Agenda
City of Cocoa
Planning & Zoning Board / Local Planning Agency Regular Meeting

December 3, 2025
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of December 3, 2025.
2. Minutes: Special Meeting of September 10, 2025.
3. Minutes: Regular Meeting of October 1, 2025.

III. Old Business:

IV. New Business:

1. PZ 25-00200015 Michael C. Blake Subdivision Large Scale Site Plan and PZ 25-00100002 (Michael C. Blake Subdivision) Preliminary Plat
2. PZ 25-02000005 Reasonable Accommodation and Certified Recovery Residence Ordinance

V. Tree Board:

VI. Other Business:

VII. Next Meeting Date: January 7, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

VIII. 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: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

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 Planning & Zoning 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.

PLANNING & ZONING AGENDA ITEM

Memo Date:	11/03/2025
Agenda Date:	12/3/2025
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Agenda for the Planning and Zoning December 3, 2025, Regular Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Agenda for the Planning and Zoning December 3, 2025, Regular Meeting, either as written or with amendments.

Agenda
City of Cocoa
Planning & Zoning Board / Local Planning Agency Regular Meeting

December 3, 2025
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

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3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of December 3, 2025.
2. Minutes: Special Meeting of September 10, 2025.
3. Minutes: Regular Meeting of October 1, 2025.

III. Old Business:

IV. New Business:

1. **PZ 25-00200015 Michael C. Blake Subdivision Large Scale Site Plan and PZ 25-00100002 Michael C. Blake Subdivision Preliminary Plat**

   Request to approve a large-scale site plan of the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

   AND

   Request to approve the preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

2. **PZ 25-02000005 Reasonable Accommodation and Certified Recovery Residence Ordinance 12-2025**

   An ordinance of the city council of the City of Cocoa, Brevard County, Florida, amending Appendix A, Zoning, Article XIII, Supplementary District Regulations,

to add procedures for processing requests for reasonable accommodation from the City's Land Development Regulations, which shall also be applicable to certified recovery residences in order to comply with Florida statutes section 397.487; amending Article XI, Schedule of District Regulations, to add certified recovery residences as principal and special exception uses in certain districts; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, January 7, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

IX. Adjournment:

General Notice Information:

his 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: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

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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://www.cocoafl.gov/291/20338/City-Meetings Documents pertaining to the above may also be inspected at the Planning & Zoning 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 cityclerk@cocoafl.gov, 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 may view and listen to the hearings live at the following internet address: https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date:	11/25/2025
Agenda Date:	12/3/2025
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Minutes for the Planning and Zoning September 10, 2025, Special Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Minutes for the Planning and Zoning September 10, 2025, Special Meeting, either as written or with amendments.

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
SPECIAL MEETING
September 10, 2025

A Special meeting of the Planning & Zoning Board Local Planning Agency was held on September 10, 2025, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

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

ROLL CALL:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Aleck Greenwood	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Russell Sengel	Board Member
Keith Wall	Alternate Board Member
Joseph Bachand	2nd Alternate
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Russell Sengel	Board Member
Aleck Greenwood	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Tamisha Findlay	Board Member
Kristin Eick	City Attorney

ABSENT:

Victoria Jones	Board Member
Ron Chabot	Board Member
Keith Wall	Alternate Board Member
Joseph Bachand	2nd Alternate

STAFF PRESENT:

Breanna Earley, Recording Secretary; Devin Fritts, Records Technician, Jennifer Webster, City Planner; Luci Ribero, City Planner; Stockton Whitten, City Manager.

Chairperson Park led the assembly in the Pledge of Allegiance.

I. Approval of Agenda and Minutes:

1. Agenda: Special Meeting of September 10, 2025.

* **MOTION BY BOARD MEMBER SENGEL; SECONDED BY VICE CHAIR ANDERSON TO APPROVE THE SPECIAL MEETING AGENDA OF SEPTEMBER 10, 2025 AS WRITTEN.**

AYES: PARK, ANDERSON, GREENWOOD, FINDLAY, SENGAL, STEWART, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

2. Minutes: Regular Meeting of August 6, 2025.

* **MOTION BY VICECHAIR ANDERSON; SECONDED BY BOARD MEMBER WHEELER TO APPROVE THE REGULAR MEETING MINUTES OF AUGUST 6, 2025 AS WRITTEN.**

AYES: PARK, ANDERSON, GREENWOOD, FINDLAY, SENGAL, STEWART, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

II. Old Business:

III. New Business:

1. **PZ 25-02000002 LDR AMENDMENT CREATING FOUR CORNERS OVERLAY DISTRICT ORDINANCE 02-2025**

Consideration of a Land Development Code Text Amendment Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District.

Alexis Crespo, RVi, presented a PowerPoint on the proposed land development amendment[1].

Board member Sengel asked for an estimate of how much parking will be reduced.

Ms. Crespo explained that where there may be mixed use, there could be a reduction in parking up to twenty percent.

Board member Sengel asked about billboards and if they're addressed. In response, Ms. Crespo stated they are not.

Attorney Eick pointed out that there are existing regulations on billboards. She is not aware of any billboards that are located on the four corner properties.

Board member Wheeler stated there are currently two existing billboards.

Attorney Eick shared that they may become nonconforming due to regulations already in place.

Board member Sengel inquired about the heights of buildings being increased.

Ms. Crespo stated it is currently forty-five feet and would be going to sixty, for a total increase of fifteen feet.

Board member Greenwood spoke about how he was impressed with the work provided. He asked about the landscaping requirement.

Ms. Crespo answered that four canopy trees per one hundred linear feet is part of the landscaping requirement.

Board member Stewart asked for clarification on a traffic study. In response, Ms. Crespo stated there was no traffic study conducted.

Board member Stewart asked if there was discussion about the smoke shop that is currently there.

Ms. Crespo stated they would be able to expand thirty percent of their business without running into compliance issues.

Board member Stewart asked how this would make the area more walkable.

Ms. Crespo stated FDOT would need to be involved to modify the roadway.

[1] Exhibit A: PowerPoint presentation for PZ 25-02000002 LDR Amendment

Attorney Eick stated FDOT could hold public workshops to go over any changes.

Board member Stewart asked about walkways.

Ms. Crespo clarified infrastructure improvements were not looked at.

Board member Stewart stated she would like the board to propose something that felt safer for pedestrians.

Ms. Crespo explained that the zoning is for commercial use. This proposed change is to guide redevelopment.

Attorney Eick clarified that the zoning is commercial parkway. She said there would be no development allowed to occur right now due to inconsistency with the comprehensive plan.

Vice Chair Anderson asked if the list of uses was created with the landowners.

Ms. Crespo clarified the list is proposed uses from staff.

Vice Chair Anderson asked about a previously proposed Starbucks.

City Manager Whitten shared that deal never materialized.

Vice Chair Anderson inquired about the Family Dollar near Provost Park.

A discussion on the Family Dollar took place.

Vice Chair Anderson wanted to emphasize the importance of safety when creating a walkable area.

Cole Oliver, Kabboord Properties, stated he provided a letter to the City citing Senate Bill 180.

Board member Wheeler emphasized the suggested changes aren't directed towards his client.

A discussion on allowed use was held.

Board member Greenwood asked about landowner rights and maintenance.

Ms. Crespo stated maintenance is not addressed in the amendment.

Kim Renzenka, representing East Florida Motor Sales, spoke about how her client is opposed to this. She stated this ordinance is inconsistent with the comprehensive plan. A copy of zoning and ordinances was provided.

Board member Greenwood said this ordinance is not forcing the owners of the property to stop using it.

Ms. Renzenka stated it creates nonconforming use.

Board member Greenwood asked should a natural disaster occur, would property owners be able to rebuild without being considered nonconforming.

Attorney Eick stated if the property is destroyed, fifty percent of the structure would need to be destroyed to force compliance.

A discussion on nonconformity and natural disasters took place.

Attorney Eick stated the nonconforming section of the code has been in place since 1990.

Board member Wheeler asked what Ms. Rezanka's clients' preferred use is.

Ms. Rezanka stated it was automotive.

Board member Wheeler asked about the meeting with the Diamond Square community and if a list of prohibited uses was provided for everyone.

Ms. Rezanka said she has never seen a list of prohibited uses generated from any public meetings.

Board member Wheeler emphasized that property requirements aren't new.

Ms. Rezanka agreed but stated this is being thrust on the property owners.

Board member Wheeler spoke about uses of the properties.

Ms. Rezanka stated that her client would like the same rights he's always had to be able to expand his business for the uses he wants.

Mary Sulick, Biscaya Cocoa Holdings, stated her client owns the only vacant property. She spoke about how her client has not been able to build due to zoning and compliance issues.

Purvette Chapman, 373 Stone St., Cocoa, asked that staff's recommendation to be accepted. She stated that this would be bridging a gap.

John Kabboord, Kabboord Properties, explained the property owners met with the City Manager. He stated there was an issue with the requirements for property owners. He would just like to be able have his continued use should a natural disaster require a complete rebuild.

Board member Wheeler stated he hasn't seen a change in the property.

Mr. Kabboord wanted to clarify he is a landlord that leases to tenants.

Board member Stewart asked why he would be ok with the use changing for the smoke shop and not the car dealership.

Mr. Kabboord explained he couldn't get a straight answer about the car lot but was always aware of the issue with the smoke shop.

Board member Greenwood stated the main issue he's heard tonight is natural disasters rendering properties noncompliant. He wondered if an exception could be made.

Chairperson Park stated he was split. He explained that as a citizen, the four corners are a disgrace. He stated that when this was brought to them several months before today, landowners requested a meeting. As it stands, no progress was made.

Board member Stewart stated she sees a bigger issue. She said she feels safety and the traffic in the area should be the focus.

Chairperson Park stated he disagrees and sees this as the City's vision of a better representation for the City.

Board member Sengel expressed he understands the nonconformity issue this is creating for the landowners. He asked if the property owners could be protected in some manner.

Vice Chair Anderson stated he feels good about the direction the City wants to go. His concerns are with the uses.

Chairperson Park said the properties are currently in conflict with the mixed use and future land use designation.

Board member Wheeler asked about the zoning reference that was supplied to them.

Ms. Rezanka clarified the different overlays.

Chairperson Park asked about the statutes referenced.

Attorney Eick spoke about SB 180. She stated the city's position is that the ordinances are not more restrictive.

Additionally, she stated that there are uses in reference that have been added. She asked the board to reference the ordinance.

Board member Findlay spoke about how she has mixed feelings about this. She stated as a resident, she is not a fan of hearing cars getting unloaded.

Board member Greenwood stated safety and traffic is determined by FDOT.

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER SENGEL TO APPROVE THE OVERLAY WITH PROVISIONS THAT NONCONFORMING STATUS SHALL NOT BE APPLIED TO EXISTING USES REBUILT DUE TO DAMAGE CAUSED BY A NATURAL DISASTER, PROVIDED THE REBUILD DOES NOT EXPAND THE NONCONFORMITY, AND TO SPECIFY THAT REQUIRED CANOPY TREES BE INSTALLED AT A MINIMUM HEIGHT OF TWELVE FEET.**

Attorney Eick stated the exception is feasible.

City Manager Whitten asked about the smoke shop and its inclusion.

Board member Findlay asked if they can include upkeep and maintenance for the properties.

Board Member Wheeler stated as the motion sits, he would not approve it.

Board Member Greenwood asked for clarification on Board Member Wheeler's statement.

Chairperson Park spoke about a previous ordinance the board voted on.

AYES: GREENWOOD, SENGEL

NAYES: PARK, ANDERSON, FINDLAY, STEWART, WHEELER

MOTION FAILED (2-5)

* **MOTION BY BOARD MEMBER WHEELER; SECONDED BY BOARD MEMBER GREENWOOD TO APPROVE THE OVERLAY AS WRITTEN.**

AYES: PARK, FINDLAY, GREENWOOD, SENGEL, WHEELER

NAYES: ANDERSON, STEWART

MOTION PASSED (5-2)

2. **PZ 25-00500002 VISIONING FOUR CORNERS OVERLAY COMPREHENSIVE PLAN TEXT AMENDMENT ORDINANCE 01-2025**

Consideration of an Expedited State Review Comprehensive Plan Text Amendment to amend Figure FLU-1, Standards for Future Land Use Categories, to include the Commercial Parkway (C-P) zoning district within the Four Corners Overlay District, as an applicable zoning district in the Mixed-Use (MU) Future Land Use Designation.

Ms. Crespo presented a PowerPoint for the Four Corners overlay Comprehensive Plan Text Amendment Ordinance 01-2025[2].

Mr. Oliver spoke about SB180.

Ms. Rezanka provided a memorandum.

Ms. Solik emphasized previous counsel's statements.

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER WHEELER TO APPROVE THE STAFF RECCOMENDED AMENDMENT, ORDINANCE 02-2025.**

AYES: PARK, FINDLAY, GREENWOOD, SENGEL, WHEELER

NAYES: ANDERSON, STEWART

MOTION PASSED (5-2)

IV. Tree Board:

V. Open Discussion:

VI. Other Business:

Board Member Greenwood asked for updates on the apartments and hotel.

Attorney Eick provided an update.

Chairperson Park congratulated everyone on the opening of Lee Wenner Park.

VII. Next Meeting Date:

Wednesday, October 1, 2025, at 6:00pm, at 65 Stone Street in Cocoa, FL

VIII. Adjournment:

[2] Exhibit B: PowerPoint presentation PZ 25-00500002 Comprehensive Plan Text Amendment

* **MOTION BY CHAIRPERSON PARK; SECONDED BY BOARD MEMBER WHEELER TO ADJOURN THE MEETING.**

AYES: PARK, ANDERSON, FINDLAY, GREENWOOD, SENGEL, STEWART, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

MEETING ADJOURNED AT 8:44 PM.

_____
Wesley Park, Chairperson

Respectfully Submitted By:

_____
Breanna Earley, Recording Secretary

PLANNING & ZONING AGENDA ITEM

Memo Date:	11/03/2025
Agenda Date:	12/3/2025
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Minutes for the Planning and Zoning October 1, 2025, Regular Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Minutes for the Planning and Zoning October 1, 2025, Regular Meeting, either as written or with amendments.

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
October 1, 2025

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on October 1, 2025, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Acting Chairperson Wheeler called the meeting to order at 6:06PM.

ROLL CALL:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Aleck Greenwood	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Russell Sengel	Board Member
Keith Wall	Alternate Board Member
Kristin Eick	City Attorney

PRESENT:

Ron Chabot	Board Member
Tamisha Findlay	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Russell Sengel	Board Member
Kristin Eick	City Attorney

ABSENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Aleck Greenwood	Board Member
Keith Wall	Alternate Board Member

STAFF PRESENT:

Breanna Earley, Recording Secretary; Jennifer Webster, City Planner.

Acting Chairperson Wheeler led the assembly in the Pledge of Allegiance.

I. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of October 1, 2025.

* **MOTION BY BOARD MEMBER STEWART; SECONDED BY BOARD MEMBER SENGEL TO APPROVE THE REGULAR MEETING AGENDA OF OCTOBER 1, 2025 WITH AN AMENDMENT TO MOVE ITEM III.1 TO ITEM III.3.**

AYES: CHABOT, FINDLAY, JONES, SENGEL, STEWART, WHEELER

MOTION PASSED UNANIMOUSLY (6-0)

II. Old Business:

III. New Business:

~~1. **PZ 25-00500001 Comprehensive Plan Map Amendment | ORD. 10-2025**~~

~~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 eight (8) parcels of real property within the City of Cocoa totaling 1.9 acres, more or less, and generally located along Forrest Avenue, south of Mulberry St and north of Peachtree Street, in Cocoa, Florida, as more particularly depicted and legally described on exhibit "A" attached hereto; amending the future land use map designation of said parcels from "High Density Residential" to "Mixed Use"; providing for the repeal of prior inconsistent ordinances and resolutions, severability, incorporation into the comprehensive plan, and an effective date and legal status of the plan amendment.~~ **Moved to Item 3.**

1. **PZ 25-00200015 Michael C Blake Subdivision Large Scale Site Plan [Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]**

Request to approve a large-scale site plan of the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

2. **PZ 25-00100002 Michael C Blake Subdivision Preliminary Plat [Request to Postpone to date certain of November 5, 2025 at 6pm at City Hall, 65 Stone Street, Cocoa, FL]**

Request to approve the preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting

of approximately 2.56 acres. Generally located north of Barbra Jenkins Street and between Mango and Blake Avenues.

* **MOTION BY BOARD MEMBER JONES; SECONDED BY BOARD MEMBER STEWART to postpone agenda items PZ 25-00200015 Michael C Blake Subdivision Large Scale Site Plan and PZ 25-00100002 Michael C Blake Subdivision Preliminary Plat until the November 5, 2025 meeting.**

AYES: CHABOT, JONES, SENGEL, WHEELER, FINDLAY, STEWART

MOTION PASSED UNANIMOUSLY (6-0)

3. **PZ 25-00500001 Comprehensive Plan Map Amendment | ORD. 10-2025**

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 eight (8) parcels of real property within the City of Cocoa totaling 1.9 acres, more or less, and generally located along Forrest Avenue, south of Mulberry St and north of Peachtree Street, in Cocoa, Florida, as more particularly depicted and legally described on exhibit "A" attached hereto; amending the future land use map designation of said parcels from "High Density Residential" to "Mixed Use"; providing for the repeal of prior inconsistent ordinances and resolutions, severability, incorporation into the comprehensive plan, and an effective date and legal status of the plan amendment.

Jennifer Webster, City Planner, presented a PowerPoint presentation for PZ 25-00500001 Comprehensive Plan Map Amendment[1].

Board member Sengel asked if any residents reached out about the changes. In response, Ms. Webster stated the residents were fine with the proposed change.

Board member Jones asked if this would affect the zoning at the school. In response, Ms. Webster stated there would be no zoning changes.

Dave Haley, 63 Mulberry St., Cocoa, said they like it and are happy with the change.

* **MOTION BY BOARD MEMBER STEWART; SECONDED BY BOARD MEMBER JONES TO APPROVE THE COMPREHENSIVE PLAN MAP AMENDMENT.**

AYES: CHABOT, FINDLAY, JONES, SENGEL, STEWART, WHEELER

MOTION PASSED UNANIMOUSLY (6-0)

IV. Tree Board:

[1] Exhibit A: PowerPoint presentation for PZ 25-00500001 Comprehensive Plan Map Amendment

V. Open Discussion:

VI. Other Business:

VII. Next Meeting Date:

Wednesday, November 5, 2025, at 6:00pm, at 65 Stone Street in Cocoa, FL.

VIII. Adjournment:

* **MOTION BY BOARD MEMBER SENGEL; SECONDED BY ACTING CHAIR WHEELER TO ADJOURN THE MEETING.**

AYES: CHABOT, FINDLAY, JONES, SENGEL, STEWART, WHEELER

MOTION PASSED UNANIMOUSLY (6-0)

MEETING ADJOURNED AT 6:26 PM.

_____
Wesley Park, Chairperson

Respectfully Submitted By:

_____
Breanna Earley, Recording Secretary

PLANNING & ZONING AGENDA ITEM

Memo Date:	11/18/2025
Agenda Date:	12/3/2025
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Staff request that Planning and Zoning Board recommend to City Council the APPROVAL of a Large Scale Site Plan (Final Engineering) and Preliminary Plat for the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

BACKGROUND:

Staff is seeking approval of a Site Plan (Final Engineering) and Preliminary Plat for the Michael C Blake Subdivision to construct affordable housing for potential homeowners classified as either very-low, low-, or moderate-income persons as defined in Section 420.0004 of the Florida Statutes.

Project Overview:

Project Name:	Michael C. Blake Subdivision
Project No:	PZ 25-00200015 Large Scale Site Plan and PZ 25-00100002 Preliminary Plat
Applicant:	Lennar Homes (Developer) Rafael Nelson, Anna Myers 3931 RCA Blvd, Suite 3105 Palm Beach Gardens, FL 33410
Property Owner:	City of Cocoa 65 Stone St. Cocoa, FL 32922

Location: Generally, north of Barbra Jenkins St and between Mango and Blake Avenues as depicted in the Location Map on sheet G-1 of the Site Plans.

Overview of Surrounding Area:			
	Future Land Use Designations	**Zoning Districts**	**Land Uses**
North	Mixed Use	RU-1-7	Single-family Residential & Vacant
South	Medium Density Residential	RU-1-7	Single-family Residential & Vacant
East	Medium Density Residential	RU-1-7	Single-family Residential & Vacant
West	Medium Density Residential	RU-1-7	Single-family Residential & Vacant

Project History:

In September of 2024, the City published a Request for Proposal (RFP) for the redevelopment of this Property into affordable single-family housing to further the Diamond Square Community Redevelopment Plan objectives.

In October of 2024, Lennar Homes submitted a proposal to develop the Property as thirty-two (32) homesites, each of which would accommodate a two-story, approximately 16' wide home carefully designed to maximize usable space with sizes ranging from 1,295 square feet to approximately 1,700 square feet and would be sold for a maximum sales price not exceeding the affordable threshold established by the United States Department of Housing and Urban Development (HUD) at the time of sale. The City Council selected Lennar Homes for further negotiation of a Development Agreement (DA) that established guidelines and parameters for the development (Project) of the Property.

On April 22, 2025, City Council approved the Concept Plan, Development Agreement and Purchase and Sale Agreement for the Michael C. Blake Subdivision (please see attachments for reference. Please see Exhibit "B" in the DA for the Concept Plan).

On June 23, 2025, Lennar submitted the Site Plan and Preliminary Plat for review and approval by City Staff (also attached for reference).

Project Description:

The City acquired the Property from the Cocoa Housing Authority for the purpose of developing affordable housing and the City previously subdivided such portion of the Property into the existing Michael C. Blake subdivision, as depicted in the attached Boundary and Topographic Survey.

