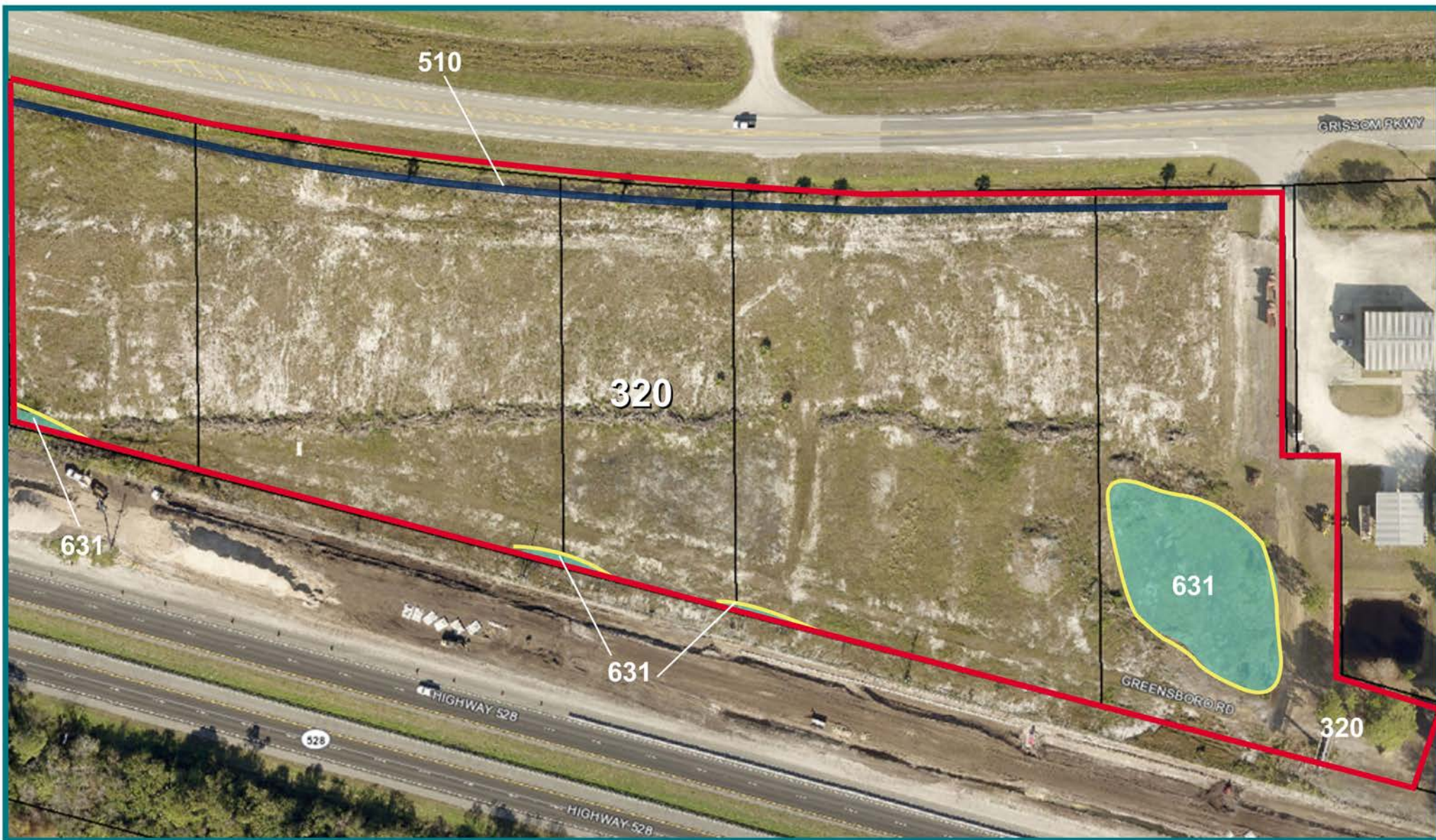
Fig. 3 - NRCS Soils Map

ACES File No. 22281 - Grissom Pkwy. 9.67 Acres

- Subject Site

~ - NRCS Soil Type Boundaries

28 - Immokalee Sand, 0 to 2 Percent Slopes
 36 - Myakka Sand, 0 to 2 Percent Slopes
 54 - St. Johns Sand, 0 to 2 Percent Slopes



Source: Brevard County Property Appraiser
Codes referenced to the Florida Land Use Cover and Forms Classification System (FLUCFCS)



Fig. 4 - Environmental Survey Map **ACES File No. 22281 - Grissom Pkwy. 9.67 Acres**

 - Subject Site

 - FLUCFCS Community Boundaries

 - On-Site Wetlands, +/-0.44 Acres Total

 - Drainage Ditch

320 - Shrub and Brushland
631 - Wetland Shrub

510 - Streams and Waterways

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT TECHNICAL STAFF REPORT
06-Jan-2023
APPLICATION #: 188921-1

Applicant: Thomas Martucci
OSG Storage Cocoa, LLC
2277 Lee Rd
Ste B
Winter Park, FL 32789-1887
(407) 435-8785

Owner: Thomas Martucci
OSG Storage Cocoa, LLC
2277 Lee Rd
Ste B
Winter Park, FL 32789-1887
(407) 435-8785

Agent: Bryan R Potts
Tannath Design, Inc.
2494 Rose Spring Dr
Orlando, FL 32825-7407
(407) 982-9878

Consultant: Bryan R Potts
Tannath Design, Inc.
2494 Rose Spring Dr
Orlando, FL 32825-7407
(407) 982-9878

Project Name: Grissom Self Storage
Acres Owned: 9.66
Project Acreage: 9.66
County: Brevard
STR:

Section(s):	Township(s):	Range(s):
12	24S	35E

Receiving Water Body:

Name	Class
Lake Wilson	III Fresh

Authority: 62-330.020 (2)(c) , 62-330.020 (2)(d), 62-330.020 (2)(b)
Existing Land Use: Inactive Land with street pattern but without structures.(1920),
Herbaceous(3100), Streams and Waterways(5100), Vegetated Non -
Forested Wetlands(6400)
Mitigation Drainage Basin: St. Johns River (Canaveral Marshes to Wekiva)

Special Regulatory Basin: Upper St. Johns River
Final O&M Entity: OSG Storage Cocoa, LLC
ERP Conservation Easements/Restrictions No
:
Interested Parties: No
Objectors: No

Authorization Statement:

Construction and operation of a Stormwater Management System for 9.66-acre project known as Grissom Self Storage as per plans received by the District on October 14, 2022.

Recommendation: Approval

Reviewers: Qi Lu; Sara Nelmes

Staff Comments

Project Applicant and Sufficient Real Property Interest:

The permit applicant is the record title holder over the property on which the proposed activities will be conducted.

Project Location and Brief Description:

The project is located south of Grissom Parkway and north of 528 S.R., in Brevard county. The project includes the construction of a self storage facility which consists of storage building, associated parking lots, stormwater system and a wet detention pond.

