



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

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
January 7, 2020
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 January 7, 2020
2. MINUTES: Meeting of December 4, 2019

III. OLD BUSINESS: None

IV. NEW BUSINESS:

- A. PZ-19-02100001 – Zoning Map Amendment (Rezone) - The Lakes of Canaveral Groves

ORDINANCE 03-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, CHANGING THE ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY TOTALING 246.45 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON THE NORTH EAST CORNER OF HWY 528 AND INTERSTATE 95, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY GU (GENERAL USE) ZONING TO CITY OF COCOA RU-1-7 (SINGLE FAMILY RESIDENTIAL) ZONING; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE. (PARCEL ID: 24-35-10-00-3)

V. OTHER BUSINESS:

1. Recent Development Update
2. Open Discussion by Board members

VII. NEXT MEETING DATE:

Wednesday, February 5, 2020

VIII. ADJOURNMENT

Over Please

NOTICE TO PUBLIC:

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

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

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

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

**MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
DECEMBER 4, 2019**

The regular meeting of the Planning & Zoning Board Local Planning Agency was held on December 4, 2019 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
Jeri Blanco	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Aleck Greenwood	Board Member
Lawrence Koss	Board Member
Russell Sengel	Board Member
Kristin Eick	Assistant City Attorney

PRESENT:

Michael Dobrin	Chairperson
Al Washington	Vice Chairperson
Jeri Blanco	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Marilyn Green	Board Member
Aleck Greenwood	Board Member
Russell Sengel	Board Member
Courtney Jackson	Recording Secretary
Kristin Eick	Assistant City Attorney

ABSENT:

Lawrence Koss	Board Member (arrived at 6:12 pm)
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STAFF PRESENT:

Angela Essing, Senior Planner, **Dodie Selig**, Planning & Zoning Manager, **Jake Williams Jr.**, Mayor

Chairperson Dobrin led the assembly in the Pledge of Allegiance to the flag of the United States of America.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of December 4, 2019

- * **MOTION BY BOARD MEMBER ERVIN; SECONDED BY VICE CHAIR WASHINGTON TO APPROVE THE DECEMBER 4, 2019 AGENDA AS WRITTEN.**

AYES: DOBRIN, WASHINGTON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, SENDEL

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

2. MINUTES: Meeting of November 6, 2019

- * **MOTION BY VICE CHAIR WASHINGTON; SECONDED BY BOARD MEMBER GILLIAM TO APPROVE THE MINUTES AS WRITTEN FROM NOVEMBER 6, 2019.**

AYES: DOBRIN, WASHINGTON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, SENDEL

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

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

1. PZ-19-039- ZONING TEXT AMENDMENT- COCOA WATERFRONT OVERLAY DISTRICT:

ORDINANCE NO. 25-2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE CODE OF THE CITY OF COCOA TO ALLOW SINGLE STORY COMMERCIAL BUILDINGS ON A CERTAIN PROPERTY WITHIN THE COCOA WATERFRONT OVERLAY DISTRICT WATERFRONT SUBDISTRICT, AS MORE PARTICULARITY DEPICTED ON EXHIBIT "A" ATTACHED HERETO; AMENDING THE COCOA WATERFRONT OVERLAY REGULATING PLAN TO ALLOW FOR THE SAMEL AMENDING THE MAXIMUM LOT DEPTH FOR LOTS ELIGIBLE FOR SINGLE STORY COMMERCIAL BUILDINGS;PROVIDIENG FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS,

INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Dodie Selig presented a PowerPoint¹ that provided a brief overview and background of the changes to the ordinance as well as Staff's recommendation.

Angela Essing provided the Board an updated zoning map that pertains to the ordinance².

Board Discussion:

Chair Dobrin asked if this is being addressed due to a business having interest in the site, to which Dodie Selig confirmed that there was interest.

Board Member Greenwood inquired if FDOT (Florida Department of Transportation) had an issue with implementing a Starbucks in that location.

Dodie explained it is not the business itself, but the access to the site.

Further discussion regarding FDOT³.

Discussion between Board Member Greenwood and Dodie Selig regarding how the changes proposed would affect other existing surrounding parcels.

Further clarification regarding building types and what the amendment will allow to be built on the parcel.

Discussion between Chair Dobrin and Dodie Selig regarding residential components on the parcel and exterior design of the building.

Board and Staff discussion regarding exterior design and the need for architectural review.

Chair Dobrin asked if they are able to add a caveat to the motion that a design could be added.

Assistant City Attorney Eick recommend it should be made as a separate motion.

Further discussion regarding implementing an Architectural Review Board.

¹ Ordinance No. 25-2019 PowerPoint.

² Exhibit A: Zoning Map.

³ Board Member Koss entered at 6:12pm.

Board Member Koss invited everyone to go online and see similar cities who have Architectural Review boards and look into how they review architectural style.