The Project is depicted on the Site Plan to be constructed in accordance with the requirements set forth in the DA. In the subdivision of 15 of the 17 lots into 30 smaller lots, the Project proposes 3 different floor plans and exterior elevations to achieve architectural diversity and a broader range of choices for residents. Each home will have a minimum of 2 bathrooms and three to four, second-floor bedrooms, as depicted

and described in Exhibit “C” of the DA, Elevations and Floor Plans.

Note: The two (2) lots west of Mango Av. between Temple St. and Barbara Jenkins St. (aka the College Park lots), were part of the overall Concept Plan (Exhibit “B” of the DA), but are not included with the Michael C Blake Large Scale Site Plan or Preliminary Subdivision Plat. These two lots have been approved and permitted separately under building permits BR25-000479 and BR25-000480.

As part of the DA, the Developer requested and was granted variances and waivers from Appendix A Zoning, Article XI, Section 3(E), Single-Family Residential District bulk development regulations, which are also reflected in the site plans:

- The minimum lot area has been reduced from 7,500 square feet to a minimum of 3,515 square feet.
- The minimum lot width has been reduced from 75 feet to 37 feet.
- The minimum lot depth has been reduced from 100 feet to 95 feet deep.
- The maximum lot coverage has been increased from 30% to 50%. This waiver shall not be construed as a waiver of the maximum impervious surface ratio required within the Medium Density Residential future land use category.

In accordance with Section 15-21 of the City Code and in consideration of the variances and waivers granted, the Developer was asked to incorporate several development enhancements into the Final Site Plan. This requires the Developer to:

1) develop affordable single-family homes, as defined by HUD,
2) income-qualify all potential buyers to ensure the purchasers are classified as very-low, low, or moderate income persons as defined in Section 420.0004, Florida Statutes,
3) provide enhanced landscaping, fencing, and playground equipment for the Harry T. Moore Center, and
4) incorporate the use of energy efficient building methods and materials in the new homes.

Regarding item 3 above, City Staff is currently developing and designing the enhanced landscaping, fencing, and playground equipment plan for the Harry T. Moore Center, which Lennar will fund and implement, per the DA. This will go before the Diamond Square CRA Board for review.

The Site Plan and Preliminary Plat align with the goals, objectives, and policies of the City of Cocoa Comprehensive Plan’s Future Land Use Element and Housing Elements, including:

FUTURE LAND USE ELEMENT

Objective 1.1.4: Redevelopment. The City shall encourage redevelopment of areas

that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.1.4.1: The City shall continue to promote vitality and redevelopment of the three community redevelopment areas established pursuant to Chapter163, F.S.: Cocoa (Downtown) Redevelopment Area, Diamond Square Redevelopment Area and U.S. 1 Corridor Redevelopment Area.

HOUSING ELEMENT

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

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

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

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

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

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

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

Staff concludes that approval of the Large Scale Site Plan will support and promote the long-held objectives and goals of the City and the Diamond Square Redevelopment Area Plan towards developing affordable housing, while keeping consistency with relevant comprehensive plan objectives and zoning policy. (

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
April 22, 2025, City Council APPROVED the Development Agreement and Purchase and Sale Agreement for the Michael C. Blake Subdivision (corrected on May 13, 2025; amended and restated on July 8, 2025).

RECOMMENDED MOTION:
Staff requests that Planning and Zoning Board recommend to City Council, the **APPROVAL** of a Large Scale Site Plan (Final Engineering) and Preliminary Plat for the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

SITE PLAN APPLICATION

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

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:** Cocoa Small Homes

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

Company (if applicable): Lennar

Name: ~~Matthew Pisciotta~~ Rafael Nelson, Anna Myers

Mailing Address: 3931 RCA Blvd, Suite 3105

City: Palm Beach Gardens State: FL Zip Code: 33410

Phone #: (561) 592-1624 Fax #:

Mobile #: E-mail: ~~matt.pisciotta~~@lennar.com
rafael.nelson@lennar.com
anna.meyers@lennar.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): City of Cocoa

Name: _____

Mailing Address: 65 Stone St.

City: Cocoa State: FL Zip Code: 32922

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. **Engineer/Architect/Planner:** * *Check here if same as Applicant* → ☐

Company (if applicable): Mills, Short & Associates

Name: James Wesley Mills, P.E.

Mailing Address: 700 22nd Place, Suite 2C

City: Vero Beach State: FL Zip Code: 32960

Phone #: (772) 226-7282 Fax #: _____

Mobile #: _____ E-mail: wmills@millsshortassociates.com

6. **Property Information:**

Street Address and Location: _____

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

24-36-32-07-*-1 to 24-36-32-07-*-6; 24-36-32-07-*-9 to 24-36-32-07-*-17; 24-36-32-CC-13-7; 24-36-32-CC-13-14

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

☐☐☐☐☐☐☐ ☐☐☐☐☐☐☐

Land Area: 124,400 square feet or 2.86 acres

Future Land Use *(to be completed by City)*: RU-1

Zoning District *(to be completed by City)*: RU-1

Existing Use(s) on Property: RU-1

Proposed Use(s) on Property: Medium Density Residential

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. Application will not be deemed sufficient nor processed for review until payment of application fee is received.

   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. $750 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 request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

   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 FL COUNTY OF Palm Beach. I, Gregory Pettibon 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)

Haley M. Nora
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced _____

NOTARY PUBLIC STATE OF FLORIDA
HALEY M. NORA
Commission # HH 651641
Expires April 19, 2029

Haley M. Nora
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY ~~OF BREVARD~~ Palm Beach

Sworn and subscribed to before me this 12th day of June, 20 25

FOR OFFICE USE ONLY

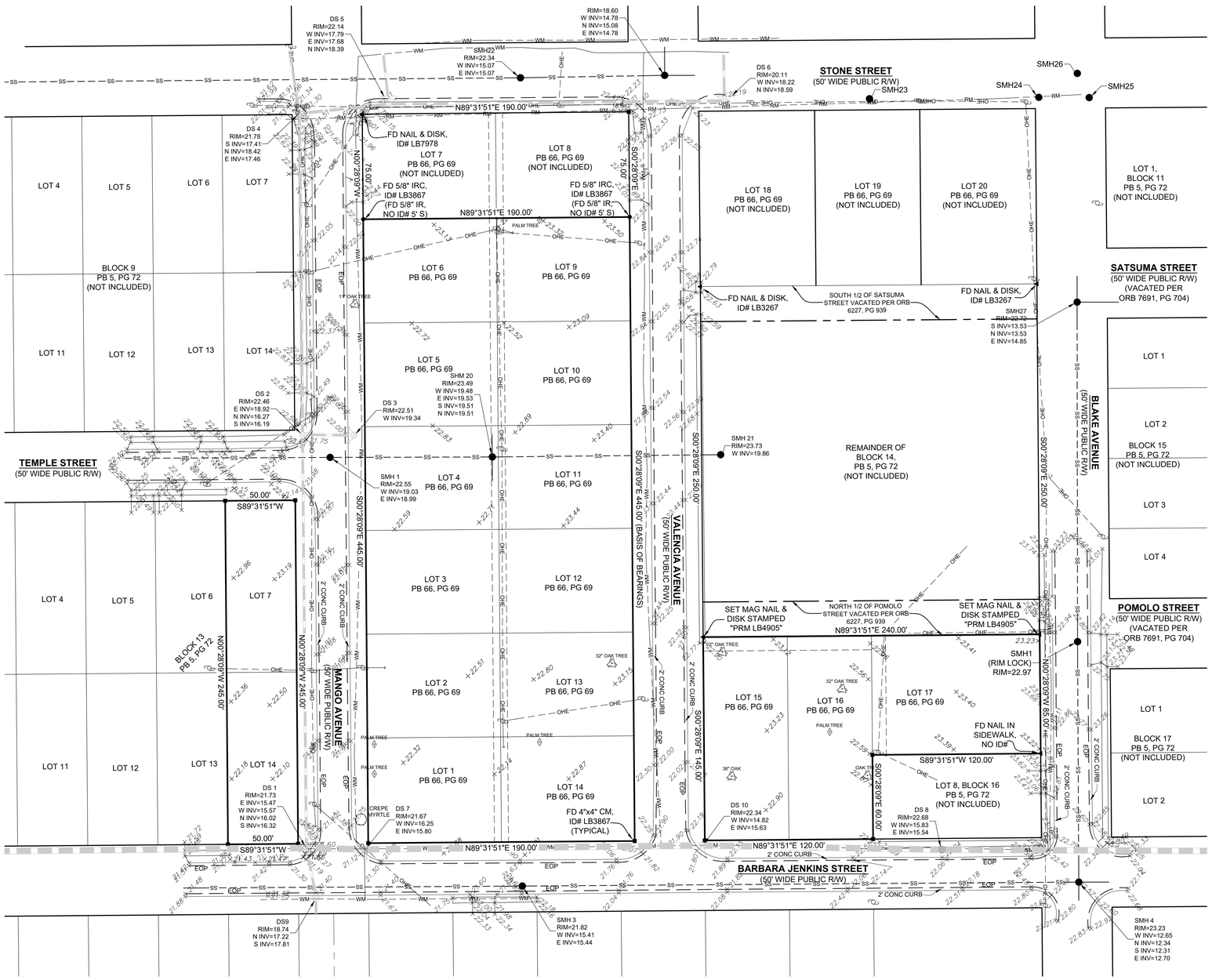
Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____



ABBREVIATIONS

A/C	AIR CONDITIONER
AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
DEL	DELTA / CENTRAL ANGLE
DRI	DEVELOPMENT OF REGIONAL IMPACT
ELEC	ELECTRIC
ELE/ELEV	ELEVATION
EOC	END OF CURVE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
FD	FOUND
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FP&L	FLORIDA POWER AND LIGHT
FT	FEET
HWY	HIGHWAY
ID#	IDENTIFICATION NUMBER
INV	INVERT
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LWP	LIGHTER WOOD POST
NM	NEIGHBORHOOD IDENTIFICATION
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC/ UTILITY
ORB/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
PK	PARKER-KALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER/UTILITY POLE
PRC	POINT OF REVERSE CURVATURE
PUD	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
ST	STREET
TYP	TYPICAL

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905
SCOTT M. GLAUBITZ
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NUMBER 4151
LESLIE E. HOWARD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 5611

FIELD BOOK:	---
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DATE:	05/13/2025
DESIGN/DRAWN:	LEH/VDP

PROJECT TITLE

COCOA SMALL HOMES

SHEET TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NO. 11765

DRAWING NO. 11765_100_001

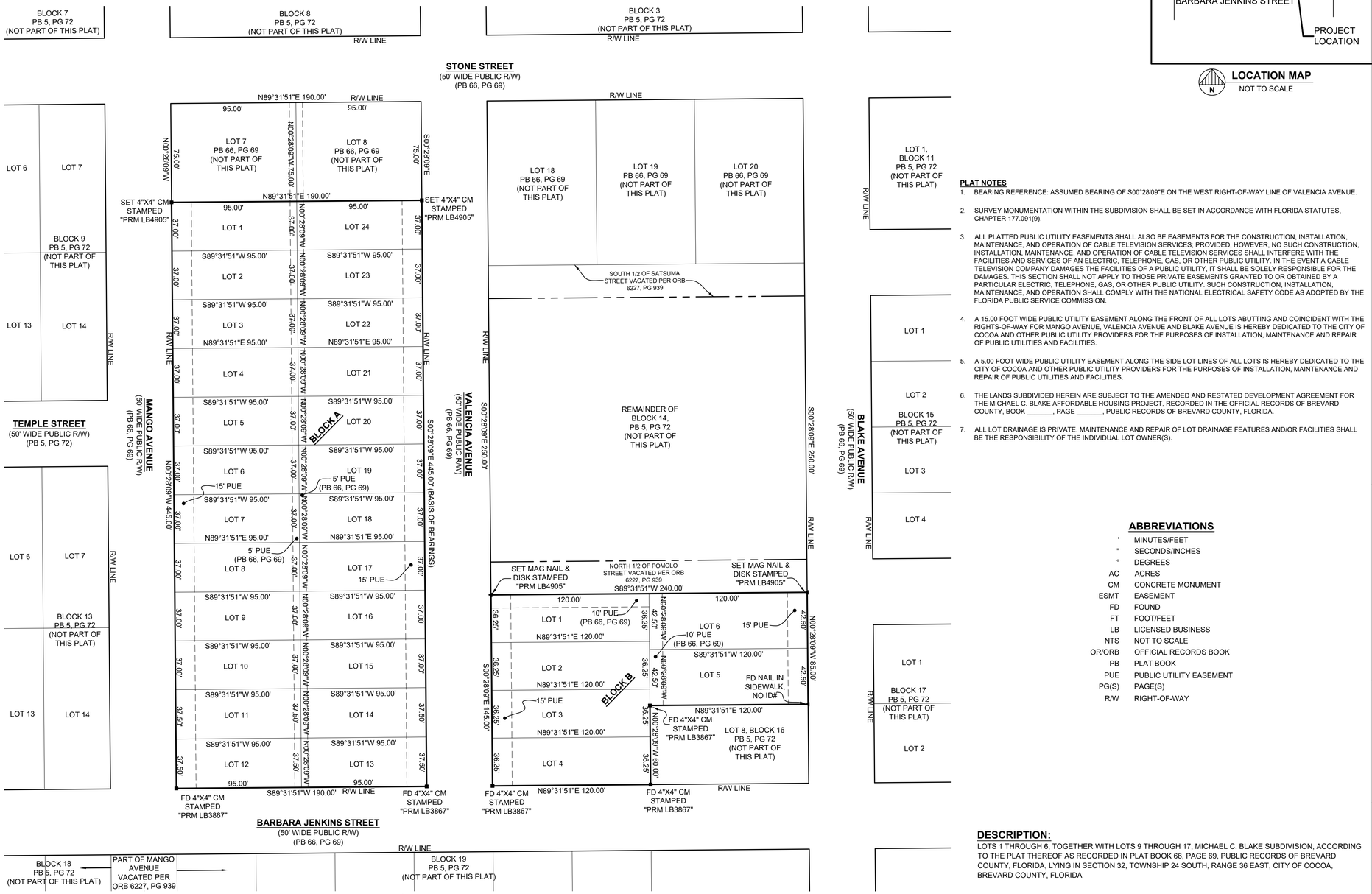
SHEET 1 of 1

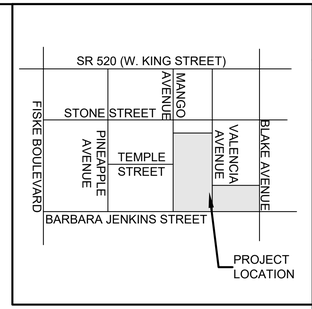
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MICHAEL C. BLAKE SUBDIVISION RE-PLAT NO. 1

BEING A REPLAT OF LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 17, MICHAEL C. BLAKE SUBDIVISION AS RECORDED IN PLAT BOOK 66, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

-PRELIMINARY PLAT-





LOCATION MAP
NOT TO SCALE

PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF S00°28'09"E ON THE WEST RIGHT-OF-WAY LINE OF VALENCIA AVENUE.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(9).
3. ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS ABUTTING AND COINCIDENT WITH THE RIGHTS-OF-WAY FOR MANGO AVENUE, VALENCIA AVENUE AND BLAKE AVENUE IS HEREBY DEDICATED TO THE CITY OF COCOA AND OTHER PUBLIC UTILITY PROVIDERS FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES AND FACILITIES.
5. A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE LOT LINES OF ALL LOTS IS HEREBY DEDICATED TO THE CITY OF COCOA AND OTHER PUBLIC UTILITY PROVIDERS FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES AND FACILITIES.
6. THE LANDS SUBDIVIDED HEREIN ARE SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE MICHAEL C. BLAKE AFFORDABLE HOUSING PROJECT, RECORDED IN THE OFFICIAL RECORDS OF BREVARD COUNTY, BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7. ALL LOT DRAINAGE IS PRIVATE. MAINTENANCE AND REPAIR OF LOT DRAINAGE FEATURES AND/OR FACILITIES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S).

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
CM	CONCRETE MONUMENT
ESMT	EASEMENT
FD	FOUND
FT	FOOT/FEET
LB	LICENSED BUSINESS
NTS	NOT TO SCALE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PUE	PUBLIC UTILITY EASEMENT
PG(S)	PAGE(S)
R/W	RIGHT-OF-WAY

DESCRIPTION:

LOTS 1 THROUGH 6, TOGETHER WITH LOTS 9 THROUGH 17, MICHAEL C. BLAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

SURVEY SYMBOL LEGEND

■ PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

▲ PERMANENT REFERENCE MONUMENT (PRM); SET MAG NAIL & DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

40 0 20 40
1 INCH = 40 FEET

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 11/24/2025
DESIGN/DRAWN: LEH
DRAWING# 11765_300_001
PROJECT# 11765

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PLAT BOOK _____, PAGE _____
SHEET 1 OF 1
SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, LENNAR, being the owner in fee simple of the lands described in

MICHAEL C. BLAKE SUBDIVISION RE-PLAT NO. 1

Hereby dedicates the Public Utility Easements as shown hereon for the installation, maintenance, repair and access of public utilities and facilities to the City of Cocoa and other public utility providers. No other easements are dedicated or granted to the public.

By: _____
SIGNATURE

SEAL

_____
PRINTED NAME/TITLE

LENNAR HOMES

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ by _____ incorporated under the laws of State of Florida, on behalf of the company, who is/are personally known to me ____ or has/have produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

_____ SEAL
NOTARY PUBLIC
My Comm. Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 05/07/2025 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said lands are located in the City of Cocoa, Brevard County, Florida.

_____ Registration Number 5611
LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF CITY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

_____
EDWIN MUNOZ, Jr.
Registered Florida Surveyor & Mapper, License Number 7288 SEAL
Reviewing Surveyor for the City of Cocoa

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, That on _____, the foregoing plat was approved by the City Council of the City of Cocoa, Florida.

_____
Michael C. Blake, MAYOR

ATTEST: _____ SEAL
Monica Arsenault, CITY CLERK

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on _____ at _____.

File No. _____

ATTEST: _____
Clerk of the Circuit Court in and for Brevard County, Fla.

SITE CONSTRUCTION DRAWINGS

FOR

COCOA SMALL HOMES

COCOA, BREVARD COUNTY, FLORIDA

SECTION: 32 TOWNSHIP: 24S RANGE: 36E

LARGE SCALE SITE PLAN



SITE VICINITY MAP

SCALE: N.T.S



SITE LOCATION MAP

SCALE: N.T.S

SUBMITTAL DATE:

INITIAL SUBMITTAL: JUNE 2025
RESUBMITTAL #1: AUGUST 2025
RESUBMITTAL #2: OCTOBER 2025

OWNERS/APPLICANT:

OWNER	APPLICANT
CITY OF COCOA	LENNAR - PALM ATLANTIC DIVISION
65 STONE ST.	3931 RCA BLVD. SUITE 3105
COCOA, FLORIDA 32922	PALM BEACH GRADENS, FLORIDA 33410
PHONE:	PHONE: (561) 592-1624
EMAIL:	EMAIL: MATT.PISCIOTTA@LENNAR.COM

PROJECT TEAM:

CIVIL ENGINEER	LANDSCAPE ARCHITECTS
MILLS, SHORT & ASSOCIATES	MILLS, SHORT & ASSOCIATES
700 22ND PLACE, SUITE 2C/2D	700 22ND PLACE, SUITE 2C/2D
VERO BEACH, FLORIDA 32960	VERO BEACH, FLORIDA 32960
PHONE: (772) 226-7282	PHONE: (772) 226-7282
EMAIL: WMILLS@MILLSSHORTASSOCIATES.COM	EMAIL: DSARROW@MILLSSHORTASSOCIATES.COM

SURVEYOR

B.S.E. CONSULTANTS, INC
312 SOUTH HARBOR CITY BLVD. SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674
EMAIL: LHOWARD@LJA.COM

PROJECT NARRATIVE:

THE PROJECT PROPOSES THE CONSTRUCTION OF 30 SMALL RESIDENTIAL UNITS FOR THE CITY OF COCOA. THE PROJECT IS LOCATED ALONG ON THE STREETS BETWEEN STONE STREET AND BARBARA JENKINS STREET WITH UNIT ACCESS ON MANGO, VALENCIA, AND BLAKE AVENUE. PROJECT PROPOSES ALL REQUIRED UTILITY INFRASTRUCTURE AND STORMWATER MANAGEMENT WITH EXISTING INFRASTRUCTURE TO REMAIN.

LEGAL DESCRIPTION:

DESCRIPTION FROM EXHIBIT "A" IN THAT CERTAIN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: 12427550, ISSUING OFFICE FILE NUMBER: 110041-001527-FL, COMMITMENT DATE: 05/14/2025 AT 11:00 PM:
LOTS 1 THROUGH 6, INCLUSIVE, AND LOTS 9 THROUGH 17, INCLUSIVE, MICHAEL C. BLAKE SUBDIVISION,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE(S) 69, OF THE PUBLIC
RECORDS OF BREVARD COUNTY, FLORIDA.