Permitting History:

No previous permits issued for the site.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Engineering

Description of Project (Surface Water Management System):

The stormwater management system consists of a wet detention pond. Stormwater runoff generated from the commercial development will be collected via inlets and conveyed to the wet detention pond for treatment and attenuation. The system will discharge to the north to a swale in the right of way that ultimately will discharge to Lake Wilson.

Water Quality:

Submitted plans and calculations show that the stormwater system is designed to provide water quality treatment in accordance with Sections 4.1 and 8.0, A.H. Vol II for discharge to a Class III waterbody.

Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Flood Protection:

Calculations were provided demonstrating that the post-development peak rate of discharge will not exceed the pre-development peak rate of discharge generated by the mean annual and 25-year, 24-hour storm events.

Special Basin Criteria:

The project is located within the Upper St. Johns River Hydrologic Basin. The system meets the conditions for issuance as detailed in Chapter 40C-41.063(1), F.A.C. and section 13.1, Applicant's Handbook, Vol II. More specifically:

Design Storm Criteria:

The system meets the applicable discharge criteria for 10-year and 25-year frequency storms.

Operation and Maintenance:

The applicant has proposed that the project will be operated and maintained by OSG Storage Cocoa, LLC in accordance with the requirements of Section 12.3.1, A.H. Vol I.

Environmental

Site Description:

The site include herbecaous upland open land with five isolated herbaceous wetlands and a roadside ditch along Grissom Parkway.

Impacts:

The project proposes to impact a total of 0.661 acres among the five isolated wetlands, all of which are isolated and less than 0.5 acres in size. The project will also impact 0.06 acres of the 1.36 acre roadside ditch. Although this ditch is considered suitable foraging habitat for the Wood Stork, a listed species, utilizing the Determination Key for the Wood Stork in Central and North Peninsular Florida, the impacts are not likely to adversely affect this species because the area of dredging/filling of the ditch totals less than 0.5 acres. The proposed project will not result in adverse impacts to fish, wildlife and listed species or their habitat.

Secondary impacts:

The project meets the secondary impact criteria of subsection 10.2.7, A.H., Volume I, as:

- a. the project is sufficiently distant from offsite wetlands and other surface waters to ensure that the project will not cause unacceptable adverse secondary impacts to their functions;
- b. no evidence was observed that the upland portions of the site are being utilized by bald eagles, and aquatic and wetland dependent listed species for nesting and denning;
- c. no adverse impacts to cultural resources are anticipated; and
- d. there are no known future phases or expansion, or very closely linked and causally related on-site or off-site activities that would result in adverse impacts.

Elimination/Reduction of Impacts:

The applicant was not required to implement practicable design modifications to reduce or eliminate impacts because the proposed impacts meet the criteria of subsection 10.2.2.1, A.H. Vol. I.

Mitigation:

No mitigation required pursuant to Section 10.2.2.1, A.H., Vol. I.

Cumulative Impacts:

The project will not result in unacceptable cumulative impacts because the proposed impacts to surface waters are not considered adverse, pursuant to Section 10.2.2.1, A.H., Vol. I.

**Wetland Summary Table
Grissom Self Storage**

	<u>Acres</u>
Total Surface Water, Upland RHPZ and Wetlands in Project	
Wetlands	0.661
OSW	1.360
Upland RHPZ	0.000
Total	2.021

Impacts that Require Mitigation

Total 0.000

Impacts that Require No Mitigation

Dredged or Filled-OSW	0.060
Dredged or Filled	0.493
Dredged or Filled	0.010
Dredged or Filled	0.029
Dredged or Filled	0.081
Dredged or Filled	0.020
Total	0.693

**Mitigation
On-Site**

Total 0.000

Off-Site**Total 0.000****Other****0.000****Conclusion:**

The applicant has provided reasonable assurance that the proposed project meets the conditions for issuance of permits specified in rules 62-330.301 and 62-330.302, F.A.C.

Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-

330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
 - b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and
 - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.

20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.
21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
23. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.
24. The proposed project must be constructed and operated as per plans received by the District on October 14, 2022.



Legislation Details (With Text)

File #: 23-134 **Version:** 1 **Name:**
Type: Ordinance **Status:** Agenda Ready
File created: 2/21/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Consideration of Ordinance 01-2023 a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, changing the Official Zoning Map designation of two (2) parcels totaling ±.64 acres from County Single-Family Residential (RU-1-9) to City Single-Family Residential (RU-1-7).

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Paradise Church Site Location.pdf](#)
[Exhibit B - Paradise Zoning Map.pdf](#)
[Exhibit C - FLU Paradise Church.pdf](#)
[Exhibit D - Application 2424558-242457 Paradise Church.pdf](#)
[Ordinance 01-2023 Rezoning Paradise Church County RU-1-9 to RU-1-7](#)
[Notice of Public Hearing - Zoning Map & Text Amendments](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 22, 2023
Agenda Date: March 1, 2023
Prepared By: Justin Lee - Senior Planner
Through: Bryant Smith III, P.E., CFM, Public Works and Interim Growth and Economic Development Director
Requested Action:
Consideration of Ordinance 01-2023 a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, changing the Official Zoning Map designation of two (2) parcels totaling ±.64 acres from County Single-Family Residential (RU-1-9) to City Single-Family Residential (RU-1-7).

BACKGROUND:

Homer Brown, representing Paradise Church, is requesting to amend the Official Zoning Map designation of two (2) parcels, with Parcel IDs 24-36-32-296-7 and 24-36-32-296-8, totaling ±.64 acres, County Single-Family Residential (RU-1-9) to City Single-Family Residential (RU-1-7). The properties involved are as depicted in Exhibit A - Location Map. This change is requested to assign a zoning district for these parcels following their annexation from Brevard County. This annexation was effective as of May 28, 2004 as part of Ordinance 11-2004. At the time of the annexation, these properties were amended to the Low Density Residential future land use classification (Exhibit B). However, the zoning of the parcels was never amended from their prior zoning classification with the

County.

Future Land Use Designation: Current: Low Density Residential
Proposed: Low Density Residential
Zoning District: Current: RU-1-9 (County)
Proposed: RU-1-7
Existing Land Use: Vacant
Council District: District 1 Councilmember Alex Goins

Overview of Surround Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Low Density Residential	RU-1-9 (County)	Single-Family Residential
South	Low Density Residential	RU-1-9 (County)	Single-Family Residential
East	Low Density Residential	RU-1-9 (County)	Single-Family Residential
West	Low Density Residential	RU-1-7	Multi-Family Residential

I. Consistency with Code of the City of Cocoa

The Planning & Zoning Division staff have addressed the criteria contained in Appendix A of the City of Cocoa, Article XXII, Section 1(G) as follows:

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

Staff Finding: The proposed rezoning is not contrary to the established land use pattern. Rather, it changes the zoning to match the Low Density Residential future land use classification which was assigned this property at annexation.

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

Staff Finding: The proposed zoning amendment would not create an isolated district. Rather, it would change the zoning to be in conformance with the Low Density Residential future land use assigned to the property at annexation. This would cause the property to not be isolated relative to the properties with the same zoning and future land use classifications in the area. The property adjacent and to the west of the subject property is already zoned RU-1-7.