- * **MOTION MADE BY BOARD MEMBER GILLIAM; SECONDED BY BOARD MEMBER GREEN TO APPROVE PZ-19-039-ZONING TEXT AMENDMENT**

AYES: DOBRIN, WASHINGTON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSES UNANIMOUSLY (9-0)

- * **MOTION MADE BY BOARD MEMBER GILLIAM; SECONDED BY BOARD MEMBER GREENWOOD TO RECOMMEND COUNCIL ADD DESIGN BASED CODES.**

AYES: DOBIRN, WASHINGTON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSES UNANIMOUSLY (9-0)

2. PZ-19-037- DEVELOPMENT AGREEMENT- PROJECT KING-(WITHDRAWN BY APPLICAN)

V. TREE BOARD:

A. PZ-19-037- TREE REMOVAL PERMIT- 4034 PINYON DR.

Public Works has requested removal of an oak tree in the city right-of-way and a replacement to be planted at Bracco Pond.

Dodie Selig presented a PowerPoint⁴ that provided a summary of the item as well as Staff's recommendation.

Board Discussion:

Board and Staff discussion of the location of Bracco Pond.

Board Member Greenwood suggested that instead of Bracco Pond, to replant the tree in a more visual and public area.

Dodie Selig pointed out that Bracco Pond is a populated area and neighborhood.

⁴4034 Pinyon Dr. PowerPoint

Vice Chair Washington inquired if they agree to remove and replant this tree, how would they prevent the entire neighborhood from removing their trees.

Dodie Selig explained that they all would still have to come before the Tree Board.

Board Member Greenwood suggested to cut the roots away and repave the sidewalk.

Mayor Williams Jr. explained that this is a serious problems and we have a lot of the wrong oak trees placed in the wrong places. Because of it, people have gotten hurt and it is going cost the city one way or another, whether it's through removing it or through a lawsuit.

Further discussion regarding costs to replace sidewalks and replanting.

Cocoa Citizen (2340 W. Sherwood Cir) discussed the precedence to remove the tree and shared that based on the photos⁵, he does not think that there is enough of a reason to remove it.

Board Member Sengel suggested that the trees that are replanted should have something to indicate that the tree was replanted. He also suggested that they should replant two dozen trees in Braco Pond.

Board Member Koss noted that the sidewalk is dipping down because of the root ball.

Dodie Selig pointed out that the side walk is pointed up not down.

Board Member Koss asked if it could be due to soil displacement and understands that there is a safety hazard in uneven sidewalks, but there are a lot of other cities that have uneven sidewalks and it adds to the city's aesthetic.

Board Member Green added that the report states that the tree is impacting the water irrigation.

Board Member Gilliam also pointed out that the report states people have been tripping on the sidewalks.

Discussion between Dodie Selig and Board Member Blanco regarding how the tree would be removed.

⁵ 4034 Pinyon Dr Photos showing damage tree has caused on property.

Board Member Koss suggested, moving forward, that the city should do its best effort to identify appropriate landscapes for plantings and implement right-tree-right-place to prevent situations such as this.

Further discussion regarding how and where the city plants trees.

Board Member Sengel pointed out that if you are aware of a trip hazard, you are liable for injuries.

Vice Chair Washington asked if the city is able to fix the sidewalks affected by trees.

Mayor Williams Jr., explained that Public Works is working on identifying problem trees and doing their due diligence to stay on top of the problem.

Further discussion between Vice Chair Washington and Mayor Williams Jr. regarding how the sidewalks affected by trees can be resolved.

Chair Dobrin asked if the city has been sued for trip hazards to which the Mayor replied that there have been tripping-hazard lawsuits.

Board Member Greenwood added that most of the trip-hazard lawsuits come do not come from the downtown area.

Board Member Ervin asked what would happen to the sidewalk once the tree is removed.

Dodie Selig explained that the sidewalk would have to be redone.

Board Member Green suggested planting an appropriate oak tree in the same spot to replace the current tree.

Board Member Blanco asked if the owner wants the tree removed.

Dodie Selig explained that Public Works requested the tree be removed.

Board Member Green suggested to have the city arborist give an opinion.

Discussion regarding qualifications of arborists by the Board.

Board Member Ervin shared that because the city is aware of the trip-hazard caused by the tree, they are liable for any injuries that occur once the hazard has been made aware to them.

Board Member Koss agreed and also requested to have quotes for sidewalk repair to be included in future tree removal requests.

- * **MOTION MADE BY SENDEL; SECONDED BY GILLIAM TO REMOVE THE TREE LOCATED AT 4034 PINYON DR AND REPLANT THE TREE AT BRACO POND.**

AYES: GREEN, ERVIN, GILLIAM, SENDEL, KOSS

OPPOSED: DOBRIN, WASHINGTON, BLANCO, GREENWOOD

MOTION PASSES (5-4)

B. PZ-19-038-TREE REMOVAL PERMIT- 2340 W. SHERWOOD CIR.

Public Works has requested removal of an oak tree in the city right-of-way and a replacement to be planted at Bracco Pond.

Dodie Selig presented a PowerPoint⁶ that provided a summary of the item and Staff's recommendation.