SHEET INDEX:

G-1	TITLE SHEET
G-2.1	GENERAL NOTES
G-2.2	GENERAL NOTES
C-1.1	EXISTING CONDITIONS
C-1.2	DEMOLITION PLAN
C-2	SITE PLAN
C-3.1	OVERALL PAVING, GRADING, & DRAINAGE PLAN
C-3.2	MILLING AND OVERLAY PLAN
C-4	UTILITY PLAN
C-5	UTILITY DETAILS
C-6	IRRIGATION PLAN
C-7	STORMWATER POLLUTION AND PREVENTION PLAN
C-8	STORMWATER POLLUTION AND PREVENTION DETAILS
C-9	AUTO TURN PLAN
TD-1	TREE DISPOSITION PLAN
LP-1	LANDSCAPING PLAN
LP-2	LANDSCAPE SCHEDULE AND DETAILS

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture
James Mills
Jupiter Office
1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
C.A. #: 30698
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
Vero Beach Office
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

THIS SHEET: TITLE SHEET
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. G-1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\G-1 TITLE SHEET.dwg
DATE: 11/18/2025
TIME: 9:16 AM

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JURISDICTIONAL STANDARDS AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY JURISDICTIONAL PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN FDOT RIGHT-OF-WAY'S.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRICTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CONTROLLING JURISDICTION AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
24. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH JURISDICTIONAL MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM OF 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAINS STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
    A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    C. AIR TESTS, AS MINIMAL, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
    A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    B. USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX. TO WHICH THE PIPE IS MANUFACTURED.
    C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

WATER MAIN CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS ON SHEET G-3)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
        2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
        2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
        2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C., THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6' ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
        2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.00652(2), F.S. AND RULE 64E-6.002, F.A.C.
    2.5. EXCEPTIONS/MITIGATION:
        ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPHS 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER , TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES . SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH A 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED INTHE UTILITY PROVIDERS. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIWWA C651-92 AND UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS. THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62.610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C. USING BLUES AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE-STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW.8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW.8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW.8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN-SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. NFPA 1:16.5.3.1.3.

FORCE MAIN NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS:
   PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARDS C900., LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT- SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT- SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:

A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
B. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
C. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
D. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.

A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING, FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.

2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

TABLE 1.0 - UTILITY SEPARATION

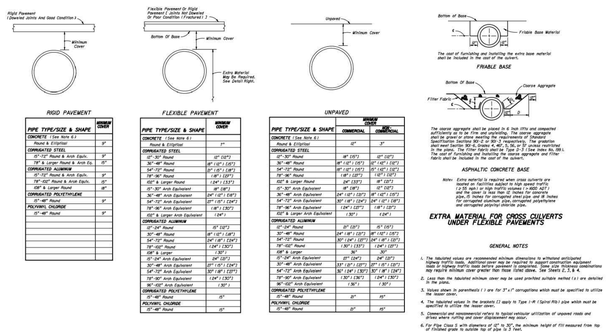
LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

TABLE 2.0 - STORM PIPE COVER



RIGID PAVEMENT

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE (See Note 6)	
Round & Elliptical	9"
CORRUGATED STEEL	
6"- 60" Round	9"
54"-72" Round & Arch Equiv.	12"
78" & Larger Round & Arch Eq.	24"
CORRUGATED ALUMINUM	
6"-60" Round	9"
54"-72" Round & Arch Equiv.	12"
78" & Larger Round	24"
CORRUGATED POLYETHYLENE	
6"-48" Round	9"
POLYVINYL CHLORIDE	
6"-48" Round	9"

FLEXIBLE PAVEMENT

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER
CONCRETE (See Note 6)	
Round & Elliptical	1'
CORRUGATED STEEL	
6"- 60" Round	2'- 0"
66"-72" Round	3'- 0" (2'-6")
54"-72" Round	2'- 6" (2'-0")
78" Round	3'- 0" (2'-6")
78" & Larger Round	3'- 6" (3'-0")
6"- 60" Arch Equivalent	2'- 0"
66"- 96" Arch Equivalent	3'- 6" (3'-0")
54"- 72" Arch Equivalent	2'- 6" (2'-0")
78"- 96" Arch Equivalent	3'- 6" (3'-0")
102" & Larger Arch Equivalent	3'- 6")
CORRUGATED ALUMINUM	
6"- 60" Round	2'- 0"
66"- 96" Round	3'- 6" (3'-0")
54"- 72" Round	2'- 6" (2'-0")
78" Round	3'- 0" (2'-6")
78" & Larger	3'- 6" (3'-0")
6"- 54" Arch Equivalent	2'- 0"
60"- 96" Arch Equivalent	3'- 6" (3'-0")
54"- 72" Arch Equivalent	2'- 6" (2'-0")
78"- 96" Arch Equivalent	3'- 6" (3'-0")
102" & Larger Arch Equivalent	3'- 6")
CORRUGATED POLYETHYLENE	
6"- 48" Round	2'- 0"
POLYVINYL CHLORIDE	
6"- 48" Round	2'- 0"

UNPAVED

PIPE TYPE/SIZE & SHAPE	MINIMUM COVER COMMERCIAL	MINIMUM COVER NON-COMMERCIAL
CONCRETE (See Note 6)		
Round & Elliptical	12"-	3"-
CORRUGATED STEEL		
6"- 60" Round	9" (9")	12" (12")
66"- 96" Round	9" (9") (12")	12" (12") (12")
54"- 72" Round	9" (9") (12")	12" (12") (12")
78" Round	12" (12") (12")	12" (12") (12")
78" & Larger Round	12" (12")	12" (12")
6"- 54" Arch Equivalent	9" (9")	12" (12")
60"- 96" Arch Equivalent	24" (9") (12")	24" (12") (12")
54"- 72" Arch Equivalent	12" (9") (12")	24" (12") (12")
78"- 96" Arch Equivalent	12" (12")	12" (12")
102" & Larger Arch Equivalent	(12")	(24")
CORRUGATED ALUMINUM		
6"- 54" Round	9" (9")	9" (9")
60"- 96" Round	24" (9") (12")	24" (12") (12")
54"- 72" Round	12" (9") (12")	24" (12") (12")
78" Round	12" (12")	24" (12")
78" & Larger	12" (12")	24" (12")
6"- 54" Arch Equivalent	9" (9")	24" (24")
60"- 96" Arch Equivalent	12" (9") (12")	12" (12") (12")
54"- 72" Arch Equivalent	12" (9") (12")	12" (12") (12")
78"- 96" Arch Equivalent	12" (12")	12" (24")
102" & Larger Arch Equivalent	(12")	(24")
CORRUGATED POLYETHYLENE		
6"- 48" Round	9"	9"
POLYVINYL CHLORIDE		
6"- 48" Round	9"	9"

The cost of furnishing and installing the extra base material shall be included in the cost of the culvert.

FRIABLE BASE

The coarse aggregate shall be placed in 6 inch lifts and compacted to a density of 98% of the maximum density. The top surface shall be graded to allow meeting the requirements of Detailed Specification No. 9 for Type B-12.5 bituminous concrete. The graded base need be compacted to only 90% of maximum density. The extra base, as shown, may further taper down to Type S-1 (See Index No. 505), Type B-12.5 bituminous concrete. The coarse aggregate and filter fabric shall be included in the cost of the culvert.

ASPHALTIC CONCRETE BASE

Note: Extra material is required when cross culverts are located on facilities subject to high speed traffic. The extra base shall be placed under the entire fill and the culvert is less than 30' below the pavement. Use Type S-1 bituminous concrete. Use filter fabric for corrugated aluminum pipe, corrugated polyethylene and corrugated polyvinyl chloride pipe.

EXTRA MATERIAL FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENTS

GENERAL NOTES

1. The tabulated values are recommended minimum dimensions to withstand anticipated highway traffic loads. Additional cover may be required to support construction equipment loads. Where the tabulated minimum cover is not practical, a stronger pipe or bedding/cradle may require minimum cover greater than those listed above. See Sheets E-3, & 4.
2. Less than the tabulated minimum cover may be used protected suitably marked (+) are detailed in the plans.
3. Values shown in parenthesis ( ) are for 3" x 1" corrugations which must be specified to utilize the lesser cover.
4. The tabulated values in the brackets [ ] apply to Type I (R Spiral Rib) pipe which must be specified to utilize the lesser cover.
5. Commercial and noncommercial refers to typical vehicular utilization of unpaved roads and drives where rutting and cover displacement may occur.
6. For Pipe Class 5 with diameters of 30" to 60", the minimum height of fill measured from top of finished grade to outside top of pipe is 2 feet.

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ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

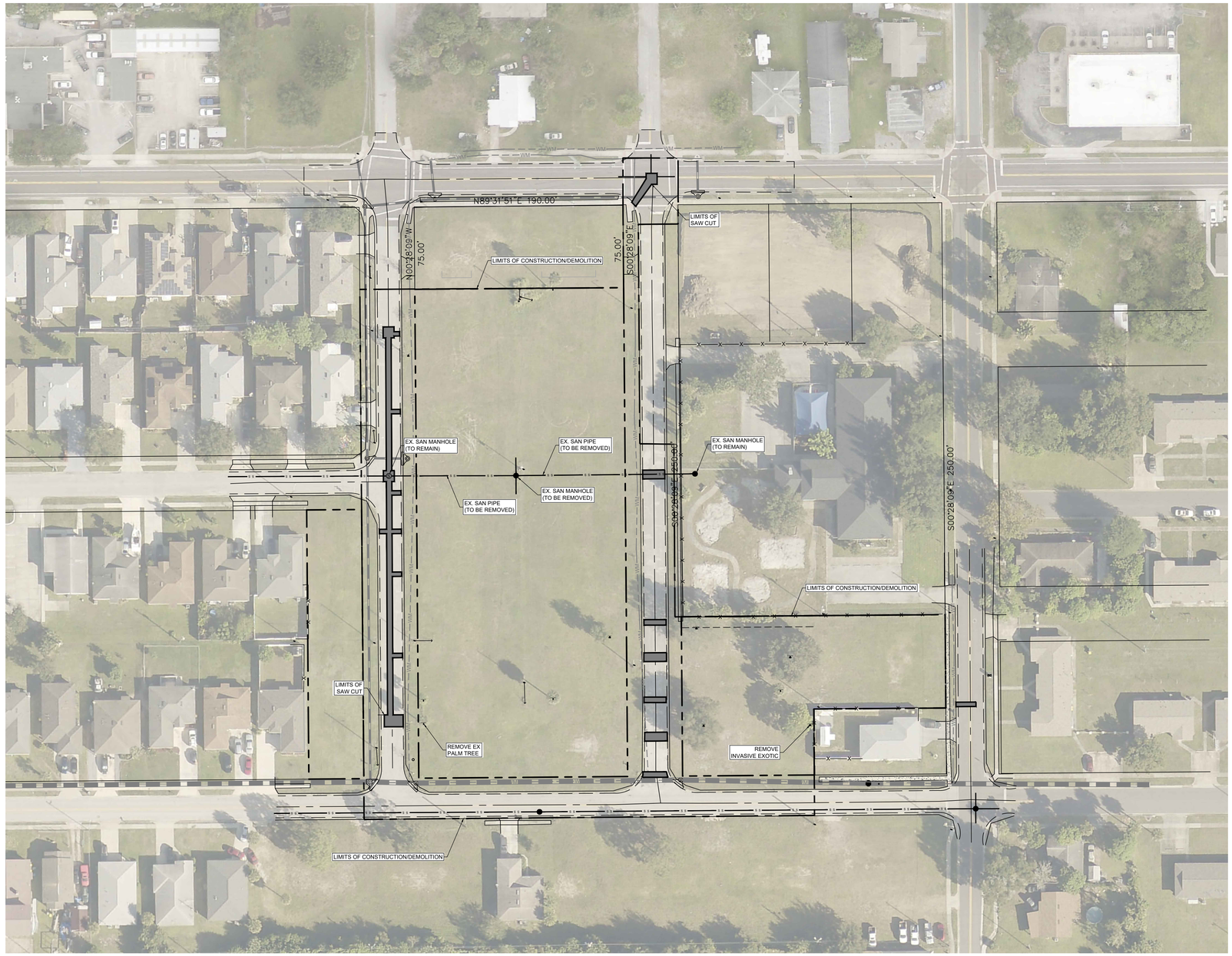
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CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

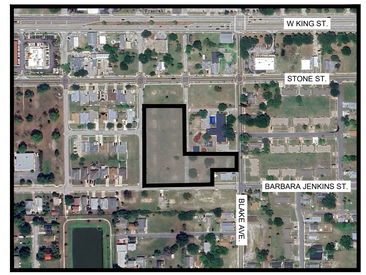
PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. G-2.2

TIME: 9:16 AM
DATE: 11/18/2025
FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\G-2 GENERAL NOTES.dwg


N89°31'51"E 198.00
S00°28'09"E 75.00'
N00°28'09"W 75.00'
S00°28'09"E 250.00'
S00°28'09"E 250.00'
DS 6 INV N
DS 6 INV W
DS9 INV E
DS9 INV S
DS6 INV W
DS6 INV W
DS6 INV S







VICINITY MAP
SCALE: NTS

SURVEY NOTES:

SURVEY OF 3 PARCELS OF LAND IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY,
FLORIDA
SURVEY FOR BOUNDARY, ELEVATIONS AND LOCATIONS OF PERTINENT TOPOGRAPHIC FEATURES.
IMPROVEMENTS AND/OR UTILITIES, WHETHER ABOVEGROUND OR UNDERGROUND, ARE NOT LOCATED OR SHOWN ON THIS SURVEY.
BEARING REFERENCE: ASSUMED BEARING OF S00°28'09"E ON THE WEST RIGHT-OF-WAY LINE OF VALENCIA
AVENUE.
ELEVATIONS SHOWN ARE REFERENCED TO NAVD88 DATUM.
BENCHMARKS ARE AS SHOWN HEREON.
ORIGINATING BENCHMARK: BREVARD COUNTY SURVEY & MAPPING DEPARTMENT PID# "F6A62", PUBLISHED
ELEVATION = 22.154, NAVD88
THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
DATE OF LAST FIELD WORK: 05/09/2025

DESCRIPTION:

3 PARCELS OF LAND IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 7 & 14, BLOCK 13, AMENDED MAP OF COLLEGE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
TOGETHER WITH LOTS 1 THROUGH 6 AND LOTS 9 THROUGH 14, MICHAEL C. BLAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
TOGETHER ALSO WITH LOTS 15 THROUGH 17, MICHAEL C. BLAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

ABBREVIATIONS

A/C	AIR CONDITIONER
AL	ARC LENGTH
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BEGINNING OF CURVE
C/L	CENTERLINE
CA	CENTRAL ANGLE
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
DEL	DELTA / CENTRAL ANGLE
DRI	DEVELOPMENT OF REGIONAL IMPACT
ELEC	ELECTRIC
EL/ELEV	ELEVATION
EOC	END OF CURVE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
FD	FOUND
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FP&L	FLORIDA POWER AND LIGHT
FT	FEET
HWY	HIGHWAY
ID#	IDENTIFICATION NUMBER
INV	INVERT
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LWP	LIGHTER WOOD POST
NH	NEIGHBORHOOD IDENTIFICATION
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC/ UTILITY
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
PK	PARKER-KALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER/UTILITY POLE
PRC	POINT OF REVERSE CURVATURE
PUD	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RR	RAILROAD
ST	STREET
TYP	TYPICAL

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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

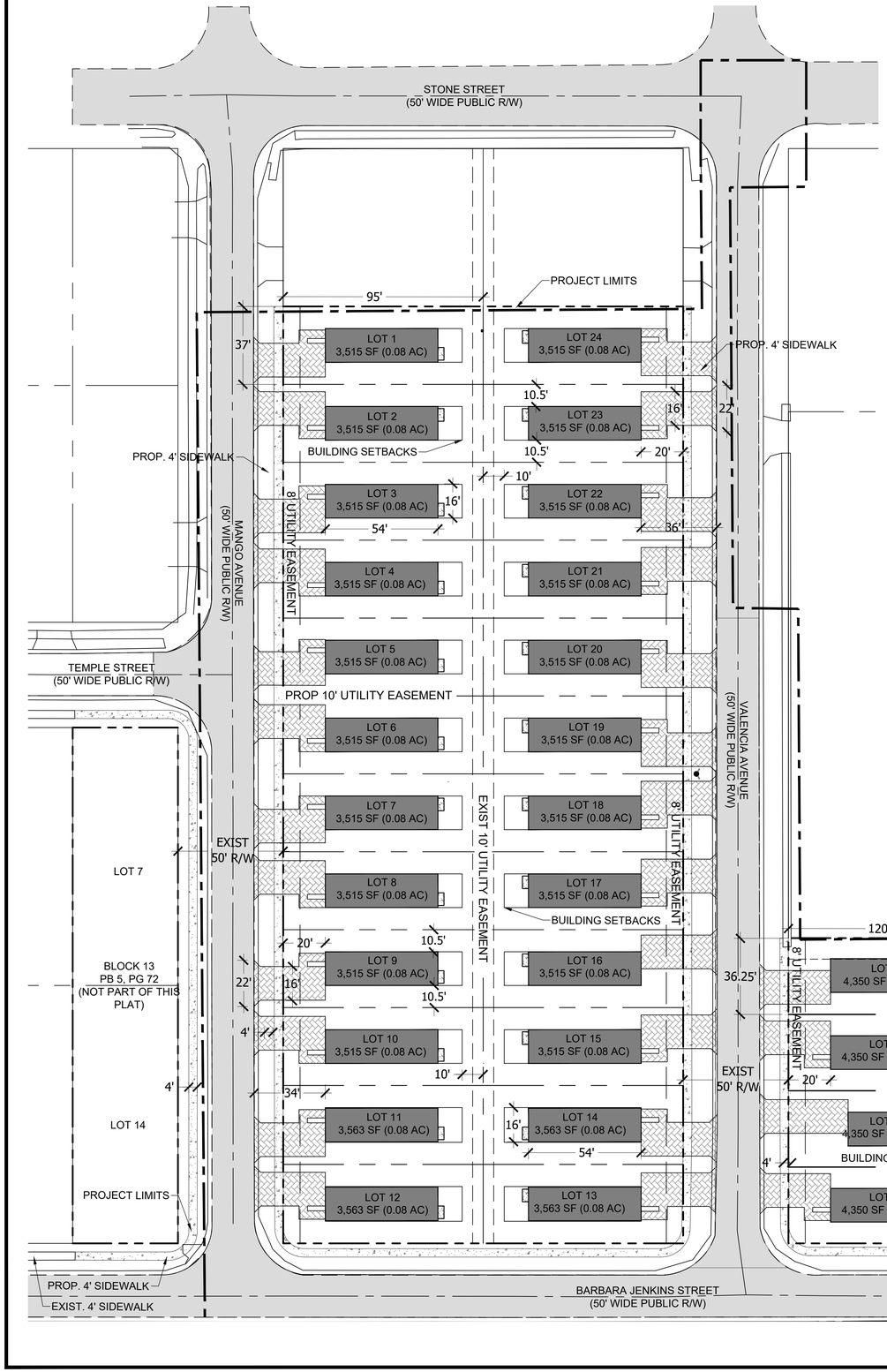
ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967
THIS SHEET: DEMOLITION PLAN
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-1.2

TIME: 9:16 AM
DATE: 11/18/2025
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FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\C-2 HORIZONTAL CONTROL PLAN.dwg DATE: 11/18/2025 TIME: 9:16 AM



PROJECT DATA:

ZONING:

RU-1-7

FUTURE LAND USE:

MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE:

THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12009C0426H, DATED 01/29/2021.

PARCEL IDS:

24-36-32-07-*-1 to 24-36-32-07-*-6; 24-36-32-07-*-9 to 24-36-32-07-*-17; 24-36-32-CC-13-7 24-36-32-CC-13-14

SITE DIMENSIONAL REGULATIONS PER

CITY OF COCOA CODES - APPENDIX A - ARTICLE XI - SEC. 3 - (RU-1-7)

CODE REQUIREMENTS:	PROPOSED:
LOT SIZE:	3,515 S.F.
LOT WIDTH:	36.25' MIN.
LOT DEPTH:	95'
BLDG. COVERAGE (MAX):	50%
BLDG. HEIGHT (MAX):	35' (2-STORIES MAX)
FLOOR AREA RATIO:	0.23

SETBACKS:

FRONT:	20'
REAR:	10'
SIDE:	10.5'

PROPOSED SITE DATA:

TOTAL LOTS = 30 UNITS

12 D.U. PER AC.

SITE AREA = 2.57 AC (112,150 S.F.)

PROVIDED PERVIOUS AREA:

PROVIDED PERVIOUS AREA:	**56.14%**	**(62,963 SF / 1.44 AC)**

PROVIDED IMPERVIOUS AREA:

BUILDING AREA :	**22.90%**	**(25,680 SF / 0.59 AC)**
SIDEWALKS / DRIVEWAYS:	18.76%	(23,507 SF / 0.54 AC)
PROVIDED IMPERVIOUS AREA:	**43.86%**	**(49,187 SF / 1.13 AC)**

TRAFFIC STATEMENT:

TRIP COUNT HAVE BEEN CALCULATED ACCORDING TO THE ITE TRIP GENERATION MANUAL, 11TH EDITION.

PROPOSED USE: SINGLE FAMILY DETACHED HOUSING

LAND USE GROUP #: 210 - SINGLE FAMILY DETACHED HOUSING

TOTAL NO. OF DWELLING UNITS: 30

(9.43 TRIPS/DAY PER D.U.)

TOTAL DAILY TRIPS: 9.43 x 30 = 283 TRIPS

PARKING INFORMATION:

2 PARKING SPACES WILL BE ACCOMMODATED FOR EACH DWELLING UNIT / WITHIN GARAGE & DRIVEWAY

30 DU X 2 = 60 SPACES

CONSTRUCTION SCHEDULE:

BEGIN: COMMENCE UPON RECEIVING PERMITS

COMPLETION: JANUARY 2027

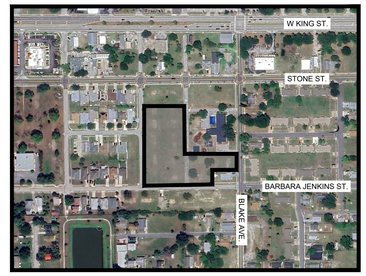
PRODUCT TYPE

LOTS DIMENSIONS:

TYP. LOT - 37' X 95'

LOT AREA : 3,515 S.F. (0.08 AC.)