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 Finding: This zoning change would not materially alter the population density pattern nor increase or overtax local facilities. Rather, it would conform with the low density residential future land use assigned to the property at the time of its annexation from Brevard County. The potential

density/intensity for the subject property would remain the same, conforming with the surrounding existing development.

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

Staff Finding: City of Cocoa zoning district boundaries do not currently exist because the property has been annexed into the City of Cocoa, but maintains Brevard County zoning. A City of Cocoa zoning district should be assigned.

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

Staff Finding: The proposed zoning amendment would not be contrary to the Future Land Use Map. Rather, the rezoning to RU-1-7 is consistent with the existing Low Density Residential Future Land Use Map designation. The proposed zoning amendment would be consistent with the policy outlining the general intent of the Low Density Residential future land use classification.

Policy 1.1.2.3: Low Density Residential (LDR). Low-density residential areas are neighborhoods of single family detached housing, limited multiple family attached housing and limited clustered single family attached housing. Institutional, open space and recreational uses are also allowed in this category...

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

Staff Finding: This rezoning is necessitated by the annexation of this property into the City without a subsequent changing of the zoning classification to match the assigned City future land use classification following annexation.

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

Staff Finding: The proposed change will not adversely influence living conditions on the area. The zoning change will be in conformance with the Low-density Future Land use found on this property and in the surrounding area.

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

Staff Finding: This change will not create or excessively increase traffic congestion. It will simply implement the RU-1-7 zoning classification, which is consistent with the Low Density Residential future land use classification found on this and nearby parcels. No change in intensity is being proposed.

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

Staff Finding: No increase in development intensity will be occurring with this rezoning. It will simply be changing the former County zoning to a classification consistent with the City future land use

applied at annexation.

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

Staff Finding: As has been previously noted, this zoning amendment will not bring any increase in development density. It simply is changing the current County zoning category to a City classification which is compatible with the City future land use applied at annexation.

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

Staff Finding: This zoning amendment will in no way change the development intensity of this property in a way which could adversely affect property values in the adjacent area. No new uses are proposed through this amendment.

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

Staff Finding: The proposed amendment will not be a deterrent to the improvement or development of adjacent properties. Rather, it will bring the property into conformance with the zoning and future land use classifications of other adjacent properties.

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

Staff Finding: This rezoning will not grant a special privilege to an individual owner as contrasted to the public welfare. Rather, it will bring the existing property into conformance with the future land use and zoning of the remainder of the properties in this area.

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

Staff Finding: The property currently has a County zoning classification. The property could not be developed under this classification, as the property has been annexed into and the City and has its Low Density Residential future land use classification.

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

Staff Finding: No new density or intensity is proposed, and thus, the surrounding scale of development will not be impacted.

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

Staff Finding: The proposed zoning will allow it to match the existing future land use classification, allowing the development already allowed for the property under the Comprehensive Plan.

Consistency with Comprehensive Plan Policies and Objectives

The proposed RU-1-7 zoning designation is consistent with the allowable uses under the Low Density Residential future land use per the City of Cocoa Comprehensive Plan.

Concurrency Management/Adequate Public Facilities

Section 15-22 of the City Code 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.

Response: This rezoning will in no way impact the level of service for facilities in this area.

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

None.

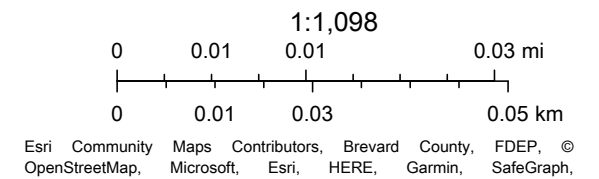
RECOMMENDED MOTION:

Staff recommends the Planning and Zoning Board recommend approval to the City Council of Ordinance 01-2023 a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, changing the Official Zoning Map designation of two (2) parcels totaling ±.64 acres from County Single-Family Residential (RU-1-9) to City Single-Family Residential (RU-1-7).