Board Discussion:

Board Member Koss asked how to prevent situations such as this which discussion regarding who planted the problem trees to begin with ensued.

Discussion between Board Member Greenwood and Dodie Selig regarding the damage the tree has caused and why it is being asked to be removed and replanted.

Vice Chair Washington added that this tree was planted in the wrong place and there is a lot of damage and agrees with the removal.

Cocoa Citizen (2340 W. Sherwood Cir) expressed they want to keep the tree, but because of the damage that keeps reoccurring- there is not another long-term solution besides removing the tree.

- * **MOTION MADE BY BOARD MEMBER ERVIN; SECONDED BY BOARD MEMBER GREEN TO REMOVE TREE LOCATED AT 2340 SHERWOOD CIR AND REPLANT THE TREE IN BRACO POND.**

⁶2340 W. Sherwood Cir. PowerPoint

AYES: DOBIRN, WASHINGTON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSES UNANIMOUSLY (9-0)

VI. OTHER BUSINESS

1. Recent Development Update (none)
2. Open Discussion by Board Members

*** MOTION MADE BY BOARD MEMBER GILLIAM; SECONDED BY BOARD MEMBER GREEN TO RECOMMEND TO COUNCIL TO HOLD A TREE PLANTING CEREMONY IN BRACO POND ON ARBOR DAY, APRIL 26, 2020, IN HONOR OF COCOA RE-INSTATING THEIR TREE-CITY USA DESIGNATION.**

AYES: DOBIRN, WASHINGTON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSES UNANIMOUSLY (9-0)

Projects Discussed:

- Discussion regarding tree management plan.
- Alternative sites for future Arbor Day Celebrations.
- Residential Units on Rosa Jones update.
- Discussion regarding the Hotel Project.
 - Staff explained timelines for completion of the project relies on Developer.
- Announcement and discussion regarding the Historic Cocoa Village Mainstreet Art & Craft Bazaar.
- Photo opportunity with Santa at Tractor Supply Co.
- Updates on food drive competition between Rockledge and Cocoa.
- Board Member Blanco commended the tree lights on Florida Ave.
 - Board Member Greenwood brought up that Disney is having an auction of their Holiday lights that they no longer use and it could be something the city should look into purchasing and using in the Downtown Area.
- Mayor Williams Jr. shared that 200 job positions opened up at the Walmart Distribution Center.
 - Discussion regarding Space X facility relocating to Texas from Cidco Rd.

VII. NEXT MEETING DATE:

The next regularly scheduled meeting for the Planning and Zoning Board will be held on Tuesday, January 7, 2020 at 6pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

- * MOTION BY VICE CHAIR WASHINGTON; SECONDED BY BOARD MEMBER KOSS TO ADJOURN THE REGULAR MEETING OF DECEMBER 4, 2019.**

AYES: DOBIRN, WASHINGTON, BLANCO, ERVIN, GILLIAM, GREEN, GREENWOOD, KOSS, SENDEL

MOTION PASSED UNANIMOUSLY (9-0)

MEETING WAS ADJOURNED AT 7:23 PM.

Michael Dobrin, Chairperson

Respectfully Submitted By:

Courtney Jackson, Recording Secretary



Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

PUBLICATION	TOLL-FREE	Local #	Email
Florida Today	888-516-9220	321-242-3632	BRELegals@gannett.com
Eagle	888-516-9220	321-242-3632	BREEagle@gannett.com
Reporter	888-516-9220	321-242-3632	BREReporter@gannett.com

Customer: CITY OF COCOA (TE)

Ad No.: 0003962532

Address: 65 STONE ST
COCOA FL 32922
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No. of Affidavits: 1

Run Dates: 12/23/19

Text of Ad:

AD#3962532 12/23/19
CITY OF COCOA
NOTICE OF ZONING MAP AMENDMENT

NOTICE IS HEREBY GIVEN THAT

THE PLANNING & ZONING BOARD
PROPOSES TO CONSIDER THE
FOLLOWING REZONING ORDINANCE,
INITIATED BY APPLICANT VIRGIN TRAINS
USA FLORIDA, LLC:

ORDINANCE XX-2020
AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF COCOA, BREVARD
COUNTY, FLORIDA, CHANGING THE
ZONING MAP DESIGNATION OF ONE (1)
PARCEL OF REAL PROPERTY TOTALING
246.45 ACRES, MORE OR LESS, AND
GENERALLY LOCATED ON THE NORTH
EAST CORNER OF HWY 528 AND
INTERSTATE 95, IN COCOA, FLORIDA,
FROM BREVARD COUNTY GU (GENERAL
USE) ZONING TO CITY OF COCOA RU-1-7
(SINGLE FAMILY RESIDENTIAL) ZONING;
PROVIDING FOR THE REPEAL OF PRIOR
INCONSISTENT ORDINANCES AND
RESOLUTIONS, SEVERABILITY, AND AN
EFFECTIVE DATE. (PARCEL ID: 24-35-10-
00-3)

PLANNING & ZONING BOARD/ LOCAL
PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON
JANUARY 7, 2020

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

The Planning and Zoning Board/Local
Planning Agency public hearing 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.