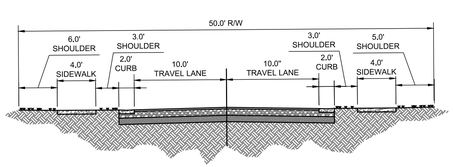


VICINITY MAP
SCALE: NTS

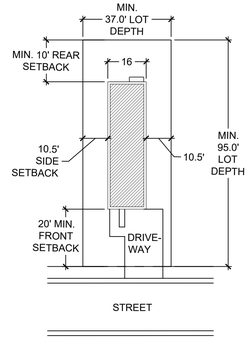
LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED BUILDING SETBACK
- PROPOSED PROJECT LIMIT/BOUNDARY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY
- EXISTING ASPHALT
- EXISTING DRAINAGE STRUCTURES
- EXISTING STORMWATER PIPE
- PROPOSED SANITARY SEWER

NOTE:
MATERIALS IN DRIVEWAYS MAY CONSIST OF CONCRETE PAVERS, CONCRETE, OR ASPHALT



TYPICAL 50' RIGHT-OF-WAY
SCALE: NTS



TYPICAL LOT
SCALE: NTS

PREVIOUS APPROVALS:
LOTS 7 & 14 (WERE PREVIOUSLY APPROVED PER BUILDING PERMIT BR25-000479 AND BR25-000480

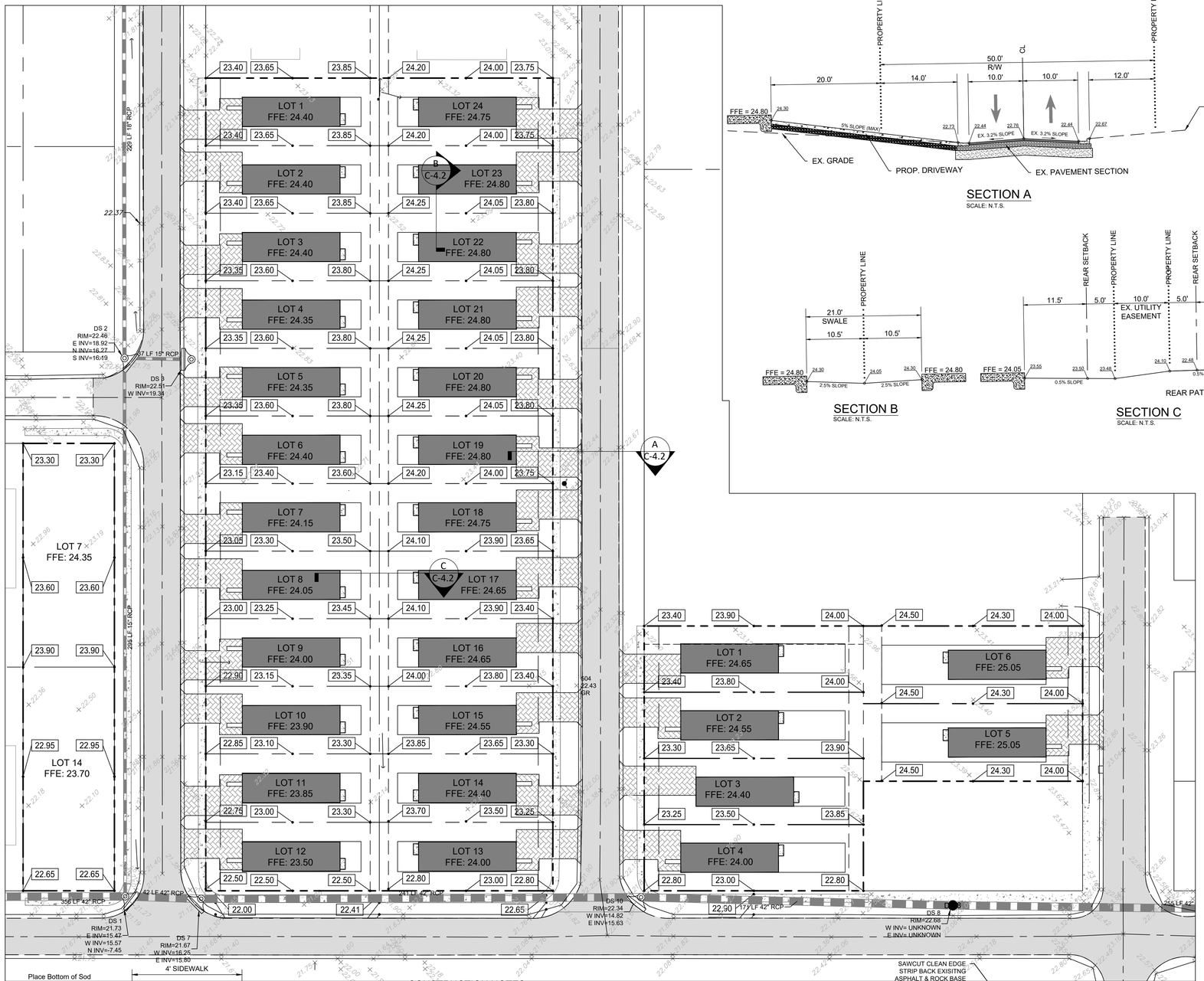
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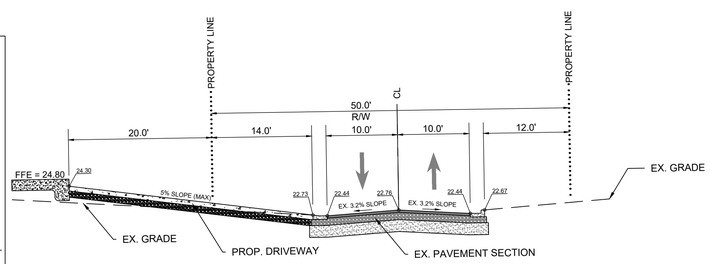
ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

THIS SHEET: SITE PLAN
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

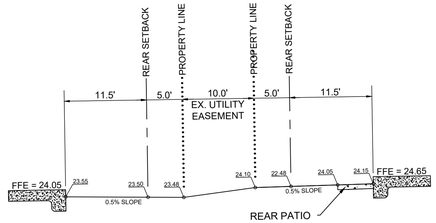
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DATE 05-23-2025
SHEET NO. C-2



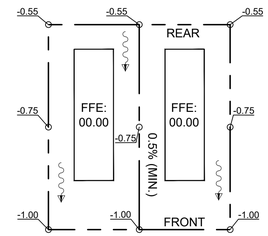


SECTION A
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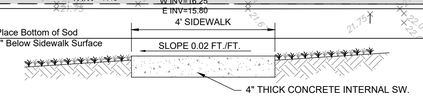
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SECTION C
SCALE: N.T.S.



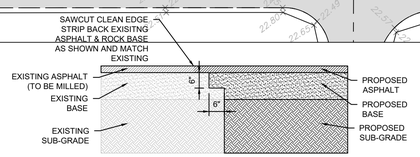
TYPICAL TYPE 'A' LOT GRADING
SCALE: NTS



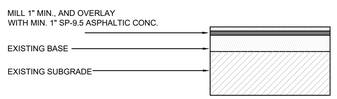
SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 8-FEET.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH BROOM FINISH.

SIDEWALK DETAIL
N.T.S.

CONSTRUCTION NOTES:
1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH COUNTY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.



SAW-CUT/ BUTT JOINT DETAIL
N.T.S



LEGEND:
- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED MILL & OVERLAY
- EXISTING ASPHALT
- EXISTING DRAINAGE STRUCTURES
- EXISTING STORMWATER PIPE
- 16.80 — PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- ×17.00 — EXISTING TOPOGRAPHY LINE

N

0 15 30 60 Feet
1" = 30'

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12009C0426H, DATED 01/29/2021.

DRAINAGE AND GRADING NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF CITY OF COCOA AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
7. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF MATERIAL IS TO BE HAULED OFFSITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
9. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

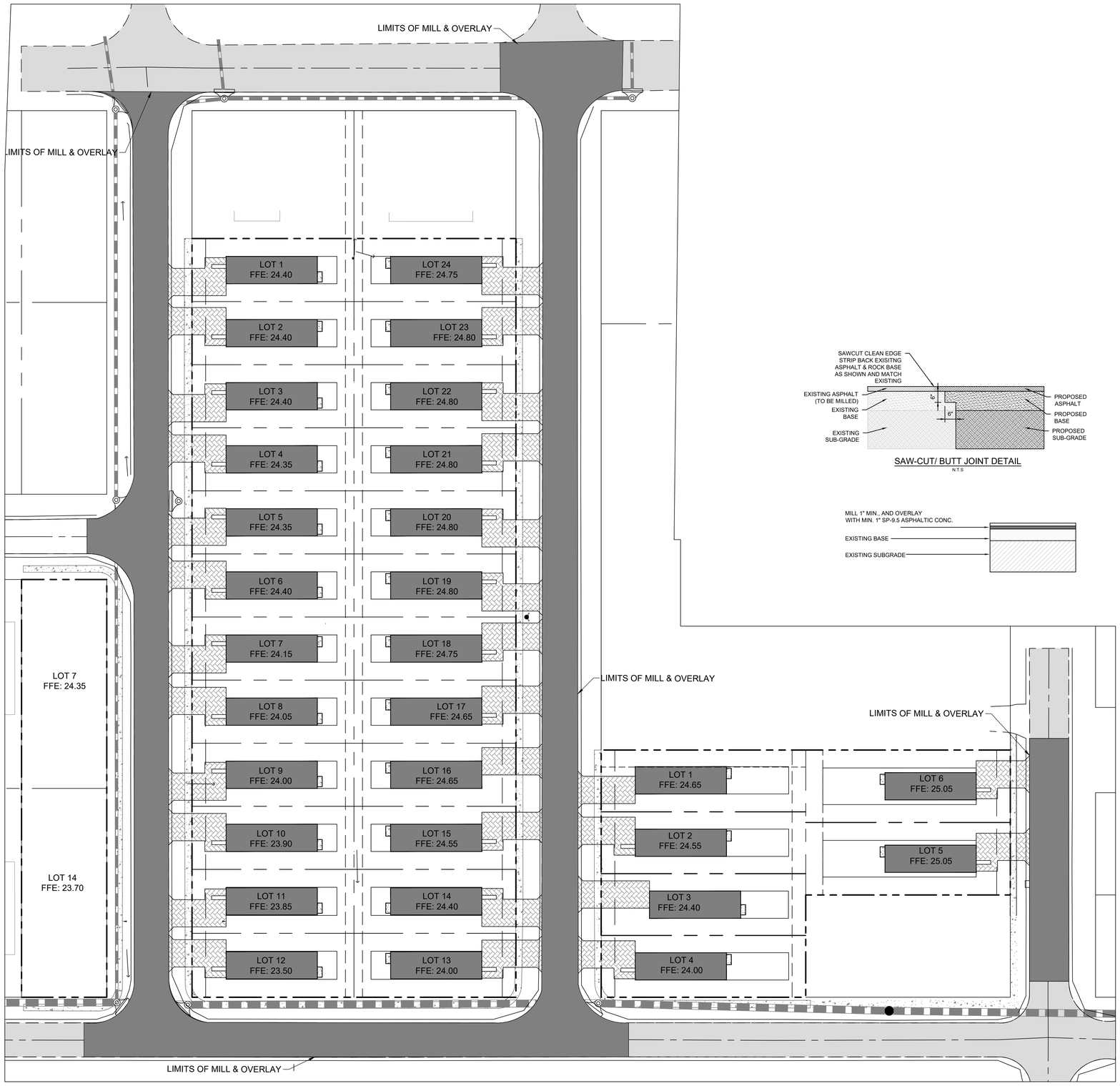
Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture
Vero Beach Office
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960
Jupiter Office
1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
C.A.# 30698
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
James Mills
JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967
THIS SHEET: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

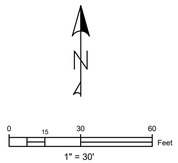
PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-3.1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\PAVING GRADING & DRAINAGE PLAN.dwg DATE: 11/18/2025 TIME: 9:16 AM



SAW-CUT/ BUTT JOINT DETAIL

N.T.S



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED MILL & OVERLAY
- EXISTING ASPHALT
- EXISTING DRAINAGE STRUCTURES
- EXISTING STORMWATER PIPE
- 16.80 — PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- ×17.00 — EXISTING TOPOGRAPHY LINE

FLOOD ZONE:

THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12009C0426H, DATED 01/29/2021.

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF CITY OF COCOA AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
7. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF MATERIAL IS TO BE HAULED OFFSITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
9. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH COUNTY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

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ISSUE	DATE	COMMENTS

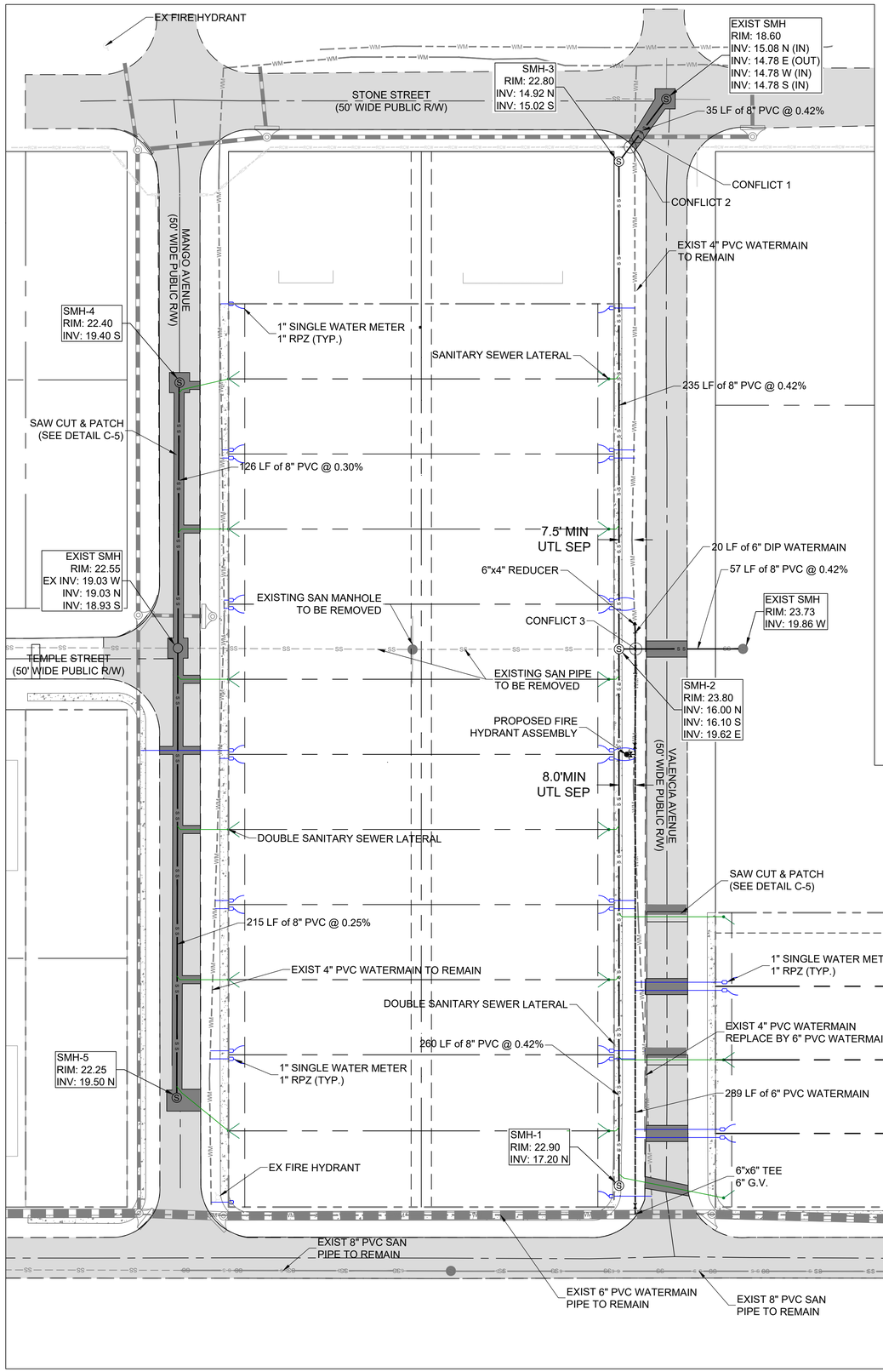
COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

THIS SHEET: MILL AND OVERLAY PLAN

DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-3.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\PAVING GRADING & DRAINAGE PLAN.dwg DATE: 11/18/2025 TIME: 9:16 AM

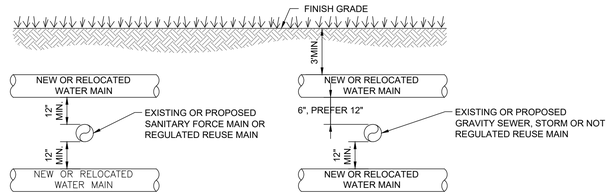


TOTAL UTILITY SUMMARY:

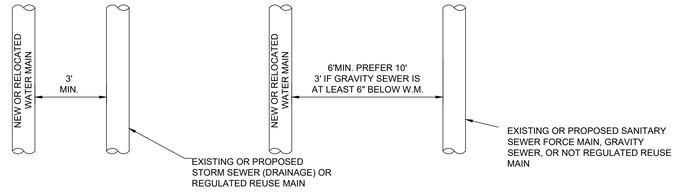
8" PVC SAN:	930 LF
6" PVC WM:	365 LF
6" DIP WM:	20 LF
6" C-900 RECLAIM :	1530 LF
WATER SERVICES:	30 SINGLE SERVICES
SANITARY SERVICES:	13 DOUBLE SERVICES
	4 SINGLE SERVICES
IRRIGATION SERVICES:	33 SINGLE SERVICES

CONFLICT TABLE

CONFLICT 1:	TOP SS	15.54
	BOT SW	18.10
CONFLICT 2:	TOP SS	14.89
	BOT RCW	18.60
CONFLICT 3:	TOP WM	18.00
	BOT SS	19.65



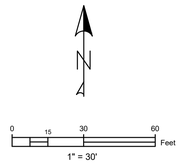
VERTICAL ORIENTATION



HORIZONTAL ORIENTATION

UTILITY ORIENTATION DETAIL

SCALE: N.T.S.



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED SAWCUT AREA
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO RE-PAVE TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH COUNTY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
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7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

FDEP UTILITY NOTES:

1. VERTICAL CROSSINGS
   SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.
2. HORIZONTAL SEPARATIONS
   WHEREVER IT IS PHYSICALLY POSSIBLE:
   SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.
   RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.
   WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
   A.) IN A SEPARATE TRENCH;
   B.) ON AN UNDISTURBED EARTH SHELF; AND CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1).
3. CONFLICTS
   WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1.) AND 2.), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP), ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

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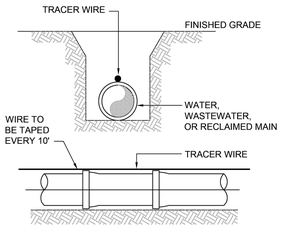
ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

THIS SHEET: UTILITY PLAN
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-4

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\UTILITY PLAN.dwg
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TIME: 9:16 AM

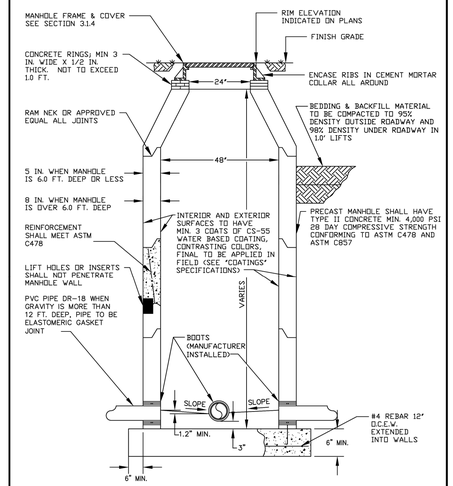


NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED TRACER WIRE CAPABLE OF DETECTION AND SHALL BE TAPED EVERY 10' TO TOP CENTERLINE OF THE PIPE.
2. WIRE IS TO BE CONNECTED TOGETHER USING AN UNDERGROUND WIRE NUT WITH A SILICON BASED SEALANT.
3. SEE "TRACER WIRE" SPECIFICATIONS.