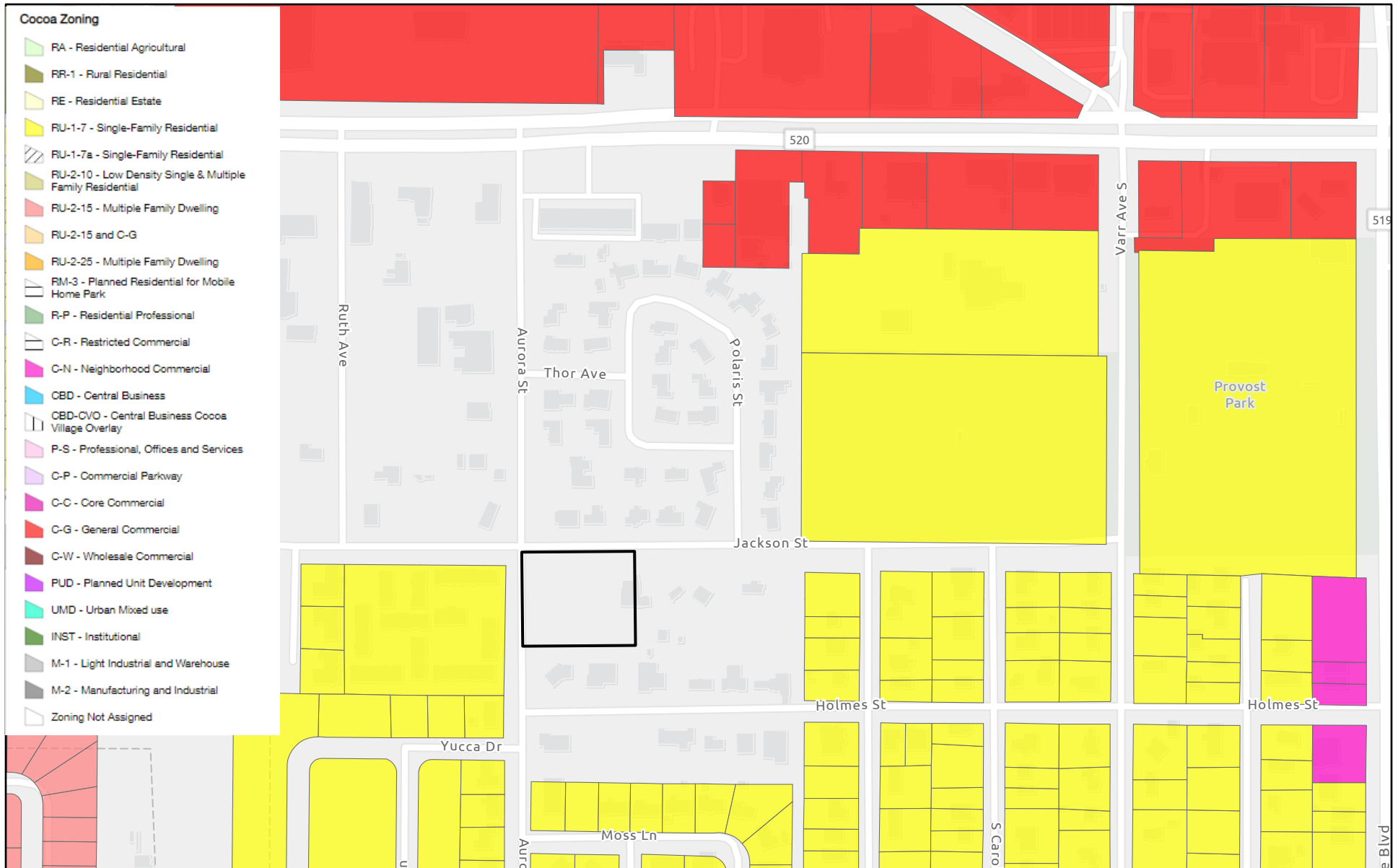
Paradise Church Site Location



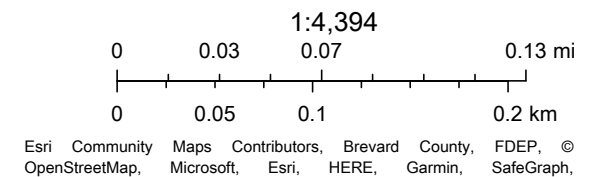
2/17/2023



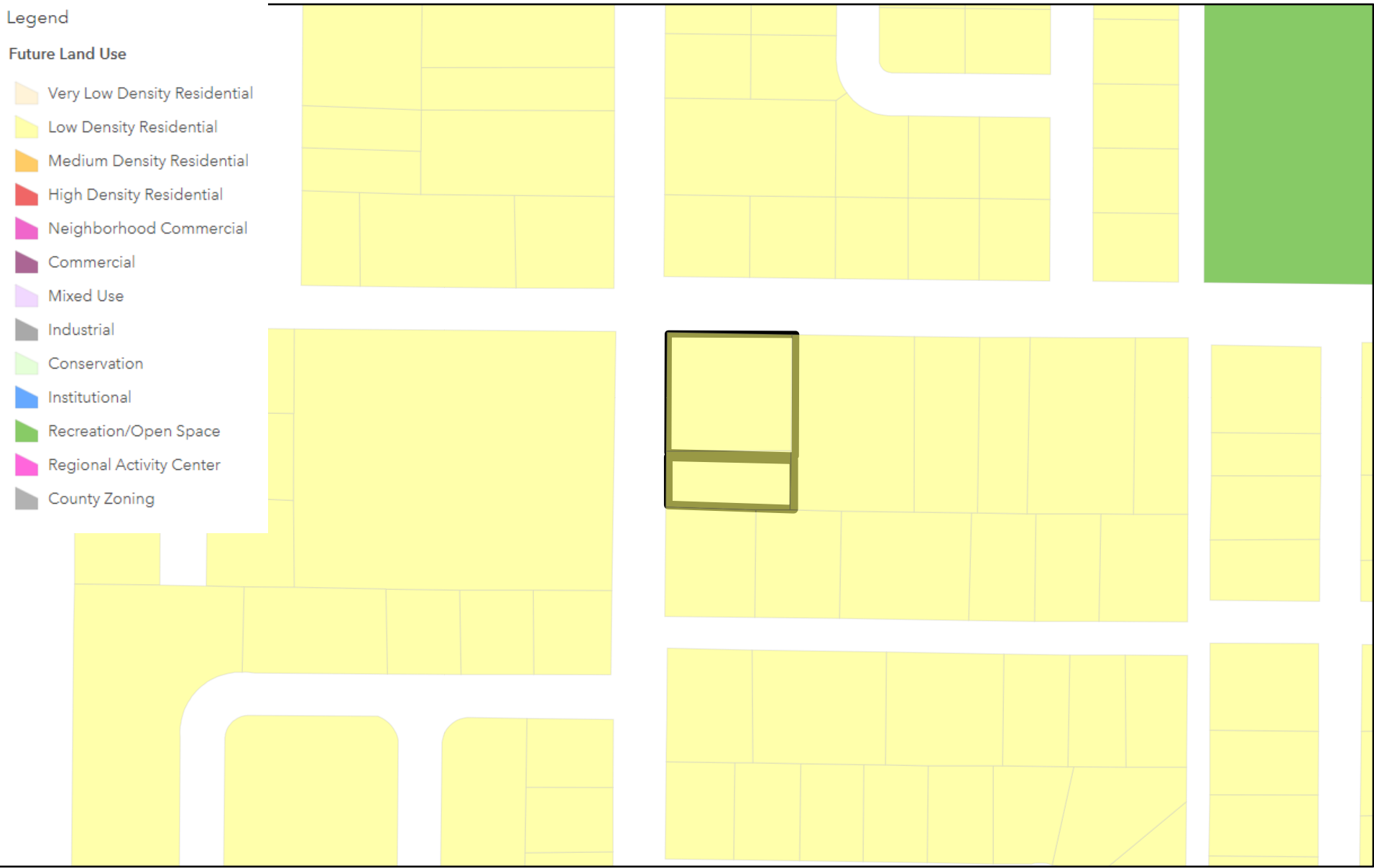
Paradise Church Zoning Map



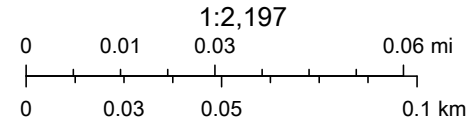
2/17/2023



Future Land Use



2/17/2023





Application # **PZ** - _____ - _____

ZONING MAP AMENDMENT **APPLICATION (MAP ONLY)**

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

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

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

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. Existing Zoning Category: _____
2. Proposed Zoning Category: Single Residential Family
3. Existing Future Land Use Category: LDR
4. Proposed Future Land Use Category (if applicable): _____
5. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting!
 Company (if applicable): Paradise COOLJC
 Name: Homer R. Brown
 Mailing Address: 992 Demaret Drive
 City: Rockledge State: FL Zip Code: 32955
 Phone #: _____ Fax #: _____
 Mobile #: (321) 698-8822 E-mail: _____

6. Property Owner Information: * Check here if same as Applicant → ☒
* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): _____
 Name: _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone #: _____ Fax #: _____
 Mobile #: _____ E-mail: _____

18. In order to approve a zoning map amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(1) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council. Use extra sheets if necessary.

a. Whether or not the proposed change is contrary to the established land use pattern.

Proposed change is not contrary to land use pattern

b. Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.

Will not create isolated district.

c. Whether or not 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.

Changes will have little to no effect on public facilities.