Interested parties are hereby advised
that they may appear at said meeting
and be heard with respect to the
application. All persons and parties are
hereby advised that if they should
decide to appeal any decision made by
the City Council with respect to any
matter considered at this hearing, they
will need a record of the proceedings
and that for such purpose, affected
persons may need to ensure that a
verbatim record of the proceedings is
made, which record includes the
testimony and evidence upon which the
appeal is to be based. The Local
Planning Agency reserves the right to
continue or postpone hearings to a date
certain without re-advertising.

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

The facility where this public hearing
will be held is accessible to the physically
handicapped. SPECIAL
ACCOMMODATIONS: Persons with
disabilities needing special
accommodations to participate in this

proceeding should contact the City Clerk's Office at (321) 433-8484 no later than 48 hours prior to the proceeding for assistance.



City of Cocoa
Planning & Zoning Board
STAFF REPORT

Date:	December 27, 2019
Project Name:	Canaveral Groves Rezoning
Project No.:	PZ-19-02100001
Meeting Date:	January 7, 2020
Planner:	Dodie Selig, AICP, Planning & Zoning Manager
Applicant:	Virgin Trains USA Florida, LLC
Property Owner(s):	Virgin Trains USA Florida, LLC
Project Location:	NE Corner of Highway 528 and Interstate 95. The Brevard County Property Appraiser identifies the parcel as #: 24-35-10-00-3.
Requested Action:	ZONING MAP AMENDMENT consistent with Appendix A, Zoning, Article XXII, to change the Zoning Map designation of one (1) parcel totaling 246.45 acres from Brevard County GU (General Use) to City of Cocoa RU-1-7 (Single Family Residential).

I. Project Information

Virgin Trains USA Florida, LLC is requesting to amend the Zoning Map designation of one (1) parcel of land totaling approximately 246.45 acres from Brevard County GU (General Use) to City of Cocoa RU-1-7 (Single Family Residential) as depicted on Exhibit A. The applicant intends to construct a single-family subdivision with 320 lots.

The subject property was annexed from Brevard County in 2004 by Ordinance #31-2004 along with a multitude of other surrounding unincorporated properties totaling 757.29 acres which was adopted through City Council action in October 2004. The property has a Brevard County GU (General Use) Zone. The City has not rezoned the property. Prior to the annexation, the City entered into a Preceding Development Agreement, dated August 24, 2004, with Florida Space Needle, LLC, a predecessor of the current property owner. Through the Preceding Development Agreement, the

property owner expressed its willingness to annex into the City of Cocoa with certain conditions. These conditions included: (1) the City would process applications for either an RU-1-7 rezone or a PUD; and (2) the Developer would purchase water and wastewater services exclusively from the City. The City agreed to design, permit and construct the extension of water and wastewater utilities in sufficient capacity to serve the property up to the points of connection or to reimburse the Developer for such services, though certain deadlines existed for these obligations. At the time of the Preceding Development Agreement, the parties agreed that a minimum of one thousand (1,000) residential dwelling units would be constructed.

In September 2004, Brevard County filed a Petition for Writ of Certiorari challenging the City's annexation. Numerous issues were litigated with the County and were ultimately resolved via the Stipulated Settlement Agreement entered into in Brevard County v. City of Cocoa, Case No. 05-2005-018141, recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida. This Stipulated Settlement Agreement provided that the future development of the subject parcel include perimeter lots on the North and East perimeter of the parcel be no less than 70 feet by 140 feet, with the rear 15 feet of the lot dedicated as a natural buffer. The City also agreed to limit development on the parcel to between 300 and 500 total residential units, with the gross density being approximately 2.03 residential units per acre.

In addition, the City entered into that certain Settlement Implementation Agreement, dated July 10, 2019, with the current property owner, Virgin Trains USA Florida, LLC recorded on October 16, 2019 in Official Record Book 8564, Page 2243 of Brevard County, Florida. This Agreement limits the number of potential residential lots to approximately 320, with homes with a minimum living area under air of 1,500 square feet and an average living area of 1,800 square feet. The Settlement Implementation Agreement further provides that the eventual residential subdivision shall include ample private recreational common area green space and amenities, including a private Amenity Center and a proposed 38-acre lake. Through the Settlement Implementation Agreement, the Developer agreed to seek a City zoning designation of RU-1-7, consistent with the Very Low Density Residential Future Land Use Map Designation.

RU-1-7 is a low-density residential zoning designation which allows up to 7 single-family dwelling units per acre and designates minimum bulk regulations, most notably a minimum lot area of 7,500 square feet, minimum lot width of 75 feet, and minimum lot depth of 100 feet. The Concept Plans approved via the Settlement Implementation Agreement depict lots that meet these minimum bulk regulations or, in the case of the perimeter lots with a natural buffer, exceed those minimum bulk regulations. The RU-1-7 district allows only single-family dwellings as a principle use, with certain residential accessory structures.