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

TRACER WIRE DETAIL

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TRACER WIRE DETAIL	

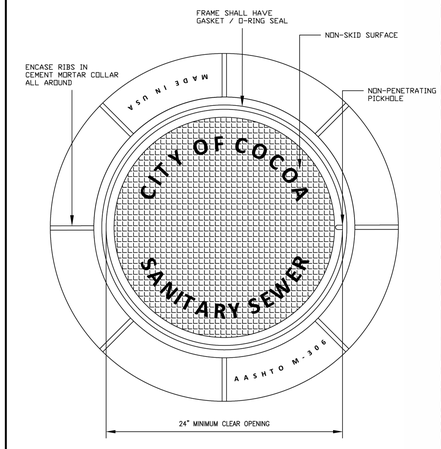


CROSS SECTION

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

TYPICAL MANHOLE

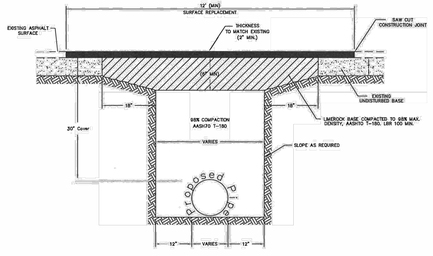
DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TYPICAL MANHOLE	



CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

MANHOLE FRAME AND COVER

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: MANHOLE FRAME AND COVER	



(CITY) PAVEMENT OPEN-CUT DETAIL

NTS

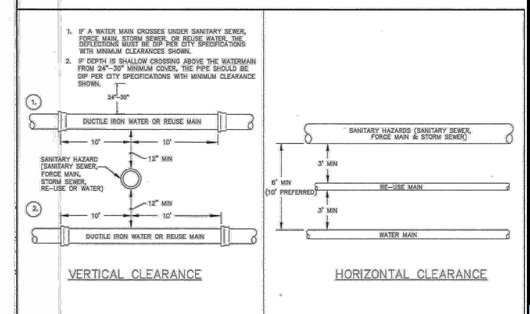
NOTES:

1.) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
2.) SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
3.) ALL STRIPING TO BE REPLACED.
4.) ORIGINAL PAVEMENT GRADE TO BE RESTORED.
5.) ALL COMPACTION TEST CONDUCTED BY QUALIFIED GEOTECHNICAL COMPANY

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

CITY PAVEMENT OPEN CUT DETAIL

DRAWN BY: AW	SCALE: NOT TO SCALE
CHECKED BY: M. ARENAS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: CITY PAVEMENT OPEN CUT DETAIL	

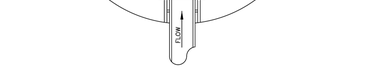


PER FDEP 62-555.314

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

TYPICAL REQUIRED SEPARATION

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P.E./D. VELOZA	DATE: MAY 2025
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TYPICAL REQUIRED SEPARATION	



MAKE CURVE AS SMOOTH, WITH AS LARGE OF RADIUS AS POSSIBLE.

PLAN

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

MANHOLE INVERT

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: MANHOLE INVERT	



CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

TYPICAL LOT SERVICE LINE LOCATION

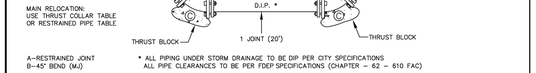
DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TYPICAL LOT SERVICE LINE LOCATION	



CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

TYPICAL SERVICE

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TYPICAL SERVICE	

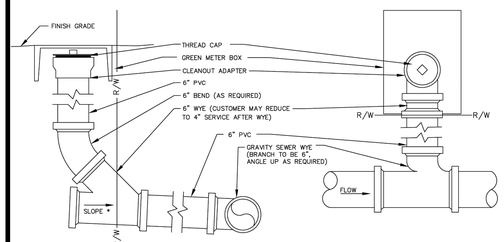


PER FDEP 62-555.314

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

STORM DRAIN CROSSING

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: STORM DRAIN CROSSING	

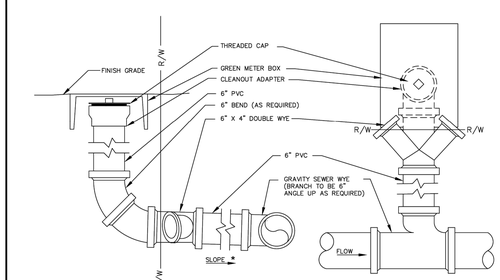


* MINIMUM SLOPE PER TECHNICAL SPECIFICATIONS

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

SINGLE SERVICE DETAIL

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: SINGLE SERVICE DETAIL	

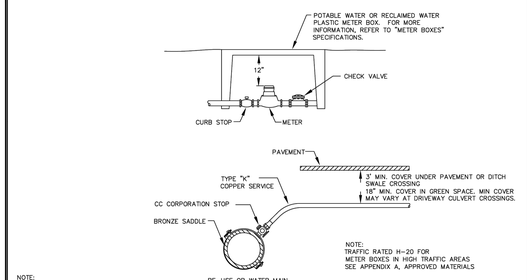


* MINIMUM SLOPE PER TECHNICAL SPECIFICATIONS

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

DOUBLE SERVICE DETAIL

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: DOUBLE SERVICE DETAIL	

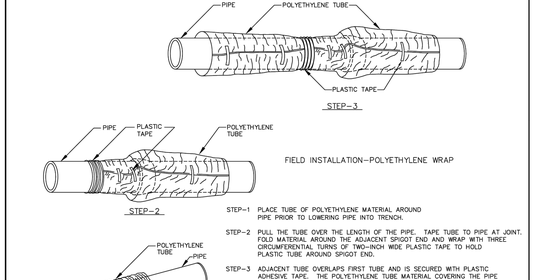


NOTE:
1. WHEN WITHIN BREVARD COUNTY ROW, ANY EXCAVATION WITHIN 8' OF THE EOP OR 3' FROM THE EDGE OF SIDWALK WILL REQUIRE SHORING TO PREVENT UNDERMINING.

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

TYPICAL 3/4"- 2" SERVICE LINE

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: TYPICAL SERVICE LINE	



STEP-1 PLACE TUBE OF POLYETHYLENE MATERIAL AROUND PIPE PRIOR TO LOWERING PIPE INTO TRENCH.

STEP-2 PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH THREE CIRCUMFERENTIAL TURNS OF TWO-INCH WIDE PLASTIC TAPE TO HOLD PLASTIC TUBE AROUND SPIGOT END.

STEP-3 ADJACENT TUBE OVERLAPS FIRST TUBE AND IS SECURED WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE WILL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED INTO AN OVERLAP ON TOP OF THE PIPE AND HELD IN PLACE BY MEANS OF PIECES OF THE PLASTIC TAPE AT APPROXIMATELY THREE TO FIVE FOOT INTERVALS.

CITY OF COCOA, Brevard County, Florida — UTILITIES DEPARTMENT, ENGINEERING DIVISION

POLYETHYLENE WRAP

DRAWN BY: J. WILLIAMS	SCALE: NOT TO SCALE
CHECKED BY: P. DAVIS	DATE: JANUARY 2024
DESIGN BY:	SHEET: 1 OF 1
ACAD NAME: POLY WRAP	

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1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
James Mills

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

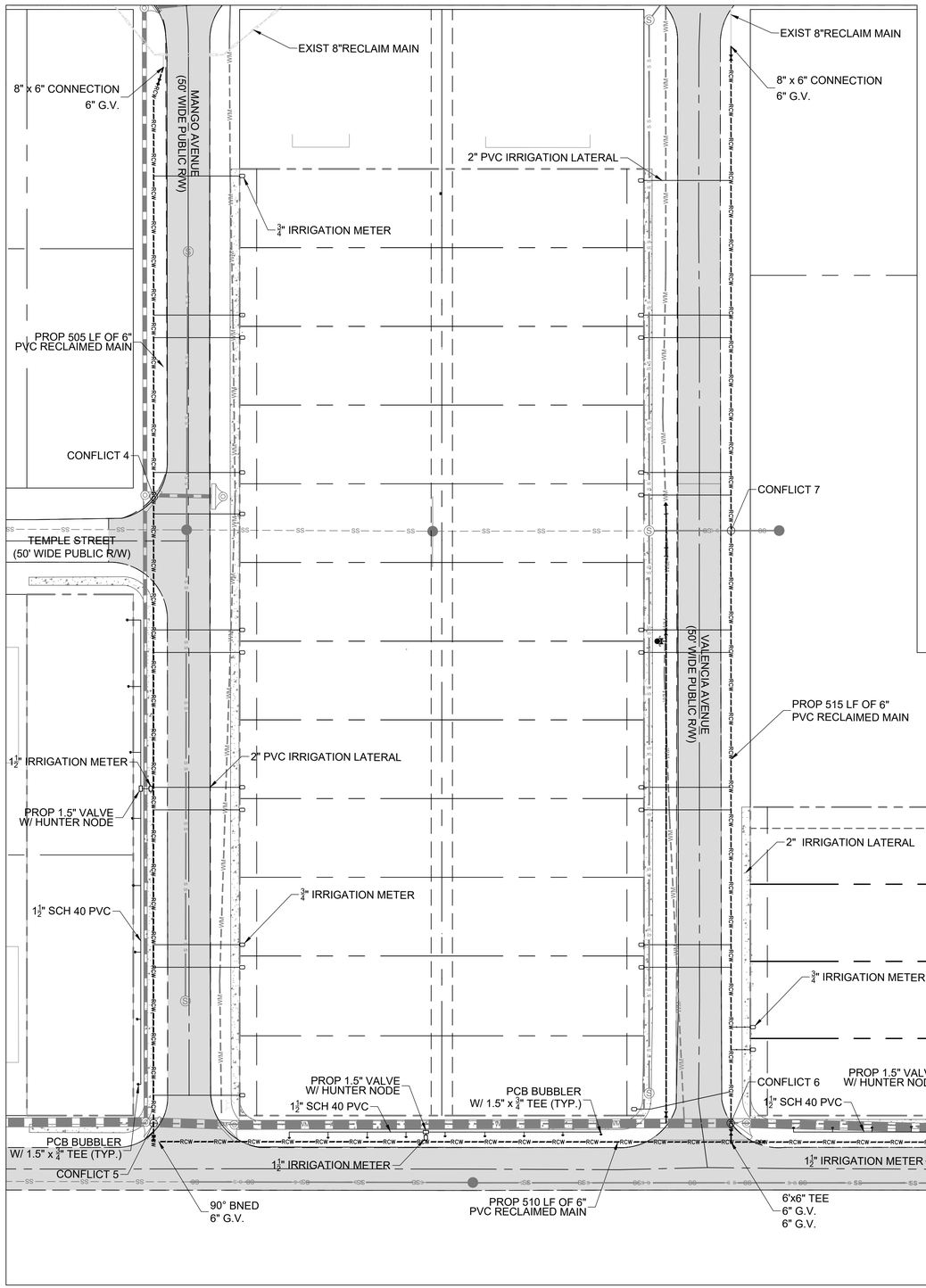
COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

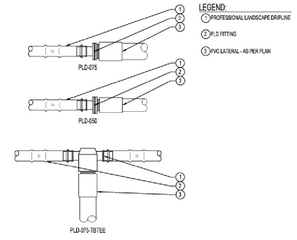
THIS SHEET: UTILITY DETAILS

DRAWN BY: DCC | CHECKED BY: | APPROVED BY: | SCALE: SEE SHEET

PROJ. NO.	25-1090
DATE	05-23-2025
SHEET NO.	C-5

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\C-6 UTILITY DETAILS.dwg
DATE: 11/18/2025
TIME: 9:17 AM

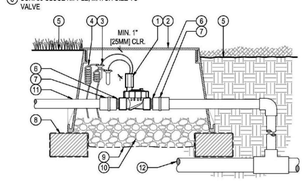




XX INSERT FITTINGS - PVC TO POLY
Hunter HM.FIT.01 NOT TO SCALE

LEGEND

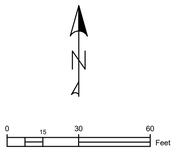
1. HUNTER REMOTE CONTROL VALVE (PGV)
2. IRRIGATION VALVE BOX, HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS



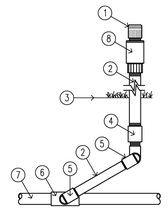
XX IN-LINE VALVE (PGV-101G)
Hunter V.PGV.05 NO SCALE

CONFLICT TABLE

CONFLICT 4:	TOP RWM	17.90
	BOT SW	18.92
CONFLICT 5:	TOP RWM	14.47
	BOT SW	15.47
CONFLICT 6:	TOP SW	17.35
	BOT RWM	18.35
CONFLICT 7:	TOP RWM	18.50
	BOT SS	19.78



1. MODEL PCB-XX BUBBLER
2. SCH 80 NIPPLE
3. FINISH GRADE
4. SCH 40 THREADED COUPLER
5. 1/2" PVC STREET ELLS (3)
6. LATERAL TEE OR ELL
7. LATERAL PIPE
8. MODEL HC-50F-50M CHECK VALVE



XX PCB BUBBLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED SAWCUT AREA
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED RECLAIMED MAIN

IRRIGATION NOTES:

GENERAL NOTES:
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE APPENDIX "F", LOCAL CODES, CONTRACT DRAWINGS, AND CONTRACT SPECIFICATIONS.

IRRIGATION DESIGN ALSO BASED ON "AS-BUILT" CONDITIONS, AND INFORMATION PROVIDED BY THE CITY OF COCOA. ALL INFORMATION REGARDING EXISTING IRRIGATION SHALL BE VERIFIED ON SITE.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH LANDSCAPING, SIDEWALKS, BUILDINGS, ETC., AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 30' AND 1" = 60'.

PIPING NOTES:
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL: (1) BE BURIED TO A MINIMUM DEPTH OF 18", (2) BE TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.

ALL PIPE SHALL BE TYPE 1120 PVC. MAIN LINE SHALL BE SCH 40 PVC. LATERALS SIZED 3/4" AND 1" SHALL BE SDR 21, CLASS 200. LATERALS SIZED LARGER THAN 1" SHALL BE SDR 26, CLASS 160. MAIN LINE SHALL BE GASKET TYPE AND LATERALS SHALL BE SOLVENT WELD. MAIN LINE FITTINGS SHALL BE DUCTILE IRON PUSH-ON TYPE AND LATERAL PIPE FITTINGS SHALL BE SCH 40 PVC.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION. BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

GATE VALVES SHALL BE INSTALLED FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

THRUST BLOCKS SHALL BE INSTALLED AT ALL DIRECTIONAL CHANGES IN THE MAIN LINE PIPING NETWORK IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THE INSTALLATION DETAIL PROVIDED.

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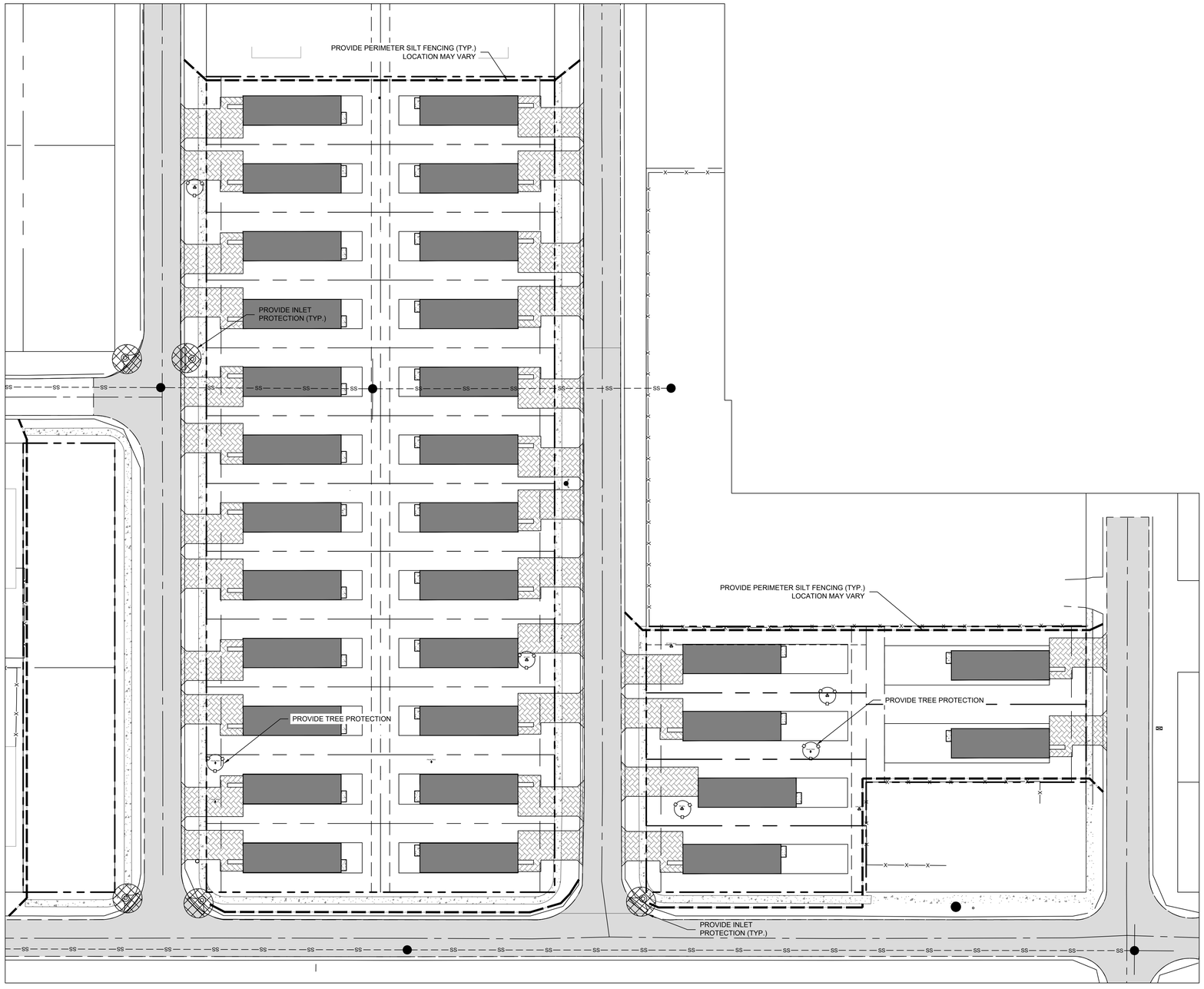
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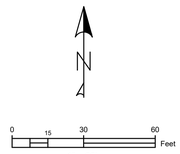
COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967
THIS SHEET: IRRIGATION PLAN
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-6

TIME: 9:17 AM
DATE: 11/18/2025
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FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\C-7 STORMWATER POLLUTION PREVENTION PLAN.dwg 6/18/2025 TIME: 9:17 AM





LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING ASPHALT
- EXISTING DRAINAGE STRUCTURES
- PROPOSED SAN SEWER MANHOLE
- PROPOSED SILT FENCING / TURBIDITY CURTAIN
- PROPOSED TREE PROTECTION BARRIER

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.

2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.

6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.

7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.

8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.

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12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.

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18. NOI TO BE POSTED ON SITE.

19. DEWATERING ACTIVITIES:
    - A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
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JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

THIS SHEET: STORMWATER POLLUTION PREVENTION PLAN

DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-7

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\C-8 STORMWATER POLLUTION PREVENTION DETAILS.dwg DATE: 5/23/2025 TIME: 9:17 AM

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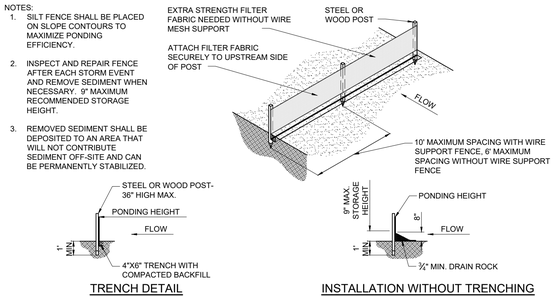
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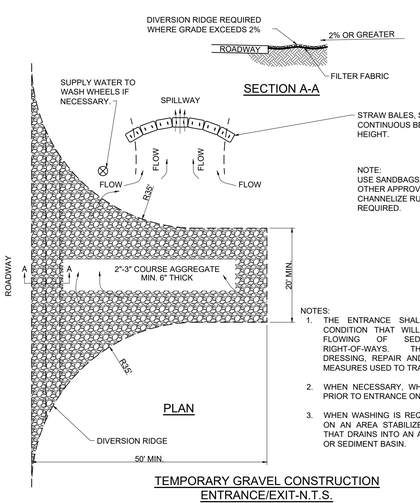
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TRENCH DETAIL

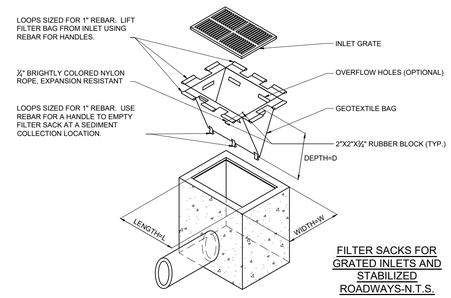
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.

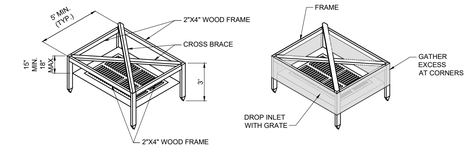


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.

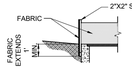


FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.

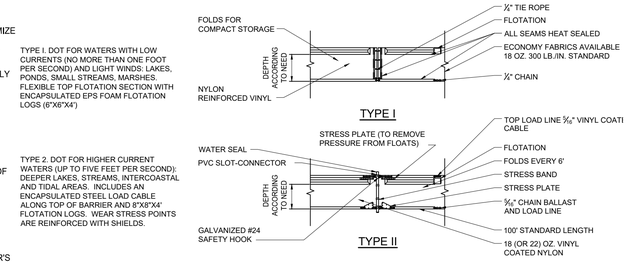


VIEW OF FRAME WITHOUT SILT FENCE

VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.



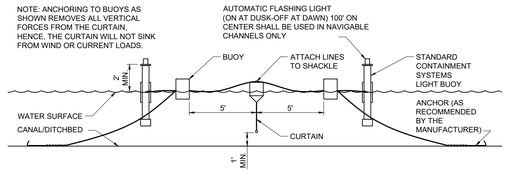
TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (8"X6"X4')

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

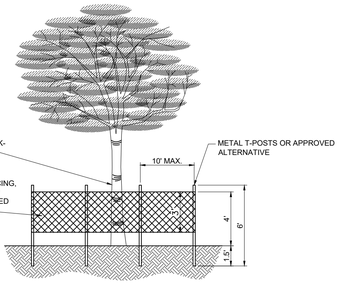
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



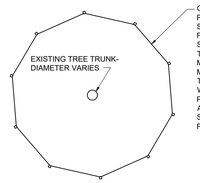
BLOW-UP OF SHACKLE CONNECTION



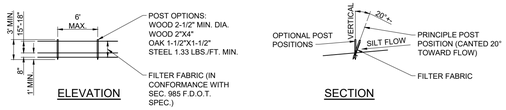
ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.