9. **Application filing deadline.** The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.
10. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

11. **Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.
12. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
13. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
14. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
15. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
16. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
- a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 1. *Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 2. *Expert witness.* Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.
17. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

7. Property Information:

Street Address and Location: 206 Aurora St. Cocoa, FL

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

□□-□□-□□-□□-□□□□□□.□-□□□□□.□□

$$\square\square-\square\square-\square\square-\square\square-\square\square\square\square\square\square.\square-\square\square\square\square.\square\square$$

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

--	--

Land Area: _____ square feet or _____ acres

Existing Use(s) on Property: Vacant Lot

Proposed Use(s) on Property: Church

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

- a. ☐ **Notarized application.**
- b. ☐ **List of owners within 500 feet.** A “radius map package” from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to obtain these materials from the following for a nominal fee:
Brevard County Planning and Zoning, Attn: Graphics.
Brevard County Government Center, Building A
2725 Judge Fran Jamieson Way
Viera, FL 32940
Phone: (321) 633-2060 Fax: (321) 633-2152
- c. ☐ **Application fee.** Please make checks payable to the ‘City of Cocoa’ and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.
- d. ☐ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- e. ☐ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample “Letter of Authorization” form is available from the City.
- f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- g. ☐ **Certified boundary survey.** Submit a certified survey showing all existing structures and all proposed structures.
- h. ☐ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.
- i. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

No, not changing property lines.

e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

Not Contrary

f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

Not necessary

g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

There will be not changes to living conditions in the neighborhood.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

~~After application is approved will request special exception from/with BOA. (HOB)~~

Traffic flow may increase on Sunday Mornings but facility will be small scale so increased traffic flow will not be significant

i. Whether or not the proposed change will create a drainage problem.

No drainage problems.

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

N/A

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

There will be no impact on property values.

l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Changes will not deter improvement or development of surrounding properties

m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

N/A

n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

Property use is in accordance with existing zoning.

After application is approved, will request special exception with BOA

o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

Not out of scale with needs of neighborhood

p. Whether or not it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Because the proposed use is Single Residential Family zoning,
it is not impossible to use in other districts within the city

19. Signatures and Notarization.

STATE OF Florida COUNTY OF Brevard. I, Homer R. Brown
being first duly sworn, depose and say that:

- ☐ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

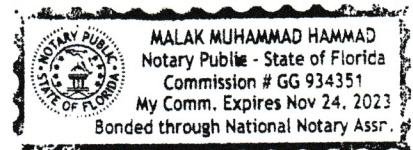
I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that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

Homer R. Brown
(APPLICANT SIGNATURE)

Personally Known ☐ OR Produced Identification ☐

Type of I.D. Produced FL DL B650336604700

Malak M. Hammed
(Print, Type, or Stamp Commissioned Name of Notary Public)



(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this _____ day of _____, 20 _____

FOR OFFICE USE ONLY

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

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

ORDINANCE NO. 01-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF TWO (2) PARCELS OF REAL PROPERTY, TOTALING 0.64 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF AURORA STREET AND JACKSON STREET, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY RU-1-9 (SINGLE FAMILY RESIDENTIAL) TO RU-1-7 (SINGLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Art. 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 two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting 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 of the City of Cocoa, Florida, hereby finds this ordinance to be 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 hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2. Zoning Map Amendment. That the Official Zoning Map of the City of Cocoa, as described in City of Cocoa Code, Article VIII, Section 1, is hereby amended to include a change of classification from Brevard County RU-1-9 (Single Family Residential District) to

City of Cocoa RU-1-7 (Single-Family Residential District) for the real property depicted and described on **Exhibit A**, attached and incorporated herein by this reference. 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, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the ____ day of _____, 2023.

MICHAEL C. BLAKE, Mayor

ATTEST:

CARIE SHEALY, MMC
City Clerk

First Reading: _____
Legal Ad Published: _____
Effective Date: _____

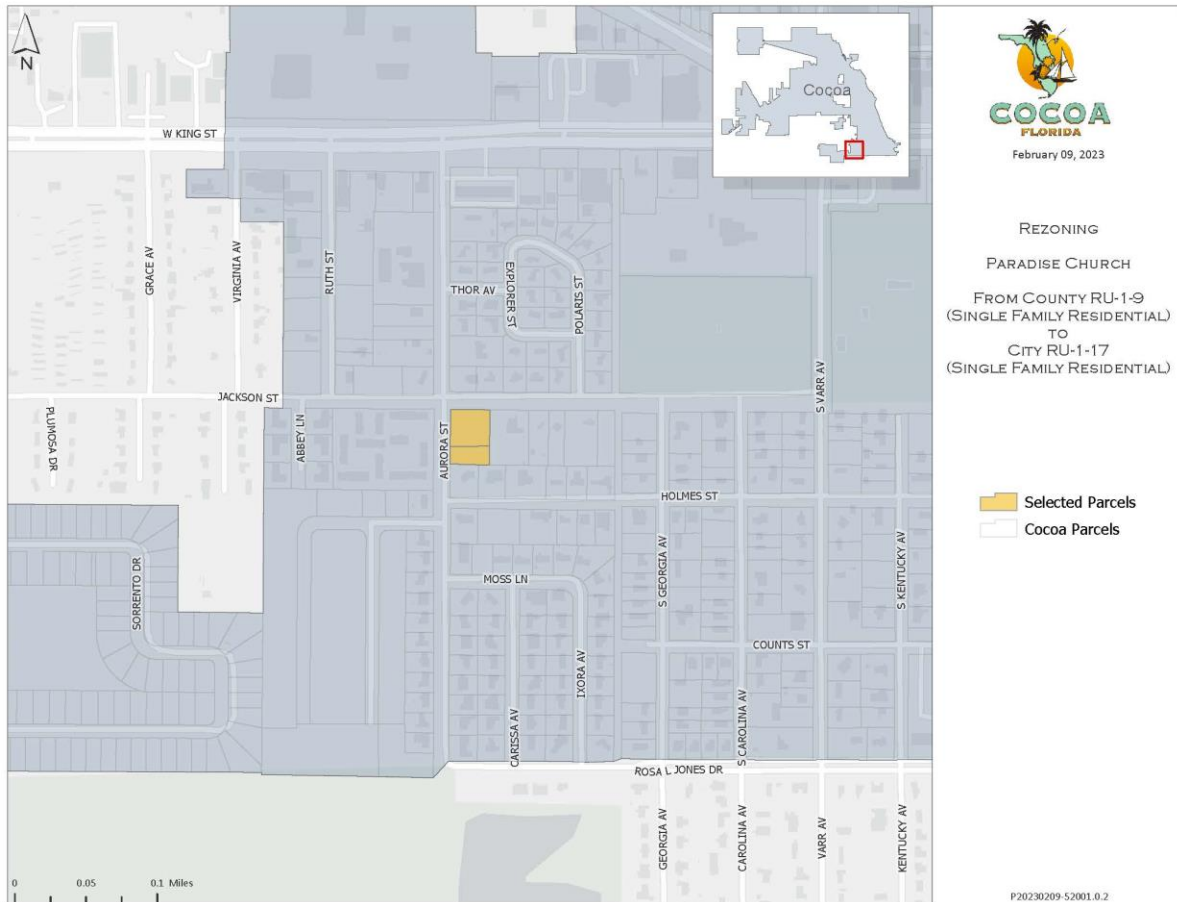
EXHIBIT A

Legal Description of Real Property

Begin at the Northwest corner of Block 6, PINE GROVE PARK, according to the plat of said subdivision recorded in Plat Book 9, Page 24, public records of Brevard County, Florida, and thence go easterly along the north line of said Block 6, a distance of 140 feet to a point; thence south 137.50 feet to a point; thence west 140 feet to a point on the east line of Aurora Street; thence north along the east line of Aurora Street 137.50 feet to the point of beginning.