Subject Property:

Future Land Use Designation: Current: Very Low Density Residential

Zoning District: Current: Brevard County GU (General Use)

Proposed: RU-1-7 (Single Family Residential)

Existing Land Use: Vacant land

Council District: District 3 – Councilmember Don Boisvert

Overview of Surrounding Area: The following table summarizes the current Future Land Use (FLU) and Zoning designations for the adjacent parcels.

	Future Land Use Designations	Zoning Districts	Land Uses
North	Brevard County RES 1:2.5	AU (County)	Single Family Residential and vacant land
South	Very Low Density Residential	GU (County)	Vacant land
East	Brevard County RES 1:2.5	GU and AU (County)	Single Family Residential and vacant land
West	Brevard County RES 1:2.5	AU (County)	Single Family Residential and vacant land

II. Rezoning Analysis

Consistency with Code of the City of Cocoa

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

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

Staff Finding: The proposed zoning change is consistent with the established land use pattern of adjacent properties less the agricultural use. The proposed use of single-family residential is harmonious with the established land use pattern in the vicinity.

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

Staff Finding: The proposed RU-1-7 zoning district will not create an isolated district. Instead, it will continue the single-family character of the parcels surrounding the subject property and will be in harmony with the adjoining properties' permitted uses and zoning districts, which are currently County GU (General Use) and AU (Agricultural Residential).

- 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: The maximum density for the proposed rezone to RU-1-7 is approximately 7 units per acre, consistent with the Future Land Use Element of the Comprehensive Plan. However, as stated above, Brevard County and the City agreed that the maximum gross density the property could achieve would be 2.03 residential units per acre. The proposed project includes 6 lakes and wetland areas which are not developable and therefore reducing the density calculation to 1.2 units per acre, far less than the maximum allowable density. Although the current County GU zoning designation requires a minimum lot size of five acres and the County AU zoning designation of certain surrounding properties requires a minimum lot size of 2.5 acres, the lots in Canaveral Groves are very consistently one acre in size. The minimum lot size in City RU-1-7 is smaller, i.e., 7,500 square feet; however, as stated above, the large amount of open space and maximum number of lots that that is established via the Settlement Implementation Agreement reduces the gross density to a very compatible 1.2 units per acre. Essentially, lot sizes will be smaller when the subject parcel is subdivided than is established in the vicinity, but the existing population density pattern will be maintained overall due to the large amounts of open space required. The submittal is consistent with the City's future plans and thus staff does not believe that the proposed change will materially alter the population density pattern in the area.

Staff Finding (g) addresses schools, and Staff Finding (h) addresses streets and traffic. It is not anticipated that the density pattern will increase or overtax the load on utilities. As stated above, as part of the initial Preceding Development Agreement, the City accepted an obligation to design and construct the extension of water and wastewater utilities to the property for connection. This obligation was reaffirmed via the 2019 Settlement Implementation Agreement. Significantly, the Developer has agreed to complete construction of the residential subdivision within five (5) years from the date the utilities are completed by the City. The Developer is responsible for the design, permitting and construction of all on-site utility infrastructure required to serve the property.

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

Staff Finding: The existing boundaries are logically drawn in relation to the existing uses in the area and the natural boundary of the property. However, no City zoning district has been established for this property.

- 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 FLU Map designation for the subject properties is “Very Low Residential” which allows the proposed RU-1-7 zoning district designation.

The proposed change will not be contrary to the Future Land Use Map and Future Land Use Element of the Comprehensive Plan, which permits the proposed development. The Comprehensive Plan permits a maximum density of 7 units per acre. The proposed land uses shall be restricted to single-family detached housing. Staff finds the proposed rezoning to be consistent with the following sections of the Comprehensive Plan.

Policy 1.1.2 FUTURE LAND USE DESIGNATIONS ESTABLISHED – Land development regulations shall be based upon the following locational standards and criteria:

RESIDENTIAL AREAS – GENERAL

1. Provisions of new residential uses shall be adequately balanced with the availability of residential support services including community facilities, shopping, schools, parks and open space, and transportation services.
2. The City will encourage infill development in areas of existing viable housing, provide for redevelopment in blighted areas or areas in transition, and encourage new housing development in appropriate areas where community services exist or are programmed to occur.
3. The location and density of new residential development shall be compatible with historic and natural resources.
4. In setting residential density criteria, the City will provide for the highest densities in the Central Business District; will lower the density range outside the district, and will locate the lowest density in outlying areas.
5. Residential areas shall be buffered from major transportation arteries and from incompatible non-residential uses.
6. Residential areas should be served by sidewalks and, where practical, bikeways with convenient access to recreation, shopping, and schools.

LOW DENSITY RESIDENTIAL AREAS

1. Low-density residential areas are neighborhoods of single family detached housing and as set forth in Policy 1.1.2.2.5, multiple family attached housing.