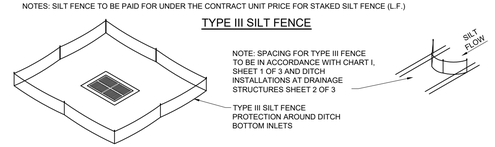
NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TREES OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.
6. TREES 10" OR LESS REQUIRE A MINIMUM PROTECTION DISTANCE OF 5' FROM BASE OF TRUNK
7. TREES 10" OR MORE REQUIRE A MINIMUM PROTECTION DISTANCE OF 10' FROM BASE OF TRUNK



PROTECTIVE FENCING FOR TREES-N.T.S.



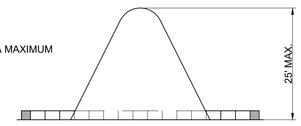
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)



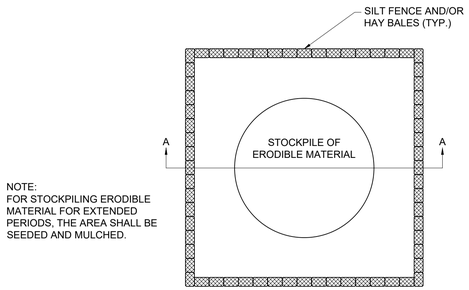
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.

NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.

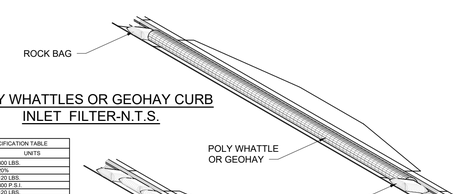


SECTION A-A



NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

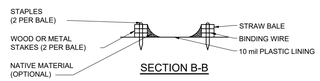
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.



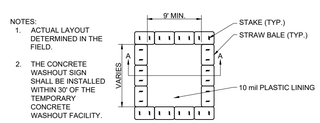
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	#0 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC. -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1

SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture
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Jupiter Office
1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
James Mills

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

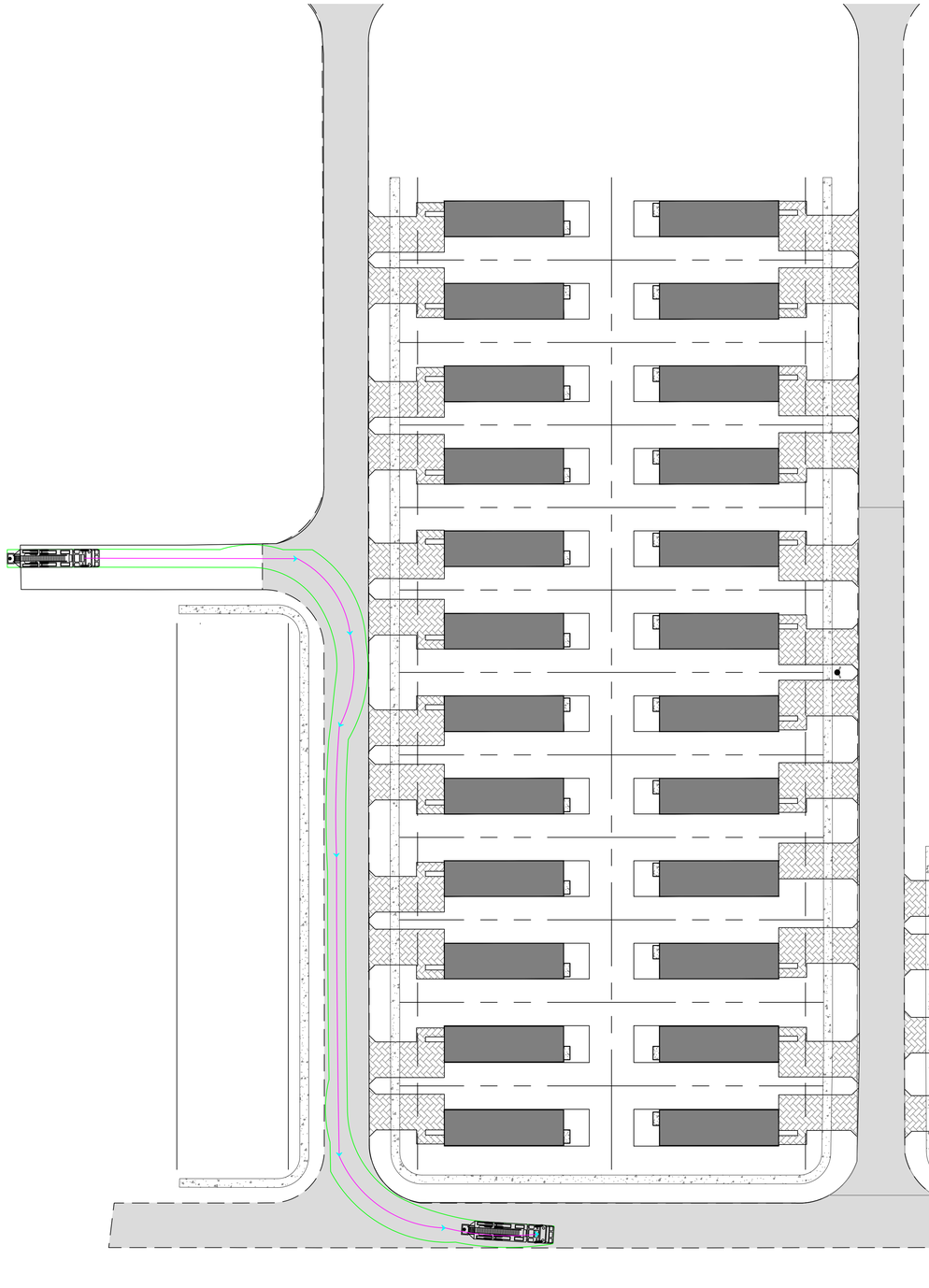
ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

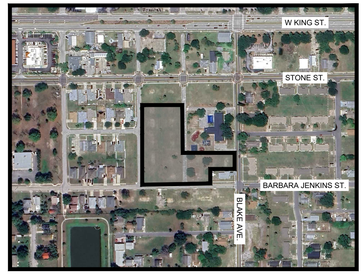
THIS SHEET: STORMWATER POLLUTION PREVENTION DETAILS

DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

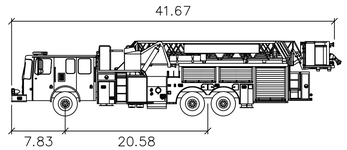
PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-8







VICINITY MAP
SCALE: NTS



SUTPHEN 2011 AERIAL TOWER

feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED BUILDING SETBACK
- PROPOSED PROJECT LIMIT/BOUNDARY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY
- EXISTING ASPHALT

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture

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1095 Jupiter Park Drive, Suite 10
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Vero Beach, Florida 32960

C.A.#: 30698
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com

James Mills

ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

THIS SHEET: AUTOTURN PLAN
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO.

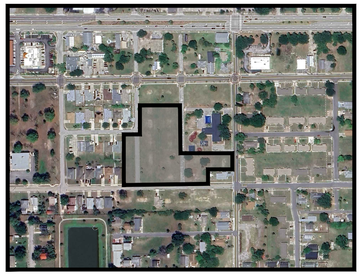
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DATE: 11/18/2025
TIME: 9:17 AM

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DATE: 11/10/2025
TIME: 10:18 AM



THE SITE PLANS FOR LOTS 24-36-32-CC-13-7 (805 TEMPLE STREET) AND 24-36-32-CC-13-14 (804 BARBARA JENKINS STREET) WERE APPROVED ON 7/30/2025 AS PART OF BUILDING PERMITS BR25-000479 AND BR25-000480, RESPECTIVELY AND ARE NOT PART OF THIS PROJECT.



VICINITY MAP
SCALE: NTS

TREE SYMBOL LEGEND

30" *EXISTING SPECIMEN OAK TREE TO REMAIN

(P) EXISTING SABAL PALM TREE TO REMAIN

(R) EXISTING SABAL PALM TO BE RELOCATED

TREE PRESERVATION REQUIREMENTS

EXISTING TREE	PROPOSED DISPOSITION
(1) 22" DBH OAK (VIRGINIANA)	REMAIN IN PLACE
(2) 32" DBH OAK (VIRGINIANA)	REMAIN IN PLACE
(3) 38" DBH OAK (VIRGINIANA)	REMAIN IN PLACE
(4) 32" DBH OAK (VIRGINIANA)	REMAIN IN PLACE
(5) SABAL PALMETTO	REMAIN IN PLACE
(6) SABAL PALMETTO	REMAIN IN PLACE
(7) SABAL PALMETTO	REMAIN IN PLACE
(8) SABAL PALMETTO	REMAIN IN PLACE
(9) SABAL PALMETTO	RELOCATED ON-SITE

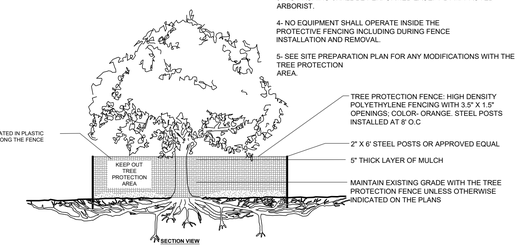
NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



TPD TREE PROTECTION DETAIL

TREE DISPOSITION PLAN

0' 15' 30' 60' 90' 120'
Scale: 1" = 30'

North

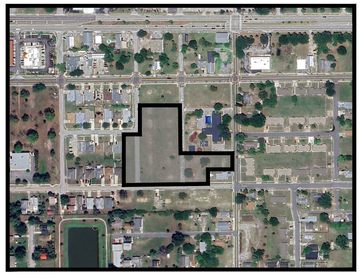
Mills, Short & Associates
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Jupiter, Florida 33458

COMMENTS
ISSUE | DATE

LENNAR AT COCOA
COLLEGE PARK SUBDIVISION
CITY OF COCOA, FLORIDA
THIS SHEET: TREE DISPOSITION PLAN
DRAWN BY: DTS
CHECKED BY
APPROVED BY
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 10-07-25
SHEET NO.
TD-1





VICINITY MAP
SCALE: NTS

"PER THE DEVELOPMENT AGREEMENT, THE CITY WILL PREPARE AN ENHANCED LANDSCAPE AND DECORATIVE FENCE PLAN FOR THE BUFFER AND ASSIST THE DEVELOPER IN SELECTION OF PLAYGROUND EQUIPMENT. THE DEVELOPER AGREES THAT, PRIOR TO THE ISSUANCE OF THE SEVENTEENTH (17TH) CERTIFICATE OF OCCUPANCY FOR THE PROJECT, IT SHALL COMPLETE OR CAUSE TO BE COMPLETED THE ENHANCED LANDSCAPING, DECORATIVE FENCING, AND PLAYGROUND EQUIPMENT PLAN PREPARED BY THE CITY AROUND THE HARRY T. MOORE CENTER."

NOTE: SITE PLAN FOR ENHANCED LANDSCAPE AND DECORATIVE FENCE PLAN WILL BE REVIEWED CONCURRENTLY UNDER A SEPARATE SUBMITTAL PACKAGE.

THE SITE PLANS FOR LOTS 24-36-32-CC-13-7 (805 TEMPLE STREET) AND 24-36-32-CC-13-14 (804 BARBARA JENKINS STREET) WERE APPROVED ON 7/30/2025 AS PART OF BUILDING PERMITS BR25-000479 AND BR25-000480, RESPECTIVELY AND ARE NOT PART OF THIS PROJECT.

LANDSCAPE COMPLIANCE NOTES FOR RESIDENTIAL SUBDIVISION - CITY OF COCOA, FLORIDA

GENERAL STATEMENT OF COMPLIANCE

THIS LANDSCAPE PLAN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF COCOA LAND DEVELOPMENT CODE, INCLUDING SEC. 22 "LANDSCAPE REQUIREMENTS" AND SEC. 2.5-41 "LANDSCAPING," AS ADOPTED BY ORDINANCE NOS. 20-2023 AND 18-2024.

MINIMUM TREE PLANTING REQUIREMENTS

EACH SINGLE-FAMILY LOT UNDER 7,500 SQ. FT. SHALL INCLUDE A MINIMUM OF 2 TREES, EACH:
8 FEET TALL AT INSTALLATION
3-INCH DBH (DIAMETER AT BREAST HEIGHT)
MINIMUM 2-FOOT CROWN SPREAD
FOR LOTS OVER 7,500 SQ. FT., ADD 1 ADDITIONAL TREE PER 4,000 SQ. FT. (OR FRACTION THEREOF) OVER THE BASE 7,500 SQ. FT.
PALM TREES MAY BE COUNTED IF THEY HAVE A MINIMUM 6-FOOT CLEAR TRUNK, BUT MAY NOT EXCEED 35% OF TOTAL REQUIRED TREES.

TREE AND PLANT MATERIAL SPECIFICATIONS

CANOPY TREES: MUST REACH 15 FT HEIGHT AND CROWN SPREAD AT MATURITY; PLANTED TREES MUST BE AT LEAST 6 FT TALL AT INSTALLATION.
SHRUBS: MINIMUM 2 FT HEIGHT AT PLANTING; WHEN USED FOR SCREENING, SHALL FORM A CONTINUOUS HEDGE WITHIN 2 YEARS.
GROUNDCOVERS & VINES: INSTALLED WITH MULCH TO PROVIDE COMPLETE GROUND COVERAGE AND FINISHED APPEARANCE.
SOD: ALL LAWN AREAS TO BE FULLY SODDED UNLESS OTHERWISE APPROVED. SWALES OR EROSION-PRONE AREAS MUST USE SOLID SOD.

IRRIGATION AND MAINTENANCE

ALL LANDSCAPED AREAS SHALL BE IRRIGATED VIA AN AUTOMATIC IRRIGATION SYSTEM OR HAVE ACCESS TO WATER WITHIN 100 FEET.
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA AND INCLUDES: REGULAR WATERING, PRUNING, PEST CONTROL
REPLACEMENT OF ANY DEAD OR DAMAGED PLANT MATERIAL WITHIN 90 DAYS
KEEPING ALL AREAS FREE OF REFUSE AND DEBRIS

VISIBILITY AND SAFETY AT INTERSECTIONS

LANDSCAPING AT ACCESS POINTS MUST NOT OBSTRUCT VISIBILITY.
NO HEDGE OR PLANTING AT INTERSECTIONS OR DRIVEWAY ENTRANCES MAY EXCEED 4 FEET IN HEIGHT.

LANDSCAPE PLAN INFORMATION

THIS LANDSCAPE PLAN INCLUDES:
SPECIES, QUANTITIES, SIZES, AND LOCATIONS OF ALL TREES AND PLANTINGS
BUFFER DIMENSIONS AND PLANTING DETAILS
COMPLIANCE WITH MINIMUM LOT-BY-LOT TREE PLANTING REQUIREMENTS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CU2	COCCOLOBA UVIFERA / SEA GRAPE
	CE	CONOCARPUS ERECTUS / GREEN BUTTONWOOD
	CS	CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD
	LW	LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE
	SP	SABAL PALMETTO / CABBAGE PALMETTO
PALM TREES		
	AM2	ADONIDIA MERRILLII / CHRISTMAS PALM
SHRUBS		
	CI	CHRYSOBALANUS ICACO / COCO PLUM
	CG3	CLUSIA GUTTIFERA / CLUSIA GUTTIFERA
GROUND COVERS		
	FG	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS

EXISTING OAK TO REMAIN

EXISTING PALM TO REMAIN

LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'

North

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LENNAR AT COCOA
COLLEGE PARK SUBDIVISION
CITY OF COCOA, FLORIDA

THIS SHEET: LANDSCAPE PLAN
DRAWN BY: DTS
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 10-07-25
SHEET NO.
LP-1

FILE: C:\Users\ldiaz\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Planning\Landscape Plan.dwg
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TIME: 10:18 AM

PLANT SCHEDULE

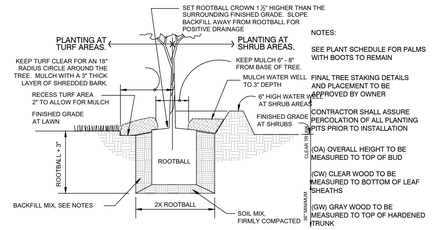
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE	ORIGIN	GRADE AND STANDARDS	QTY	DETAIL	REMARKS
TREES									
	CU2	COCCOLOBA UVIFERA / SEA GRAPE	45 GAL.	3" DBH, 12' HT', 4.5' SPD.	NATIVE	FLORIDA #1	31		4.5' C.T., STANDARD, STRONG CENTRAL LEADER
	CE	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	45 GAL.	3" DBH, 12' HT', 4.5' SPD.	NATIVE	FLORIDA #1	27		STANDARD, STRONG CENTRAL LEADER
	CS	CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD	45 GAL.	3" DBH, 12' HT', 4.5' SPD.	NATIVE	FLORIDA #1	8		
	LW	LAGERSTROEMIA INDICA 'WATERMELON RED' / WATERMELON RED CRAPE MYRTLE	45 GAL.	3" DBH, 12' HT', 4.5' SPD.	NON-NATIVE	FLORIDA #1	20		
	SP	SABAL PALMETTO / CABBAGE PALMETTO	FIELD GROWN	12' C.T.	NATIVE	FLORIDA #1	9		MATCHED HEIGHTS
PALM TREES									
	AM2	ADONIDIA MERRILLII / CHRISTMAS PALM	45 GAL.	3' GREY WOOD	NON-NATIVE	FLORIDA #1	30		MATCHED TRUNKS

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE	ORIGIN	GRADE AND STANDARD	QTY	DETAIL	REMARKS
SHRUBS									
	CI	CHRYSOBALANUS ICACO / COCO PLUM	30" HT X 24" SPR		Y		117		FULL, 30" OC
	CG3	CLUSIA GUTTIFERA / CLUSIA GUTTIFERA	7 GAL, 3' HT. 2.5' SPD. FULL AND THICK				61		

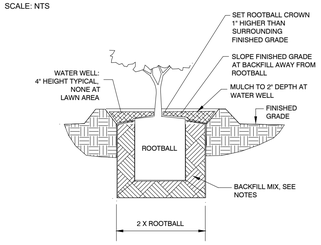
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE	ORIGIN	GRADE AND STANDARDS	SPACING	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS											
	FG	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FICUS	3 GAL.	12" HT., 10" SPD.	NON-NATIVE	FLORIDA #1	12" O.C.	12" o.c.	540		

SOD: ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA PASPALUM
MULCH: MULCH ALL PLANT BEDS AND TREE RINGS WITH EUCALYPTUS MULCH

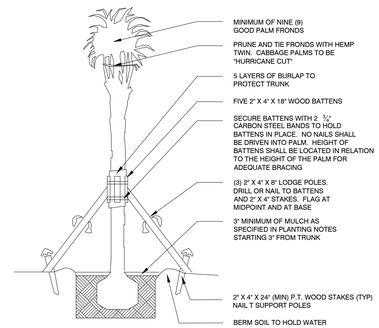
DIAMETER AT BREAST HEIGHT (DBH) WILL BE MEASURED AT 4.5 FEET ABOVE GRADE.



00 TREE PLANTING
SCALE: NTS



00 SHRUB PLANTING
SCALE: NTS



00 PALM PLANTING
SCALE: NTS DETAIL-FILE

LANDSCAPE INSTALLATION AND MAINTENANCE NOTES

1. SITE CONDITIONS CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE, TREES AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK. CONTRACTOR TO REPAIR ALL DAMAGE DONE TO PROPERTY DURING DEMOLITION, RELOCATION AND/OR INSTALLATION ACTIVITIES AS THEIR SOLE EXPENSE.

2. FIELD CONDITIONS THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION. REPORT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS AND PLANTING AREAS. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION AND/OR FABRICATION BEGINS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. MAINTAIN A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN ALL TREE AND SHRUB ROOT BALLS FROM ALL MAINTAINED UTILITIES.

3. COORDINATION WITH OTHER TRADES THE WORK SHALL BE COORDINATED WITH OTHER TRADES, INCLUDING IRRIGATION AND ELECTRICAL TO PREVENT CONFLICTS. CARE SHALL BE TAKEN TO AVOID BURIED AND OVERHEAD UTILITIES. CONTRACTOR RESPONSIBLE FOR KNOWING ALL UTILITY LOCATIONS.

4. SOIL PREPARATION ALL SOILS TO BE TILLED TO A DEPTH OF 12 INCHES MINIMUM. REMOVE STONES MEASURING OVER 1 1/2 INCHES IN ANY DIMENSION. REMOVE STICKS, RUBBISH, LIMEROCK AND OTHER EXTRANEOUS MATTER. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE LANDSCAPE INSTALLATION DETAILS FOR SOIL MIXTURE RECIPE.

TOPSOIL SHALL BE NATURAL, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, STIFF CLAY, STONES LARGER THAN ONE INCH DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER DELETERIOUS MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

5. ROADWAY & PARKING PLANTING AREA(S) EXCAVATION PARKING AREA LANDSCAPE ISLANDS SHALL BE EXCAVATED OF ALL ROADWAY BASE MATERIAL (MINIMUM DEPTH OF 24 INCHES) AND BACK FILLED WITH APPROVED PLANTING SOIL MIX. SUPER LOAM PLANTING MIX (80% TOPSOIL PLANTING MIX, 20% COMPOST). APPLICATION: USE 'SAND SIZE' AT A RATE OF 1 CUBIC FOOT PER 20 SQUARE FEET OF PLANTING AREA.