AND

PART OF BLOCK 6, OF THE SUBDIVISION OF PINE GROVE PARK AS SHOWN BY THE PLAT OF SAID SUBDIVISION RECORDED IN IN PLAT BOOK 9, PAGE 24, OF THE CURRENT PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST LINE OF SAID BLOCK 6 OF SAID PINE GROVE PARK AT A POINT 200 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK 6, THENCE FOR A FIRST COURSE GO EAST AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 6, A DISTANCE OF 140 FEET TO A POINT; THENCE FOR A SECOND COURSE GO NORTH AND PARALELL TO THE WEST LINE OF SAID BLOCK 6 A DISTANCE OF 62.5 FEET TO A POINT; THENCE FOR A THIRD COURSE GO WEST AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 6, A DISTANCE OF 140 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 6; THENCE FOR A FOURTH COURSE GO SOUTH ON THE WEST LINE OF SAID BLOCK 6 A DISTANCE OF 62.5 FEET TO A POINT OF BEGINNING.





City of Cocoa Te
65 Stone St
Cocoa, FL 32922

STATE OF FLORIDA COUNTY OF BREVARD

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the FLORIDA TODAY a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

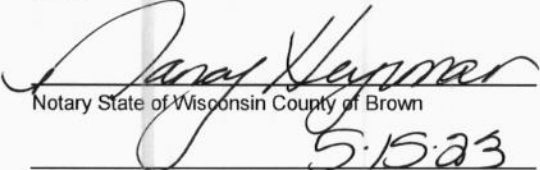
as published in FLORIDA TODAY in the issue(s) of

2/14/2023

Affiant further says that the said FLORIDA TODAY is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in MELBOURNE in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 14TH DAY OF FEBRUARY 2023 by legal clerk who is personally known to me

Affiant


Notary State of Wisconsin County of Brown

My commission expires

PUBLICATION COST: \$934.40
AD NO: GCI1018406
CUSTOMER NO: 6CI200
PO#: Public Notice

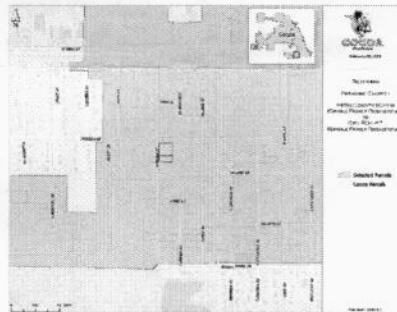
NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF COCOA NOTICE OF PUBLIC HEARING ZONING MAP AND TEXT AMENDMENTS

NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL
PLANNING AGENCY AND THE COCOA
CITY COUNCIL
PROPOSE TO CONSIDER THE
FOLLOWING:

PZ-22-00000006 (Paradise Church | Homer Brown)

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Official Zoning Map designation of two (2) parcels of real property, totaling 0.46 acres, more or less, and generally located on the southeast corner of Aurora Street and Jackson Street, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County RU-1-9 (Single Family Residential) to City of Cocoa RU-1-7 (Single-Family Residential District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Parcel ID numbers: 24-36-32-29-6-7 and 24-36-32-29-6-8.



B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; CHANGING THE LISTS OF PERMITTED AND SPECIAL EXCEPTION USES IN APPENDIX A, ARTICLE XI OF THE ZONING ORDINANCE OF THE CITY OF COCOA RELATED TO GYM AND FITNESS FACILITIES IN THE RESTRICTED COMMERCIAL, NEIGHBORHOOD COMMERCIAL, GENERAL COMMERCIAL, CENTRAL BUSINESS DISTRICT, COMMERCIAL PARKWAY, WHOLESALE COMMERCIAL, PLANNED UNIT DEVELOPMENT, AND COCOA WATERFRONT OVERLAY DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON

March 1, 2023

CITY COUNCIL 1st PUBLIC HEARING WILL BE HELD ON

March 14, 2023

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON
THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS
LOCATED AT 65 STONE STREET, COCOA, FL

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.



Legislation Details (With Text)

File #:	23-130	Version:	1	Name:	
Type:	Ordinance	Status:		Agenda Ready	
File created:	2/17/2023	In control:		Planning and Zoning / Local Planning Agency	
On agenda:	3/1/2023	Final action:			
Title:	Consider a Zoning Text AMENDMENT CONSISTENT WITH APPENDIX A, ARTICLE XI, SECTIONS 10A THROUGH 17, AND SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA; CHANGING THE DISTRICT REGULATIONS REGARDING GYM AND FITNESS FACILITIES AS FOLLOWS: ALLOWING GYM AND FITNESS FACILITIES OF ANY SIZE AS A PERMITTED USE IN THE GENERAL COMMERCIAL, COMMERCIAL PARKWAY, WHOLESALE COMMERCIAL, AND PLANNED UNIT DEVELOPMENT DISTRICTS; ALLOWING GYM AND FITNESS FACILITIES OF LESS THAN 7,500 SQUARE FEET AS A PERMITTED USE IN THE RESTRICTED COMMERCIAL AND NEIGHBORHOOD COMMERCIAL DISTRICTS; ALLOWING GYM AND FITNESS FACILITIES OF 7,500 SQUARE FEET OR GREATER AS A SPECIAL EXCEPTION IN THE RESTRICTED COMMERCIAL AND NEIGHBORHOOD COMMERCIAL DISTRICTS; AND ALLOWING GYMS AND FITNESS FACILITIES OF LESS THAN 7,500 SQUARE FEET AS A PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT AND CERTAIN SUBDISTRICTS OF THE COCOA WATERFRONT OVERLAY DISTRICT.				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Ordinance](#)
[Exhibit B - Legal Ad.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: February 22, 2023
Agenda Date: March 1, 2023
Prepared By: Justin Lee - Senior Planner
Through: Bryant Smith III, P.E., CFM - Public Works Director / Interim Growth and Economic Development Director
Requested Action:

Consider a **ZONING TEXT AMENDMENT** CONSISTENT WITH APPENDIX A, ARTICLE XI, SECTIONS 10A THROUGH 17, AND SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA; CHANGING THE DISTRICT REGULATIONS REGARDING GYM AND FITNESS FACILITIES AS FOLLOWS: ALLOWING GYM AND FITNESS FACILITIES OF ANY SIZE AS A PERMITTED USE IN THE GENERAL COMMERCIAL, COMMERCIAL PARKWAY, WHOLESALE COMMERCIAL, AND PLANNED UNIT DEVELOPMENT DISTRICTS; ALLOWING GYM AND FITNESS FACILITIES OF LESS THAN 7,500 SQUARE FEET AS A PERMITTED USE IN THE RESTRICTED COMMERCIAL AND NEIGHBORHOOD COMMERCIAL DISTRICTS; ALLOWING GYM AND FITNESS FACILITIES OF 7,500 SQUARE FEET OR GREATER AS A SPECIAL EXCEPTION IN THE RESTRICTED COMMERCIAL AND NEIGHBORHOOD COMMERCIAL

DISTRICTS; AND ALLOWING GYMS AND FITNESS FACILITIES OF LESS THAN 7,500 SQUARE FEET AS A PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT AND CERTAIN SUBDISTRICTS OF THE COCOA WATERFRONT OVERLAY DISTRICT.