2. Low-density residential areas shall be buffered from the nuisance effects of higher intensity uses and major traffic corridors.
 3. A maximum density of 7 units per acre shall be permitted, except as provided in Paragraph 5 below.
 4. Low density residential developments should be located in areas where more intensive development would be unwarranted due to environmental Constraints, would be incompatible with surrounding land uses, or where criteria set forth in Paragraph 5 below cannot be met.
- f. Changed or changing conditions make the passage of the proposed amendment necessary.

Staff Finding: Changed or changing conditions do not make the passage of the proposed amendment necessary. However, a City zoning district should be established for the property consistent with the history of development agreements anticipating the property to be used for low density residential development.

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

Staff Finding: The requested zoning change is not expected to negatively impact living conditions, however the addition of 320 single family homes will result in an increase in traffic counts as well as an increased number of children in the local school system. Brevard County schools serving the proposed project will be Fairglen Elementary School and Cocoa Jr./Sr. High School. A staff review of local school capacity availability indicates that both schools are presently below 100%; however a final capacity availability determination letter will need to be issued by the Brevard County School Board for this project prior to issuance of any development permits.

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

Staff Finding: As stated above, the density of the proposed development has drastically decreased over the years from an initial 1000 dwelling units to a current maximum of 320 dwelling units, which is less than the agreed-to density of 2.03 units per acre and maximum 500 dwelling units with Brevard County. The gross density for the project, when considering the open spaces required by the approved Concept Plans in the Settlement Implementation Agreement, will be 1.2 units per acre, which is very consistent with the surrounding development pattern of 1 acre lots. The proposed development project would add 320 new housing units which, in turn, would generate roughly 3,062 additional daily trips, based on an average of 9.57 vehicle trips per dwelling unit (on a weekday) as established by the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition). If assuming that the current GU minimum lot size of 5 acres would apply, the maximum potential dwelling units would be 49.29, which could generate roughly 468.93 additional daily trips under the current zoning.

However, if we assume that the existing development pattern of the Canaveral Groves area of 1 acre lots were applied to the subject property, then the maximum potential dwelling units would be 246, which would generate roughly 2,354 additional daily trips. The rezoning to RU-1-7, with the maximum 320 dwelling units, would result in a 708 trip differential, which in staff's view would not excessively increase traffic congestion or otherwise affect public safety.

It should be noted that, although a residential subdivision is not being proposed at this time for approval, pursuant to the Stipulated Settlement Agreement and Settlement Implementation Agreement, the future subdivision will have two public road access points. The northern access point shall be at the existing southern terminus of Bahia Street. Brevard County must choose between two options for public road access at the southeastern corner of the project: (1) Osage/Angelica Street or (2) south along the 100-foot wide drainage canal right-of-way connecting to Grissom Parkway. The County has not yet formally notified the City of its choice. However, should the County choose Osage/Angelica Street, the Developer has indicated that they are proposing to create an intersection at Grissom Parkway and Angelica Street to handle the increased trip demand.

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

Staff Finding: No drainage problems are anticipated as a result of the rezoning. Any new construction would be required to comply with all applicable stormwater regulations and permitting requirements. Portions of the property are located within the A Zone, which are areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

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

Staff Finding: The proposed change is consistent with low-density land use which would not affect light and air to adjacent areas. The maximum height allowed when constructing single-family dwellings under RU-1-7 standards is 35 feet.

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

Staff Finding: It is not anticipated that property values would be negatively affected by the proposed rezoning. The proposed rezoning will not materially change the uses allowed for the subject properties.

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

Staff Finding: It is not anticipated that the proposed rezoning would be a deterrent to the improvement or development of adjacent property for the reasons stated above.

The proposed changes should not adversely impact property values or adversely influence living conditions in the neighborhood.

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

Staff Finding: The proposed change will not constitute a grant of special privilege to the property owners as the change of zoning is consistent with the existing uses of the properties involved. This is consistent with the public welfare.

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

Staff Finding: The property retained the former Brevard County zoning designation from the time of annexation to the City of Cocoa. As the current property owner wishes to move forward with development of the parcel, a City of Cocoa zoning district must be established for the property consistent with the current Future Land Use designation and with the previously mentioned development agreements.

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

Staff Finding: The proposed rezoning is not out of scale with the needs of the neighborhood of the City. This area of the City provides for single family residential.

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

Staff Finding: Other parcels with single family zoning already exist in the City. This rezoning is an expansion of the number of those parcels.

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. Please see the discussion in Section e. above for further detail.

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.

Consistent with the requirements of Article IV (Concurrency Management System), Chapter 15 of the Code of the City of Cocoa, any future development of the subject parcels will be required to submit a final application for concurrency review prior to issuance of any City of Cocoa permits. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan are identified, necessary and appropriate mitigation will be required to be addressed prior to construction.

III. Recommendation

Staff recommends that the Planning & Zoning Board recommend **approval** to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXII, to change the Zoning Map designation of one (1) parcel totaling 246.45 acres from Brevard County GU (General Use) to City of Cocoa RU-1-7 (Single Family Residential).