6. NO PLANT SUBSITUTIONS ALLOWED. NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

7. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL.

8. THE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND GRASS WITHIN THE LIMITS OF THE PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, CRAB GRASS AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS.

9. IRRIGATION MUST BE INSTALLED BEFORE PLANTS ARE PLANTED. PLANT PLANTS FLUSH WITH FINISHED GRADE SOIL. BACK FILL WITH SOIL IN 12 INCH LAYERS. WATER IN AND COMPACT EACH LAYER TO ELIMINATE AIR VOIDS. IMMEDIATELY APPLY AT LEAST 2 INCHES OF WATER. AFTER PLANTING, REMOVE EXCESS SOIL AND RAKE PLANT BEDS TO A SMOOTH EVEN SURFACE. AT THE PLANTING BED EDGES, TAPER SOIL GRADE DOWN TO A LEVEL BELOW THE TOP OF THE ADJACENT STRUCTURE OR LAWN TO ALLOW FOR A 3 INCH LAYER OF MULCH.

10. ALL PLANTS AND PLANTING AREAS SHALL BE TOP DRESSED WITH 3 INCHES OF MULCH. ALL TREES SHALL HAVE A 3 INCH THICK, 36 INCH RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK. PERENNIALS AND GROUNDCOVER 1 1/2 INCHES MULCH.

11. PLANT TREES WITH THE ROOTBALL FLUSH WITH THE FINISHED GRADE SOIL. DO NOT PLACE SOIL OR MULCH ON TOP OF THE ROOTBALL. BEFORE PLANTING, EXPOSE THE ROOT FLARE OF EACH TREE. RESTORE GRADE AT BASE OF TRUNK TO ACTUAL ROOT FLARE ELEVATION. DO NOT MOUND MULCH OR SOIL AGAINST ROOT FLARE OF TRUNK; REMOVE WIRE BASKET AND BURLAP ON ALL SIDES OF ROOTBALL TO EXPOSE ROOTS TO SOIL.

12. IF TREES ARE DELIVERED IN METAL BASKETS, REMOVE THE TOP 2/3 OF THE METAL BASKETS AND BURLAP JUST PRIOR TO PLANTING.

13. BALLED AND BURLAP TREES SHOULD BE DUG AND PREPARED FOR SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT AFTER PLANTING. IN AS MUCH AS POSSIBLE, CONTRACTOR TO ENSURE THAT TREES SHOULD BE ROOT PRUNED A MINIMUM OF 30 DAYS PRIOR TO DIGGING AND HARDENED OFF AT THE NURSERY FOR A MINIMUM OF 30 DAYS PRIOR TO SHIPPING. IN ADDITIONAL TO ROOTBALL IRRIGATION, THE NURSERY SHOULD PROVIDE OVERHEAD MIST IRRIGATION FOR THE DURATION OF THIS PERIOD. THE PRODUCT RECEIVED ON SITE SHOULD HAVE A FIRM BALL WITH NATURAL SOILS. DRIED, CRACKED OR BROKEN ROOTBALLS WILL BE REJECTED. ROOTBALLS SHOULD BE SIZED AT A MINIMUM DIAMETER RATIO OF 12 INCHES OF ROOTBALL FOR EACH 1 INCH OF TREE CALIPER. ALL FIELD GROWN TREES MUST BE FROM A 'ROOTS PLUS' GROWERS NURSERY.

14. AFTER EXCAVATION OF TREE PLANTING PIT, PLACE TREE IN PIT AND BACK FILL WITH SOIL IN 12 INCH LAYERS. WATER IN AND COMPACT EACH LAYER TO ELIMINATE AIR VOIDS. IMMEDIATELY APPLY AT LEAST 8 INCHES OF WATER. AFTER PLANTING, REMOVE EXCESS SOIL AND RAKE PLANT BEDS TO A SMOOTH EVEN SURFACE. RAKE SMOOTH AND THEN CREATE A 4 INCH HEIGHT SOIL SAUCER APPROXIMATELY 3 FEET RADIAL TO THE TRUNK.

15. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL, PLANT MATERIAL AND SPECIMENS TO THE LANDSCAPE ARCHITECT FOR REVIEW. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED MATERIALS OR WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.

16. PRE-INSTALLATION PLANT LAYOUT INSPECTION CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 5 WORKING DAYS TO SCHEDULE INPSECTION OF PLANT MATERIAL LAYOUT PRIOR TO PLANTING.

17. ALL PLANTS SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING AND KEPT ADEQUATELY WATERED UNTIL TIME OF FINAL INSPECTION ACCEPTANCE. BEGIN WATER ESTABLISHMENT PERIOD IMMEDIATELY. PROVIDE SUFFICIENT QUANTITY OF WATER TO SATURATE THE SOIL 18 INCHES DEEP AND THROUGHOUT THE PLANTING BACKFILL AREA DURING THE CONTRACT MAINTENANCE PERIOD. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL, AND SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.

18. UTILITY LOCATIONS THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS OR UTILITIES ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

19. SOIL TESTING THE CONTRACTOR SHALL BEAR ALL COSTS OF SOIL TESTING AND REQUIRED SOIL AMENDMENTS ASSOCIATED WITH THE WORK PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE SEPARATE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. CONTACT LANDSCAPE ARCHITECT FOR SOIL TESTING LOCATIONS. CONTRACTOR SHALL ALERT LANDSCAPE ARCHITECT IF ANY UNUSUAL SOILS ARE DISCOVERED ON SITE. IF PH ADJUSTERS ARE NEEDED THE PREFERRED SUBSTANCES FOR ALTERATION ARE: LIME-COMMERCIAL GRADE GROUND OR HYDRATED LIMESTONE CONTAINING NOT LESS THAN 50% OF TOTAL OXIDES; ALUMINUM SULFATE - COMMERCIAL GRADE.

IMPORTED TOPSOIL: THE MANUFACTURERS ANALYSIS AND/OR PRODUCT LITERATURE SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

EXISTING TOPSOIL: FOLLOW TESTING PROCEDURES OUTLINES ABOVE TO ENSURE PH REQUIREMENTS, ORGANIC CONTENT AND PRESENCE OF OBJECTIONABLE MATERIAL ARE ALL NOTED.

20. ALL PLANTS THAT DO NOT CONFORM TO SPECIFICATIONS WILL BE REJECTED. ANY PLANTS IN SHOCK (WITH DEAD OR DYING LEAVES), HAVE ROOTS THAT ARE SEVERELY BOUND IN THE CONTAINER OR THAT ARE DEAD WILL BE REJECTED. CONTAINER GROWN PLANTS SHOULD HAVE SUFFICIENT ROOTS TO HOLD THE CONTAINER SOIL TOGETHER AFTER REMOVAL FROM THE CONTAINER.

21. MAINTAIN A MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN ALL TREE AND SHRUB ROOTS AND ALL MAINTAINED UTILITIES.

22. UPON ARRIVAL, PLANTS SHALL BE PROTECTED AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. ALL TREES SHALL BE INSTALLED WITHIN 72 HOURS OF DELIVERY.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

24. ALL TREES, SHRUBS, AND GROUNDCOVER SHALL BE PLANTED FLUSH WITH FINISHED GRADE.

25. TREES WITH GIRDLING ROOTS, BROKEN ROOTBALLS, WOUNDS, BARK INJURIES ON THE MAJOR TRUNKS, TIP DIE BACK OR IN SHOCK (WITH DEAD OR DYING LEAVES) WILL BE REJECTED.

26. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS IN ADVANCE OF THE PLANT MATERIAL DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT SHALL INSPECT THE PLANT MATERIAL BEFORE THE PLANTS AND TREES HAVE BEEN UNLOADED.

27. TREE CALIPER SIZES NOTED ARE MINIMUM. ALL CONTAINER SIZES NOTED ARE MINIMUM; INCREASE SIZE, IF NECESSARY, TO PROVIDE PLANT HEIGHT AND SPREAD PER SPECIFICATIONS.

28. EXISTING VEGETATION TO REMAIN ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED. ANY PLANT/TREE DAMAGE SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. SEE TREE PROTECTION PLANS FOR DETAILS.

29. STAKING CONTRACTOR SHALL INSURE THAT ALL TREES ARE MAINTAINED STRAIGHT AND PLUMB. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, TO RE-STRAIGHTEN AND REPLANT ALL PLANTS WHICH LEAN OR FALL AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO LACK OF GUYING OR STAKING. PLANTS BLOWN OVER BY HIGH WINDS UNDER 39 MPH SHALL NOT BE CAUSE FOR ADDITIONAL EXPENSE TO THE OWNER, BUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGED PLANTS SHALL BE BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. PLANTS BLOWN OVER BY HIGH WINDS DUE TO A TROPICAL STORM (39-73 MPH) OR A HURRICANE (74 MPH AND HIGHER) PER THE NATIONAL WEATHER SERVICE, THE CONTRACTOR SHALL NOT BE RESPONSIBLE AND THE OWNER SHALL PAY THE CONTRACTOR TO RE-GUY THE PLANTS.

30. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

31. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.

32. LABEL AT LEAST ONE PLANT OF EACH SPECIES WITH A SECURELY ATTACHED WATERPROOF TAG BEARING THE BOTANICAL NAME.

33. ALL SOD PLANTED WITH NO GAPS BETWEEN SOD PIECES, ROLLED AND SEEMS SHALL BE SANDED AFTER INSTALLATION. PEG ALL SOD ON SLOPES GREATER THAN 3:1

34. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED METHODS.

35. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK.

36. PALM HEIGHTS ARE INDICATED AT THE PALM LOCATIONS ON THE PLANS. REFER TO CLEAR TRUNK (CT) SPECIFICATIONS ON THE PLANT SCHEDULE.

37. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND/OR MATERIALS WHICH, IN THEIR OPINION, DOES NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.

38. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.

39. CLEAN SITE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DESPOSED OF DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

LANDSCAPE SCHEDULE AND DETAILS

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1095 Jupiter Park Drive, Suite 10
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ISSUE	DATE	COMMENTS

LENNAR AT COCOA
COLLEGE PARK SUBDIVISION
CITY OF COCOA, FLORIDA

THIS SHEET: LANDSCAPE PLAN
DRAWN BY: DTS
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 10-07-25
SHEET NO. LP-2

TIME: 10:18 AM
DATE: 11/10/2025
FILE: C:\Users\ldiaz\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Planning\Landscape Plan.dwg

FIRE FLOW CALCULATIONS

For

Micheal C. Blake – Cocoa Small Homes

City of Cocoa

Brevard County, Florida

November 2025

Mills, Short & Associates

700 22nd Place, Suite 2C & 2D

Vero Beach, FL 32960

772.226.7282

Certificate of Authorization No.: 30698

J. Wesley Mills, P.E. FL # 74145

TABLE OF CONTENTS

I. Utility Site Plan
II. Fire Flow Calculations
III. Fire Hydrant Flow Test Results

Project Name:	Cocoa Small Homes
Location:	City of Cocoa, Brevard County
Operating Entity:	Lennar & City of Cocoa Utility Department
Project Area:	2.57+/- acres
Project Land Use:	Single Family Residential Units

I. Project Description

This project proposes the development of a 30 single family residential units, as well as necessary infrastructure and utilities. The proposed project is located at Micheal C. Blake Subdivision at the intersections of Mango Ave/Velencia Ave/Blake Ave and Barbara Jenkins Street in the City of Cocoa, Florida (refer to Appendix A).

II. Fire Flow Conditions

The City Cocoa Utility Department preformed a requested fire hydrant flow test on September 2, 2025 (refer to Appendix C). Per the test information provided the Static Pressure was measured at 64 PSI, Residual Pressure was measured at 62 PSI This information was used to determine if adequate flow and pressure will be available at the base of the fire riser.

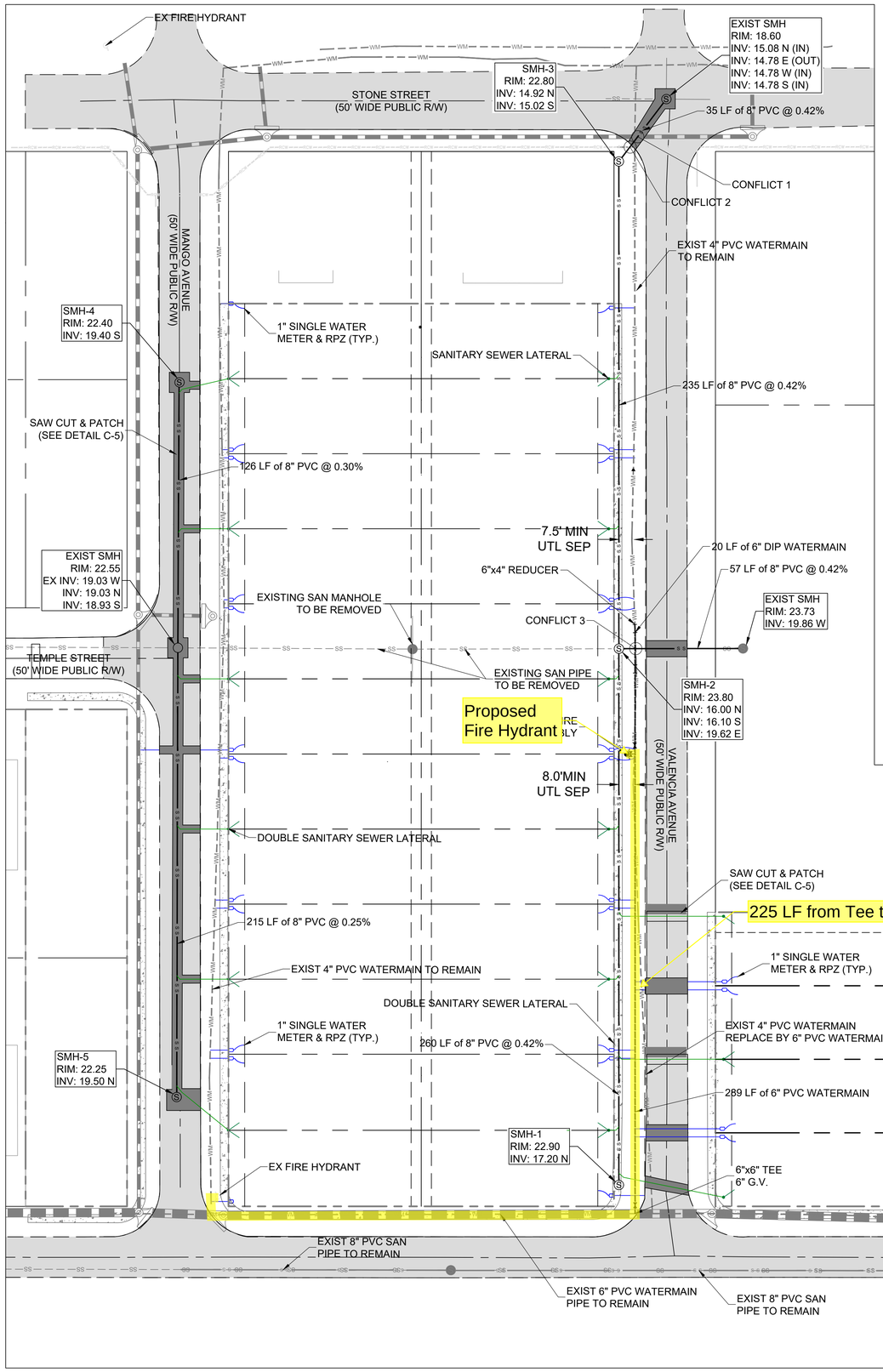
III. Fire Flow Calculations

Fire flow was calculated using the Hydrant flow test data provided by the City Cocoa Utilities, the proposed design information and existing survey information. The calculations confirm that the required flow rate 1,500 GPM and pressure 60 PSI are attainable, the calculated flow rate at the required pressure is 1,500 GPM and the calculated pressure at the required flow rate is 60 PSI (refer to Appendix B).

IV. Design Assumptions

The calculations fire flow is based on one single feed/main from the fire hydrant to the proposed hydrant. The system will have multiple connections to the municipal system therefore this is a very conservative analysis.

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\25-1090 Lennar - Cocoa Small Homes\CADD\Civil Sheets\UTILITY PLAN.dwg
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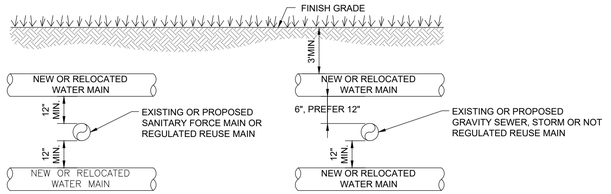


TOTAL UTILITY SUMMARY:

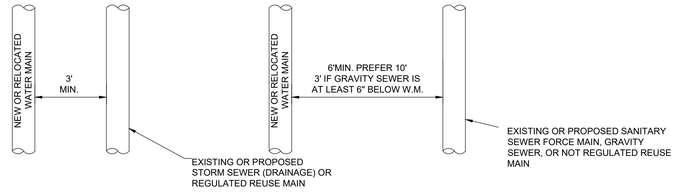
8" PVC SAN:	930 LF
6" PVC WM:	365 LF
6" DIP WM:	20 LF
6" HDPE RECLAIM :	1530 LF
WATER SERVICES:	30 SINGLE SERVICES
SANITARY SERVICES:	13 DOUBLE SERVICES
	4 SINGLE SERVICES
IRRIGATION SERVICES:	33 SINGLE SERVICES

CONFLICT TABLE

CONFLICT 1:	TOP SS	15.54
	BOT SW	18.10
CONFLICT 2:	TOP SS	14.89
	BOT RCW	18.60
CONFLICT 3:	TOP WM	18.00
	BOT SS	19.65



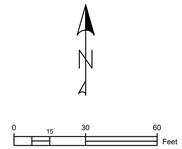
VERTICAL ORIENTATION



HORIZONTAL ORIENTATION

UTILITY ORIENTATION DETAIL

SCALE: N.T.S.



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED SAWCUT AREA
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO RE-PAVE TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH COUNTY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

FDEP UTILITY NOTES:

1. VERTICAL CROSSINGS
   SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.
2. HORIZONTAL SEPARATIONS
   WHEREVER IT IS PHYSICALLY POSSIBLE:
   SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.
   RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.
   WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
   A.) IN A SEPARATE TRENCH;
   B.) ON AN UNDISTURBED EARTH SHELF; AND CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1).
3. CONFLICTS
   WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1.) AND 2.), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

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Vero Beach Office
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960
C.A. #: 30698
PHONE: 772.226.7282
WEBSITE: www.MillsShortAssociates.com
Jupiter Office
1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

COCOA SMALL HOMES
2605 49TH STREET
VERO BEACH, FL 32967

THIS SHEET: UTILITY PLAN
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 25-1090
DATE 05-23-2025
SHEET NO. C-4

Fire Flow Calculations

Project:	Cocoa Small Homes	**Description:**	Fire Flow Calculations
PN:	25-1090	**Calc'd By:**	DCC
Date:	06-Nov-25	**Checked By:**	JWM

Basis of Calculation:

This spreadsheet utilizes NFPA 1 and NFPA 101 to perform the analysis. Hydraulic calculations are required at the time of building permit application. The following table depicts the minimum fire suppression water flow required to meet these codes for the specified uses. Additional water flow may be required to supplement fire sprinkler systems or to support other hazardous uses. The Developer is responsible to meet any additional flow requirements beyond that which is within the capacity of the Utility Provider. This calculation demonstrates the residual pressure at the remote hydrant or fire line Point of Service within the project after the extension of the water main from the proximity of the flow test location to the new hydrant / fire line location. *This calculation assumes level, or nearly level terrain between the hydrants.*

Minimum Hydrant Flow Requirements (NFPA 1)

Category	Type of Construction	Required Flow for 2 hour	
II(000)	Residential	1500	**gpm**

Hydraulic Calculations:

1. Pressure in Existing Water Distribution System

Static Pressure =	64.00	psi, or		* Pressures provided by FPUA
Head =	147.69	feet		
Residual Pressure =	62.00	psi, or		
Head =	143.08	feet		
Measured Flow =	36.00	psi, or	@ 1010	GPM
Head =	83.08	feet		
Projected Maximum Flow =	5361	GPM	@ 20	psi
Required Hydrant Flow =	1500	gpm	@ 60	psi

2. System Friction Losses: (by equivalent feet of pipe)

b) 6-Inch System Components

Description	Amount	Units	Length / Unit	Equiv. Length
Cement Lined DIP (C=110)	0.0	LF	0.84	0.0
SDR 18 PVC Pipe (C=120)	225.0	LF	0.71	159.8
SDR 11 HDPE Pipe (C=120)	0.0	LF	0.71	0.0
90 Degree Elbows	0.0	EA	8.1	0.0
45 Degree Elbows	0.0	EA	4.0	0.0
22.5 Degree Elbows	0.0	EA	3.2	0.0
Tee w/ Branch Flow	1.0	EA	22.8	22.8
Tee w/ Thru Flow	0.0	EA	8.0	0.0
Gate Valves	2.0	EA	3.6	7.2
Hydrant Assembly	1.0	EA	250.0	250.0
			Equiv. Feet of 6-Inch Pipe	439.8

d) Pipe head loss in feet varies with flow & diameter.