BACKGROUND:

Project Name: Zoning Ordinance Text Amendment - Gym and Fitness Facilities
Project No.: PZ-23-02000001
Meeting Date: March 1, 2023
Planner: Justin Lee - Senior Planner
Applicant: City of Cocoa
Property Owner: N/A
Project Location: Various Zoning Districts

Future Land Use Designation: Various
Zoning District: Various
Existing Land Use: N/A

Council District: City-wide

Legal Ad Date: February 14, 2023

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

- a. The need and justification for the change.*
- b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.*

Need and justification for change

Currently, the Zoning Ordinance permits the gym and fitness facility as a permitted use in the Central Business District (CBD) and Urban and Mixed Use (UMD) districts. Recently, it came to the attention of the Planning and Zoning Division Staff that several gyms and fitness facilities existed in zoning districts where they were not permitted. Additionally, interest had been expressed by persons wishing to either move existing gyms and facilities or create new ones in zoning districts that currently do not allow the use.

To correct this situation, Staff reviewed the City's existing zoning districts so as to determine the appropriateness of these districts for the use. In some cases, square footage limitations on the size of gym and fitness facilities were added as deemed necessary to protect surrounding uses from the scale and traffic impacts of larger-scale national corporate chain gym facilities.

Following Staff analysis, the proposed amendments to the Zoning Ordinance, attached as Exhibit A, Ordinance 02-2023,

were recommended:

- allowing gyms and fitness facilities as a permitted use by right in the General Commercial (C-G), Commercial Parkway (C-P), Wholesale Commercial (C-W), and Planned Unit Development (PUD) zoning districts with no size restrictions. As a result of the addition of gyms and fitness facilities to the C-W, such facilities will also be permitted in the M-1 Light Industrial district due to cumulative zoning;
- allowing gyms and fitness facilities of under 7,500 square feet as a permitted use in the Restricted Commercial (C-R), Neighborhood Commercial (C-N) districts;
- allowing gyms and fitness facilities of 7,500 square feet and greater as a special exception in the Restricted Commercial (C-R) and Neighborhood Commercial (C-N) districts; and
- allowing gyms and fitness facilities of less than 7,500 square feet as a permitted use in the Central Business District and certain sub-districts of the Cocoa Waterfront Overlay District. Gym and fitness facilities are currently allowed in the CBD and in certain subdistricts of the Cocoa Waterfront Overlay District where CBD is the underlying zoning district. Accordingly, this ordinance will impose a new size restriction in those zoning districts. The subdistricts in the Cocoa Waterfront Overlay district where gym and fitness facilities are permitted are proposed to be expanded, with the size restriction.

District	Appendix A Article XI Section #	Current Status of Gym and Fitness Facilities	Proposed Change
CR	10A	Not allowed	Permitted < 7500sqft Special Exception > 7500sqft
CN	11	Not allowed	Permitted < 7500sqft Special Exception > 7500sqft
CG	12	Not allowed	Allowed as permitted use any size
CBD	13	Allowed as principal use; no size restriction	Allowed as principal use; must be < 7500sqft
CP	15	Not allowed	Allowed as permitted use any size
CW	15	Not allowed	Allowed as permitted use any size
M-1	16	Not allowed	<i>Will be allowed any size as a result of cumulative zoning with C-W</i>
PUD	17	Not allowed	Allowed as permitted use any size
CWOD	22	Permitted use in certain subdistricts; no size restriction	Permitted in certain subdistricts < 7500sqft; newly added to North of Village and additional areas of King Willard

Relationship and consistency with Comprehensive Plan Policies and Objectives

Properties that will benefit from these changes are located in the Neighborhood Commercial (NCOMM), Commercial (COMM) and Mixed Use (MU) future land use districts. The Future Land Use Element policies showing conformance between these future land use districts and the gyms and fitness facilities use are discussed below.

- Policy 1.1.2.8 describes the NCOMM district as follows: “The Neighborhood commercial areas are intended to be low-impact in nature and serve the needs of the immediate residential area”.
- Policy 1.1.2.9 describes the COMM future land use district as follows: “Commercial areas are intended to be areas that serve several neighborhoods, sub-regional, and regional areas and provide an array of retail, personal, and professional uses.”

- Policy 1.1.2.6 describes the MU future land use district as follows: “The Mixed-Use land use category is intended to provide a mixture of residential, commercial, office, recreational and institutional uses along the major transportation corridors (such as SR 520 and US 1). The mixed-use could be developed as single uses on separate parcels or as a mixture of uses within a single development.”

BUDGETARY IMPACT:

None.

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

Staff recommends that the Planning and Zoning Board recommend approval to City Council of the requested zoning text amendment related to gym and fitness facilities as provided in the proposed Ordinance 02-2023.



City of Cocoa Te
65 Stone St
Cocoa, FL 32922

STATE OF FLORIDA COUNTY OF BREVARD

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the FLORIDA TODAY a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

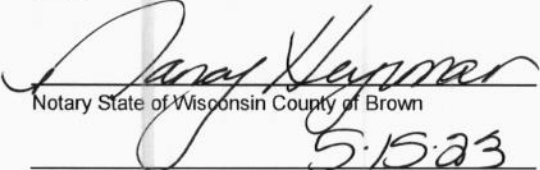
as published in FLORIDA TODAY in the issue(s) of

2/14/2023

Affiant further says that the said FLORIDA TODAY is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in MELBOURNE in said Brevard County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 14TH DAY OF FEBRUARY 2023 by legal clerk who is personally known to me

Affiant


Notary State of Wisconsin County of Brown

My commission expires

PUBLICATION COST: \$934.40
AD NO: GCI1018406
CUSTOMER NO: 6CI200
PO#: Public Notice

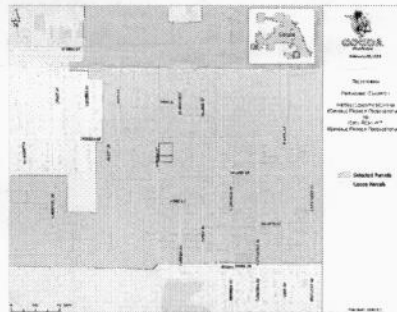
NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF COCOA NOTICE OF PUBLIC HEARING ZONING MAP AND TEXT AMENDMENTS

NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL
PLANNING AGENCY AND THE COCOA
CITY COUNCIL
PROPOSE TO CONSIDER THE
FOLLOWING:

PZ-22-00000006 (Paradise Church | Homer Brown)

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Official Zoning Map designation of two (2) parcels of real property, totaling 0.46 acres, more or less, and generally located on the southeast corner of Aurora Street and Jackson Street, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County RU-1-9 (Single Family Residential) to City of Cocoa RU-1-7 (Single-Family Residential District); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Parcel ID numbers: 24-36-32-29-6-7 and 24-36-32-29-6-8.



B. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; CHANGING THE LISTS OF PERMITTED AND SPECIAL EXCEPTION USES IN APPENDIX A, ARTICLE XI OF THE ZONING ORDINANCE OF THE CITY OF COCOA RELATED TO GYM AND FITNESS FACILITIES IN THE RESTRICTED COMMERCIAL, NEIGHBORHOOD COMMERCIAL, GENERAL COMMERCIAL, CENTRAL BUSINESS DISTRICT, COMMERCIAL PARKWAY, WHOLESALE COMMERCIAL, PLANNED UNIT DEVELOPMENT, AND COCOA WATERFRONT OVERLAY DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON

March 1, 2023

CITY COUNCIL 1st PUBLIC HEARING WILL BE HELD ON

March 14, 2023

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON
THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS
LOCATED AT 65 STONE STREET, COCOA, FL

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

- City of Cocoa meeting calendar at <https://cocoa.legistar.com/Calendar.aspx>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.



Legislation Details (With Text)

File #: 23-56 **Version:** 1 **Name:**
Type: Agenda **Status:** Agenda Ready
File created: 1/17/2023 **In control:** Planning and Zoning / Local Planning Agency
On agenda: 3/1/2023 **Final action:**
Title: Authorize Public Works to remove 2 separate oak trees in 2 different locations.
Sponsors:
Indexes:
Code sections:
Attachments: [2514 suwanee dr.pdf](#)
[2514 Suwannee Dr \(1\).jpg](#)
[2514 Suwannee Dr \(2\).jpg](#)
[307 Blake Avenue \(1\).jpg](#)
[307 Blake Avenue \(2\).jpg](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AGENDA ITEM

Memo Date: January 17, 2023
Agenda Date: March 1, 2023
Prepared By: Frank Mirabito, Project Manager
Through: Bryant Smith III, P.E., CFM - Public Works Director / City Engineer
Requested Action:
Authorize Public Works to remove 2 separate oak trees in 2 different locations.

BACKGROUND:

City of Cocoa Public Works is requesting removal of two oak trees.

The first tree is located within the right of way at 2514 Suwannee Drive. This oak tree is a known hazard as described in the attached ISA Tree Risk Assessment Report. A replacement oak tree will be planted at Bracco Park.

The second oak tree is located near the south west corner of the Harry T. Moore Center, 307 Blake Avenue. This tree is encroaching on the building causing early damage to the building and its utilities. A replacement oak tree will also be planted at Bracco Park.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Authorize Public Works to remove 2 separate oak trees in 2 different locations.



Basic Tree Risk Assessment Form

Client City of Cocoa Date 1-3-2023 Time 1 PM
 Address/Tree location 2514 Swanee dr Tree no. _____ Sheet _____ of _____
 Tree species Laurel Oak dbh 26 in Height 25-30 ft Crown spread dia. 43 ft
 Assessor(s) Josh DeCarlo Tools used Pick & Rubber mallet Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	House	None		X		4	N	N
2	Roachway	None	X			3	N	N
3	Sidewalk	None	X			2	N	N
4								

Site Factors

History of failures N/A Topography Flat ☒ Slope ☐ _____ % Aspect _____
 Site changes None ☒ Grade change ☐ Site clearing ☐ Changed soil hydrology ☐ Root cuts ☐ Describe _____
 Soil conditions Limited volume ☐ Saturated ☐ Shallow ☐ Compacted ☒ Pavement over roots ☒ 60 % Describe Roachway & Sidewalk
 Prevailing wind direction _____ Common weather Strong winds ☐ Ice ☐ Snow ☐ Heavy rain ☐ Describe _____

Tree Health and Species Profile

Vigor Low ☒ Normal ☐ High ☐ Foliage None (seasonal) ☐ None (dead) ☐ Normal 60 % Chlorotic 30 % Necrotic 5 %
 Pests/Biotic Yes - unknown Abiotic Water
 Species failure profile Branches ☒ Trunk ☒ Roots ☐ Describe Decay / Rot Heartwood after 30-40 years

Load Factors

Wind exposure Protected ☐ Partial ☐ Full ☒ Wind funneling ☐ Relative crown size Small ☒ Medium ☐ Large ☐
 Crown density Sparse ☒ Normal ☐ Dense ☐ Interior branches Few ☒ Normal ☐ Dense ☐ Vines ☒ Mistletoe / Moss ☒
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown ☐ LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches ☐
 Pruning history
 Crown cleaned ☐ Thinned ☐ Raised ☒
 Reduced ☐ Topped ☐ Lion-tailed ☐
 Flush cuts ☒ Other _____
 Cracks ☐ Lightning damage ☐
 Codominant ☒ Included bark ☐
 Weak attachments ☐ Cavity/Nest hole _____ % circ.
 Previous branch failures ☐ Similar branches present ☐
 Dead/Missing bark ☐ Cankers/Galls/Burls ☐ Sapwood damage/decay ☐
 Conks ☐ Heartwood decay ☒ Some
 Response growth None
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐
 Part Size _____ Fall Distance _____
 Load on defect N/A ☒ Minor ☐ Moderate ☐ Significant ☐
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☒ Imminent ☐

— Trunk —

Dead/Missing bark ☐ Abnormal bark texture/color ☒
 Codominant stems ☒ Included bark ☐ Cracks ☐
 Sapwood damage/decay ☐ Cankers/Galls/Burls ☐ Sap ooze ☐
 Lightning damage ☐ Heartwood decay ☒ Conks/Mushrooms ☐
 Cavity/Nest hole 60 % circ. Total Depth 7.5 in Poor taper ☐
 Lean _____ ° Corrected? _____
 Response growth none
 Condition(s) of concern large amounts of decay
 Part Size _____ Fall Distance _____
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☒
 Likelihood of failure Improbable ☐ Possible ☒ Probable ☐ Imminent ☐

— Roots and Root Collar —

Collar buried/Not visible ☐ Depth _____ Stem girdling ☐
 Dead ☐ Decay ☐ Conks/Mushrooms ☐
 Ooze ☐ Cavity ☐ _____ % circ.
 Cracks ☐ Cut/Damaged roots ☐ Distance from trunk _____
 Root plate lifting ☐ Soil weakness ☐
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A ☐ Minor ☐ Moderate ☐ Significant ☐
 Likelihood of failure Improbable ☐ Possible ☐ Probable ☐ Imminent ☐

Risk Categorization

Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood												Consequences				Risk rating (from Matrix 2)
			Failure				Impact				Failure & Impact (from Matrix 1)								
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
House	Top Branches					X				X			X				X		High
Broadway Sidewalks	Trunk & Branches			X					X			X					X		High

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

Multiple Unsealed Wounds from previous cuts. Located around the same circumference line.

Mitigation options

1. Remove Tree Residual risk None
2. Remove Limbs Residual risk Reduced
3. Residual risk _____
4. Residual risk _____

Overall tree risk rating Low ☐ Moderate ☐ High ☒ Extreme ☐

Overall residual risk None ☐ Low ☐ Moderate ☐ High ☐ Extreme ☐ Recommended inspection interval Annually if

Data ☒ Final ☐ Preliminary Advanced assessment needed ☒ No ☐ Yes-Type/Reason not removed.

Inspection limitations ☒ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____