ORDINANCE NO. 3-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; CHANGING THE ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 246.45 ACRES, MORE OR LESS, AND GENERALLY LOCATED ON THE NORTH EAST CORNER OF HWY 528 AND INTERSTATE 95, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY GU (GENERAL USE) TO CITY OF COCOA RU-1-7 (SINGLE-FAMILY RESIDENTIAL); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under § 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 GU (General Use) to City of Cocoa RU-1-7

(Single-Family Residential District) for the real property depicted and legally 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 _____, 2020.

JAKE WILLIAMS, JR., Mayor

ATTEST:

CARIE SHEALY, MMC
City Clerk

First Reading: _____
Legal Ad Published: _____
Effective Date: _____

Exhibit A

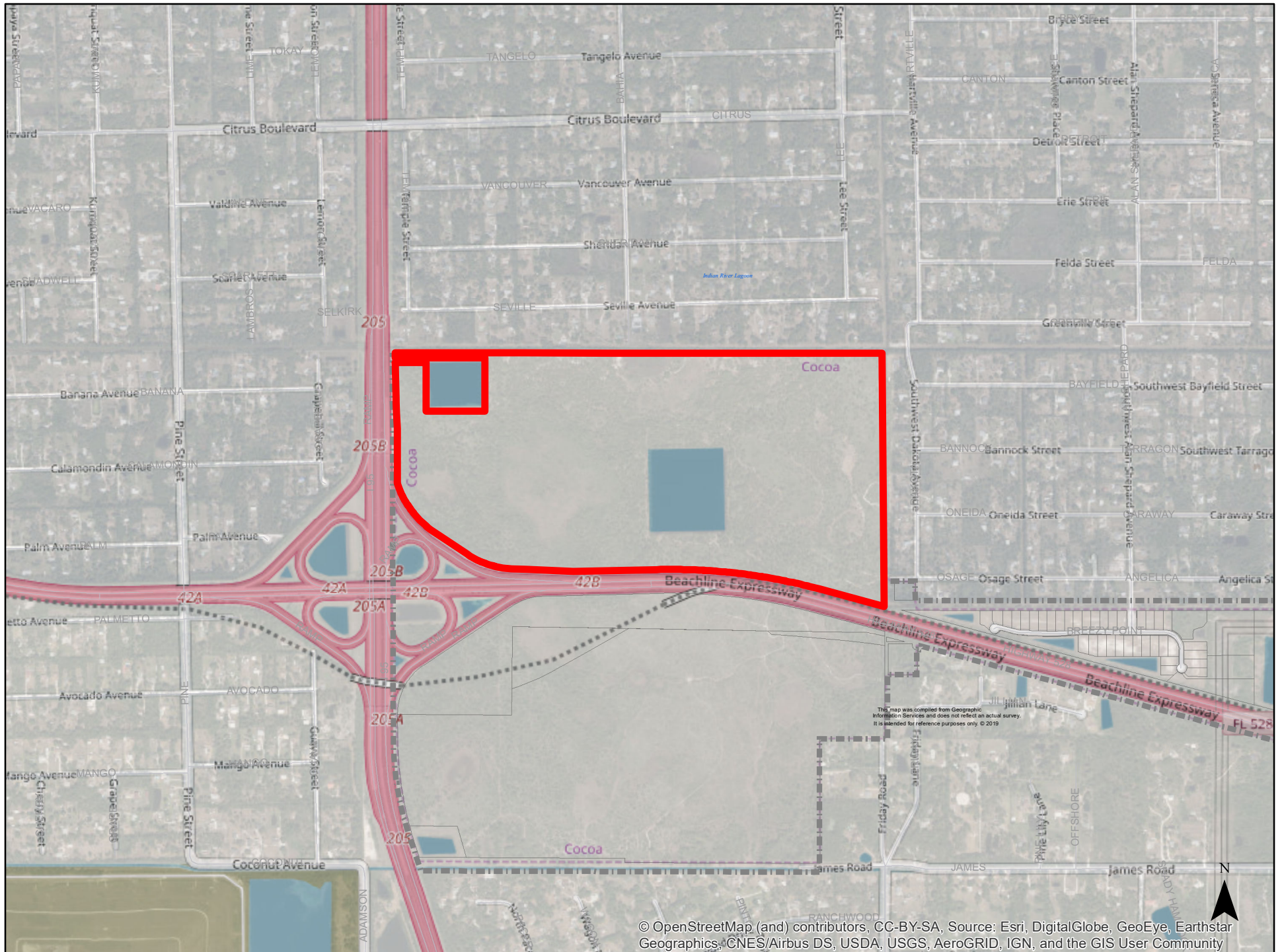


Exhibit A

PARCEL 1:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 329.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'44" EAST, ALONG SAID NORTH LINE A DISTANCE OF 2266.28 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 10, SOUTH 00°32'12" EAST, A DISTANCE OF 2235.09 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEE LINE EXPRESSWAY", FORMERLY KNOWN AS STATE ROAD NO. 524); THENCE SOUTH 88°36'31" WEST (CALCULATED MEASUREMENT) SOUTH 88°40'54" WEST (DEED) ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE A DISTANCE OF 454.64 FEET; THENCE NORTH 87°19'06" WEST, A DISTANCE OF 638.49 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 31°18'50" (CALCULATED MEASUREMENT) 31°18'48" (DEED); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 491.88 FEET (CALCULATED MEASUREMENT) 491.87 (DEED) FEET; THENCE NORTH 56°04'39" WEST (CALCULATED MEASUREMENT) NORTH 56°00'19" WEST (DEED), A DISTANCE OF 398.70 FEET (CALCULATED MEASUREMENT) 398.75 FEET (DEED) TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 969.79 FEET, A CENTRAL ANGLE OF 37°46'38"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 639.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95); THENCE NORTH 00°11'53" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), A DISTANCE OF 566.36 FEET; THENCE NORTH 01°55'04" WEST, A DISTANCE OF 300.93 FEET; THENCE NORTH 01°20'38" WEST, A DISTANCE OF 476.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE AREA FOR BORROW PIT NO. 19 AND HAUL ROAD AS SET FORTH IN CIRCUIT COURT MINUTE BOOK 57, PAGE 479, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, OTHER THAN THE REVERSIONARY INTEREST, DESCRIBED AS FOLLOWS:

BORROW PIT NO. 19

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA:

COMMENCE AT THE NORTH BOUNDARY OF SAID SECTION 10, AT A POINT 150 FEET EAST FROM THE NORTHWEST CORNER THEREOF, RUN THENCE SOUTH 00°12'38" EAST, 50 FEET; THENCE NORTH 89°59'22" EAST, 499.83 FEET TO THE NORTHWEST CORNER OF BORROW PIT NO. 19 AND THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89°59'22" EAST, 600 FEET; THENCE SOUTH 00°00'38" EAST, 550 FEET; THENCE SOUTH 89°59'22" WEST, 600 FEET; THENCE NORTH 00°00'38" WEST, 550 FEET TO THE POINT OF BEGINNING.

Exhibit A

AND

HAUL ROUTE FOR BORROW PIT NO. 19

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING SOUTH AND WITHIN 50 FEET OF A LINE DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BORROW PIT NO. 19 AS DESCRIBED ABOVE, RUN THENCE SOUTH 89°59'22" WEST, 499.83 FEET TO THE END OF SAID LINE AS HEREIN DESCRIBED.

PARCEL 2:

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE SOUTH 89°57'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2595.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'44" EAST, ALONG SAID NORTH LINE OF SECTION 10, A DISTANCE OF 70.51 FEET, TO THE NORTH QUARTER CORNER OF SECTION 10; THENCE SOUTH 89°57'56" EAST, ALONG SAID NORTH LINE OF SECTION 10, A DISTANCE OF 1926.93 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°32'12" EAST, A DISTANCE OF 2404.54 FEET, TO A POINT ON A CURVE ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEE LINE EXPRESSWAY", FORMERLY KNOWN AS STATE ROAD NO. 524); THENCE ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE THAT IS CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 15°41'33"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1610.32 FEET; THENCE SOUTH 88°36'31" WEST (CALCULATED MEASUREMENT) SOUTH 88°40'54" WEST (DEED), A DISTANCE OF 404.03 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°32'12" WEST, A DISTANCE OF 2235.09 FEET, TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE SOUTH 89°57'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2666.23 FEET TO THE NORTH QUARTER CORNER OF SECTION 10; THENCE SOUTH 89°57'56" EAST, ALONG SAID NORTH LINE OF SECTION 10, A DISTANCE OF 1926.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'56"

Exhibit A

EAST, ALONG SAID NORTH LINE OF SAID SECTION 10, A DISTANCE OF 738.58 FEET TO THE NORTHEAST CORNER OF SECTION 10; THENCE SOUTH $00^{\circ}32'12''$ EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 2602.18 FEET, TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEE LINE EXPRESSWAY", FORMERLY KNOWN AS STATE ROAD NO. 524); THENCE NORTH $74^{\circ}59'21''$ WEST, ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 693.63 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF $00^{\circ}42'35''$; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.84 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH $00^{\circ}32'12''$ WEST, A DISTANCE OF 2404.54 FEET TO THE POINT OF BEGINNING.

Concept Plan

INTERSTATE
HIGHWAY 95

50' BUFFER

LAKE
Modify
embankment
for safety

LAKE

LAKE

PARK

LAKE

Preserved
Wetland

LAKE
Modify
embankment
for safety

50' BUFFER

LAKE

PARK

50' BUFFER

Preserved
Wetland

STATE ROAD 528
"BEELINE EXPRESSWAY"

VIRGIN TRAIN

AMENITIES
BUFFER FROM ADJACENT LOTS

50' BUFFER

320 Lots

- Smallest Lots - 75x100
- Largest standard lots - 110x140
- Corner lots vary from 12,500 sf to 24,500 sf
- Only 52 lots have rear neighbors
- Approximately 47 lots back up to wetland/forest
- 226 lots back to lake or canal
- Approximately 75' Buffer from expressway's provided