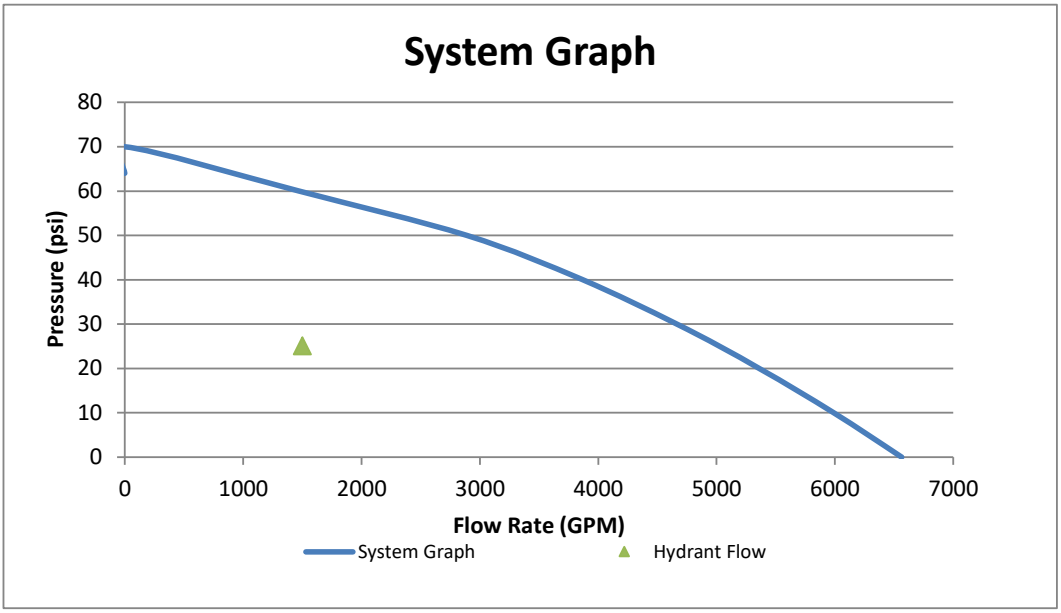
$$h_p = \frac{4.727}{D^{4.87}} \times L \times \left(\frac{Q}{C_1}\right)^{1.85}$$

Length Pipe (L) =	0.0	439.8	0.0	feet
Dia. Pipe (D) =	4.00	6.00	8.00	inches, or
	0.33	0.50	0.67	feet
Hazen & Williams C_1 =	120.00	120.00	120.00	
Area =	0.09	0.20	0.35	square feet

3. Design Flow and Head Loss Table:

			4-Inch		6-Inch		8-Inch		Total	Total	Residual
Location	Flow (Q) (gpm)	Flow (Q) (cfs)	Vel. (V) Q/A	hp (ft.)	Vel. (V) Q/A	hp (ft.)	Vel. (V) Q/A	hp (ft.)	Headloss (ft.)	Pressure (psi)	Pressure (psi)
Hydrant	1500.00	3.34	38.3	N/A	17.0	80.7	9.6	0.0	80.7	35.0	**25.0**

System Graph:



REQ. DATE: 09/03/25 09/03/25 13:30:22
CREW: WFO - HYDRANT HYD
EXT. ADDR.: REF NBR: 0
SCHED START: 09/03/25 SCHED COMPLETION:
GEN. LOC.: COCOA COMP DATE: 09/03/25
REQ DEPT: Utilities Department PRIORITY: High
REQUESTOR: MELINDA KEESEE ORIGIN: INTERNAL
REQ USER: COCOMMK AUTH USER: COCOMMK WRK TYPE: ROUTINE
HYDRANTS 0207 & 0125 @ BARBARA JENKINS STREET & BLAKE AVENUE

ENTER REFERENCE/ACCT NO.? YES Y

PRIMARY CONTACT INFORMATION
MELINDA KEESEE ( ) ( ) ( ) ( )

HYDRANTS 0207 & 0125 @ BARBARA JENKINS STREET & BLAKE AVENUE
CATEGORY: UT WFO MAINTENANCE OPS UTTD
TASK: HYDRANT FLOW/FLUSH FHFL READY
DEPT: Utilities Department UT
SCHED START: 09/03/25 SCHED COMPLETION: 09/03/25
CREW: WFO - HYDRANT HYD

Residual hydrant flow
0207 and 0125

START DATE: ____/____/____ COMPLETION DATE: ____/____/____
START TIME: ____:____:____ COMPLETION TIME: ____:____:____
UNIT OF PRODUCTION: _____ QUANTITY: _____._____

	--LABOR--			--EQUIPMENT--		-- MATERIAL --		
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST
9/4/25	F. Rivera	1		Trk 392	1			
9/4/25	M. Lewis	1		Trk 391	1			

City of Cocoa, Florida Utilities Department
Water Field Operations Division
351 Shearer Blvd. I Cocoa, FL 32922
Phone: (321) 433-8700 I Fax: (321) 433-8708

RECORDED FIRE HYDRANT FLOW INFORMATION

Hydrant Number Flowed:	0207	0125
Hydrant Location:	Barbara Jenkins St	Blake Ave
Recorded Static Pressure:	64 PSI	62 PSI
Recorded Residual Pressure:	62 PSI	60 PSI
Recorded Flow:	36 / 1010 PSI/GPM	32 / 950 PSI/GPM
Residual Taken From Hydrant:	0125	0207

Date of Recording: 9/4/25 Completed By: F. Rivera, M. Lewis

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 PSI 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 Division at (321) 433-8704.

REQ. DATE: 09/03/25 09/03/25 13:30:22
CREW: WFO - HYDRANT HYD
EXT. ADDR.: REF NBR: 0
SCHED START: 09/03/25 SCHED COMPLETION:
GEN. LOC.: COCOA COMP DATE: 09/03/25
REQ DEPT: Utilities Department PRIORITY: High
REQUESTOR: MELINDA KEESEE ORIGIN: INTERNAL
REQ USER: COCOMMK AUTH USER: COCOMMK WRK TYPE: ROUTINE
HYDRANTS 0207 & 0125 @ BARBARA JENKINS STREET & BLAKE AVENUE

ENTER REFERENCE/ACCT NO.? YES Y

PRIMARY CONTACT INFORMATION
MELINDA KEESEE ( ) ( ) ( ) ( )

HYDRANTS 0207 & 0125 @ BARBARA JENKINS STREET & BLAKE AVENUE
CATEGORY: UT WFO MAINTENANCE OPS UTTD
TASK: HYDRANT FLOW/FLUSH FHFL READY
DEPT: Utilities Department UT
SCHED START: 09/03/25 SCHED COMPLETION: 09/03/25
CREW: WFO - HYDRANT HYD

Residual hydrant flow
0207 and 0125

START DATE: ____/____/____ COMPLETION DATE: ____/____/____
START TIME: ____:____:____ COMPLETION TIME: ____:____:____
UNIT OF PRODUCTION: _____ QUANTITY: _____._____

	--LABOR--			--EQUIPMENT--		-- MATERIAL --		
DATE	EMPLOYEE	HRS	OT	NUMBER	HRS	ITEM	QTY	COST
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MISCELLANEOUS RECEIPT

CITY OF COCOA
CUSTOMER SERVICE
65 STONE ST.
COCOA, FLORIDA 32922

4083

FAX # NA

DATE September 2, 2025

PHONE # (772) 475-3650

EMAIL: dcurran@millsshortassociates.com

RECEIVED FROM Mills Short & Associates
AMOUNT OF One Hundred Fifty DOLLARS
PROJECT:
HYDRANT #'S **370 Mango Ave Cocoa Hydrants 0207 & 0125**

	QTY						
FOR	1	X	$ 150.00	**HYD RESIDUAL FLOW TEST.....421-0000-343-39-06 FT**	$	150.00
		X			$	-
		X			$	-
		X			$	-
		X			$	-
				TOTAL	$	150.00

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.

Melinda Keesee

From: Utilities Development
Sent: Tuesday, September 2, 2025 2:26 PM
To: Melinda Keesee; Indrawattie Schwartz
Subject: FW: PAID FLow Test Cocoa Small Homes Flow Test
Attachments: 4083 Mills, Short and Associates.pdf

Good afternoon,

Please see the attached hydrant flow test receipt.

Thanks,

Utilities Development
Engineering Division
351 Shearer Blvd., Cocoa, FL 32922
(321) 433-8797
utildevelopment@cocoafl.gov

From: Angela Joly <ajoly@cocoafl.gov>
Sent: Tuesday, September 2, 2025 12:17 PM
To: Devin Curran <dcurran@millsshortassociates.com>
Cc: Utilities Development <utildevelopment@cocoafl.gov>
Subject: PAID FLow Test Cocoa Small Homes Flow Test

Devin,

Please see attached receipt for the hydrant flow test.

Thank you!

Angela Joly
Senior Customer Service Representative
Phone: (321) 433-8400
E-Mail: ajoly@cocoafl.gov
Address: 65 Stone Street • Cocoa, FL 32922
Website: www.CocoaFL.gov

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

Disclaimer: Florida has a very broad public records law (FS 119.01). As a result, any written communication created or received by the City of Cocoa Water Customer Service Division will be made available to the public and media, upon request, unless otherwise exempt. Under Florida Law, e-mail addresses are public record. If

you do not want your e-mail address released in response to a public records request, do not send electronic mail to this office.

From: Devin Curran <dcurran@millsshortassociates.com>
Sent: Tuesday, September 2, 2025 10:58 AM
To: Angela Joly <ajoly@cocoafl.gov>
Subject: RE: :Cocoa Small Homes Flow Test

The hydrants we would like to test are 0207 and 0125. The address is at 370 Mango Avenue.

Best Regards,

Devin C. Curran, EI
Project Engineer

700 22nd Place
Vero Beach, FL 32960
phone: (772) 226-7282
e-mail: DCurran@MillsShortAssociates.com

From: Angela Joly <ajoly@cocoafl.gov>
Sent: Tuesday, September 2, 2025 10:01 AM
To: Devin Curran <dcurran@millsshortassociates.com>
Cc: Angela Joly <ajoly@cocoafl.gov>
Subject: :Cocoa Small Homes Flow Test

Angela Joly
Senior Customer Service Representative

Phone: (321) 433-8400
E-Mail: ajoly@cocoafl.gov
Address: 65 Stone Street • Cocoa, FL 32922
Website: www.CocoaFL.gov

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Hello,

Thank you for contacting the City of Cocoa. We are in receipt of your request for a hydrant flow test. To select the **TWO** hydrants for your test, please click on the link below to access our Interactive Hydrant Map, accept the terms and conditions, and enter an exact address in the search box. zoom in to see the hydrants with corresponding numbers.

Please reply with the address closest to your test site and the **TWO** hydrants you wish to utilize for your test. If you have already pre-selected your hydrants, please disregard.

https://cocoacity.maps.arcgis.com/apps/webappviewer/index.html?id=f8b0d25dcab94edc82b10b5a6b8c8f56

The cost of the flow test is $150.

Upon your reply with the above requested information, we will contact you for a credit card payment ($2.99 convenience fee) or you may bring a check to the address below.

Should you have any additional questions or concerns, please feel free to contact us directly.

Angela Joly
Senior Customer Service Representative

Phone: (321) 433-8400
E-Mail: ajoly@cocoafl.gov
Address: 65 Stone Street • Cocoa, FL 32922
Website: www.CocoaFL.gov

Serving our community » **with P.R.I.D.E.**

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Serving our community » **with P.R.I.D.E.**

From: Utilities Development <utildevelopment@cocoafl.gov>
Sent: Friday, August 29, 2025 2:26 PM

To: Devin Curran <dcurran@millsshortassociates.com>
Cc: customerservice <customerservice@cocoafl.gov>
Subject: RE: Cocoa Small Homes Flow Test

Hi Devin,

Do you want the City to perform a hydrant flow test on the hydrant near you project?

For questions regarding the hydrant flow tests you can contact customer service at customerservice@cocoafl.gov or at 321-433-8400. We have Cc'd them in this email chain so that they can assist you.

Please note that in order to get the most accurate results the hydrants should be on the same water main line. Please use the City's fire hydrant locator for your reference.

Hydrant Locator Map - City of Cocoa Maps | Cocoa, FL - Official Website (cocoafl.gov)

Thanks,

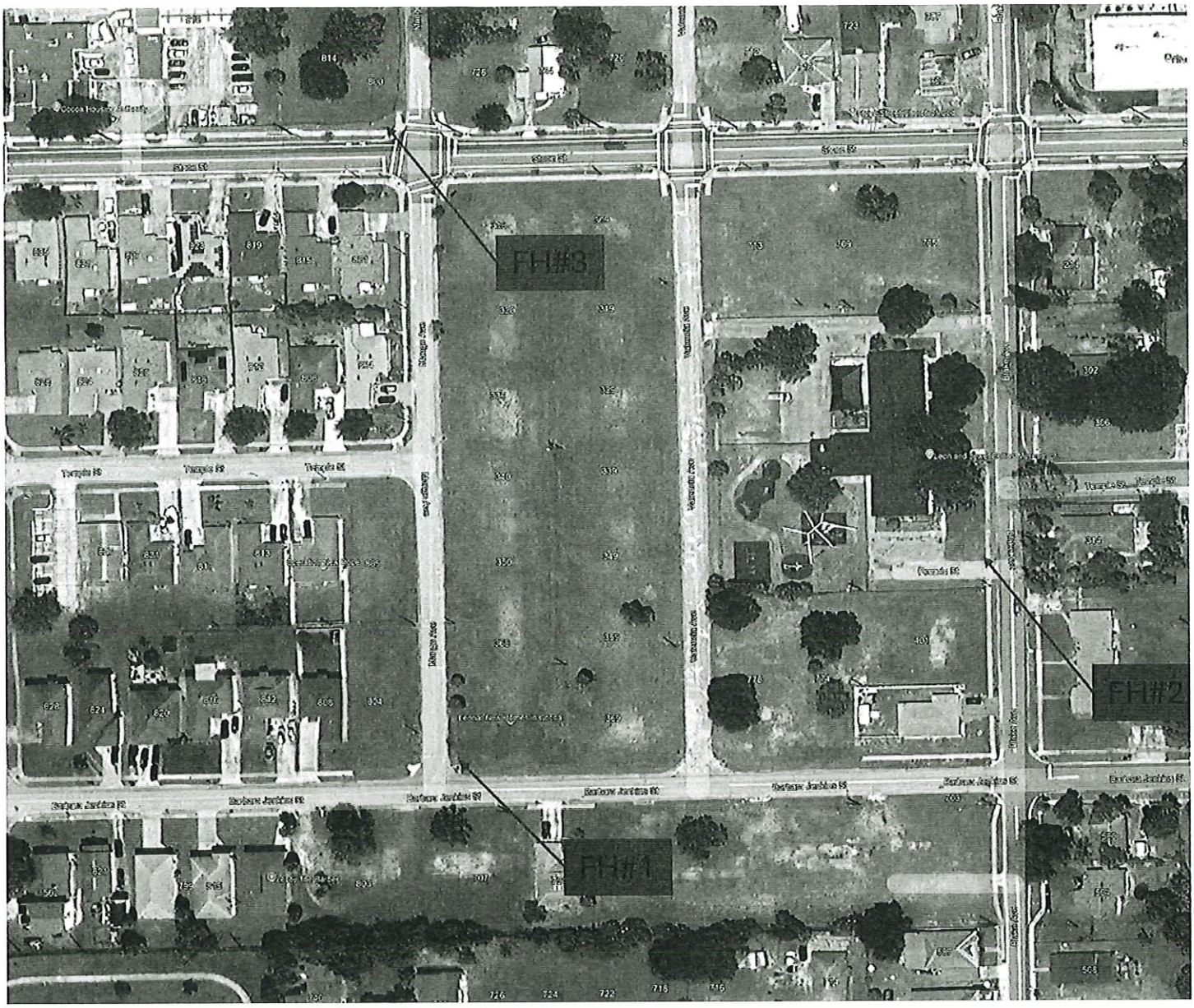
Utilities Development
Engineering Division
351 Shearer Blvd., Cocoa, FL 32922
(321) 433-8797
utildevelopment@cocoafl.gov

From: Devin Curran <dcurran@millsshortassociates.com>
Sent: Friday, August 29, 2025 1:09 PM
To: Utilities Development <utildevelopment@cocoafl.gov>
Subject: Cocoa Small Homes Flow Test

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Hi,

I am looking to get flow data for the fire hydrant looked along my project. Our project is located between Mango Avenue and Velencia Ave. What is the process to get flow data for these hydrants below? We are not proposing new hydrants with our project.



Best Regards,

Devin C. Curran, EI
Project Engineer

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture

700 22nd Place
Vero Beach, FL 32960
phone: (772) 226-7282
e-mail: DCurran@MillsShortAssociates.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications (including contents of emails and email addresses) to or from City of Cocoa officials and employees regarding public business are public records available to the public and media upon request. Your written and e-mail communications may be subject to public disclosure. If you do not want your written and email

Water Demand Estimate and Meter Sizing Using Fixture Values

(Based on AWWA M22 Manual, Second Edition)

Project Number	Cocoa Small Homes
Building address or number	Barbara Jenkins St & Mango Ave/Velencia Ave
Residential or Non-Residential	Residential
Pressure Zone at Project	60

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	0	0	0
Toilet (flush valve)	3	3	9
Urinal (wall or stall)	0	0	0
Urinal (flush valve)	0	0	0
Bidet	0	0	0
Shower (single head)	2	0	0
Sink (lavatory)	3	3	9
Kitchen Sink	1	0	0
Utility Sink	0	2	0
Dishwasher	1	0	0
Bathtub	1	0	0
Clothes Washer	1	0	0
Hose connections (with 50 ft of hose)			
1/2 in.	0	0	0
5/8 in.	1	0	0
3/4 in.	0	0	0
Miscellaneous			
Bedpan washers	0	0	0
Drinking fountains	2	4	8
Dental units	0	0	0
Combined Fixture Value			26
Demand (gpm)			19
Pressure Adjustment Factor			1
Total Adjusted demand (gpm)			**19**
Preliminary Demand Size			3/4"
Velocity (fps)			**13.8**
Required Meter Size			**1"**

Review by: Devin C. Curran, E.I.

Approved by: J. Wesley Mills, P.E.

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss, D'Agresta & Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32802

(407) 425-9566

FOR RECORDING DEPARTMENT USE ONLY

CITY OF COCOA

AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR AFFORDABLE HOUSING –

MICHAEL C. BLAKE SUBDIVISION PROJECT

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("**Agreement**") is made and executed this 8 day of July, 2025, by and between the **CITY OF COCOA**, a Florida Municipal Corporation ("**City**"), whose address is 65 Stone Street, Cocoa, Florida 32922 and **LENNAR HOMES, LLC,** a Florida limited liability company ("**Developer**"), whose principal address is 5505 Waterford District Drive, Miami, FL 33126.

WITNESSETH:

WHEREAS, the City is the owner of fifteen (15) parcels of real property within the Michael C. Blake platted subdivision, recorded in the Plat Book of Brevard County, Book 66, Page 69 (the "Michael C. Blake Lots"), as well as two (2) parcels of real property located in the Amended Map of College Park subdivision, recorded in the Plat Book of Brevard County, Book 5, Page 72 (the "College Park Lots"), totaling together approximately 2.83 acres, located generally on Mango Avenue, Valencia Avenue, and Blake Avenue between Barbara Jenkins Street and Stone Street, being more particularly described on **Exhibit "A",** attached hereto and incorporated by this reference, consisting of the following Tax Parcel IDs: 24-36-32-07-*-5, 24-36-32-07-*-6, 24-36-32-07-*-9, 24-36-32-07-*-10, 24-36-32-07-*-4, 24-36-32-07-*-11, 24-36-32-07-*-3, 24-36-32-07-*-12, 24-36-32-07-*-2, 24-36-32-07-*-13, 24-36-32-07-*-1, 24-36-32-07-*-14, 24-36-32-CC-13-7, 24-36-32-CC-13-14, 24-36-32-07-*-15, 24-36-32-07-*-16, 24-36-32-07-*-17 (collectively the "**Property**"); and

WHEREAS, the City acquired a portion of the Property from the Cocoa Housing Authority for purposes of developing affordable housing and previously subdivided such portion of the Property into the Michael C. Blake subdivision; and

WHEREAS, the Property is located in the Diamond Square Community Redevelopment Area; and

WHEREAS, the City solicited proposals in September 2024 via RFP P-25-02-COC for the redevelopment of the Property into affordable, single-family housing to further the Diamond Square Community Redevelopment Plan objectives; and

WHEREAS, in October 2024, the Developer submitted a proposal to the City titled "Lennar Homes, LLC Proposal in Response to Request for Proposal P-25-02-CC For the Purchase/Disposal of Surplus Real Estate for the Development of Affordable Housing in the Michael C. Blake Subdivision in Cocoa, Florida 32922 Situated in the Diamond Square Community Redevelopment Area," which proposed that the Property be developed as thirty-two (32) homesites, each of which would accommodate a two-story, approximately 16' wide home carefully designed to maximize usable space with sizes ranging from 1,295 square feet to approximately 1,700 square feet (each referred to herein as a "homesite"), which would be sold for a maximum sales price not exceeding the affordable threshold established by HUD at the time of sale; and

WHEREAS, the Property is located in the Medium Density Residential Future Land Use category, with a maximum density of 15 dwelling units per acre, and is zoned RU-1-7, Single-Family Dwelling District, which generally requires larger lot sizes of at least 7,500 square feet with 75' minimum widths; and

WHEREAS, the Diamond Square Community Redevelopment Area already consists of many smaller lots that are nonconforming as they are 50' or less in width, and the City Council via Ordinance 12-2024, recently reduced required setbacks specifically in the Diamond Square Community Redevelopment Area, to promote the development of essential housing on currently available small lots as one means of addressing housing needs; and

WHEREAS, pursuant to its Florida Municipal Home Rule Powers and the City of Cocoa Code of Ordinances ("City Code"), Section 15-21, the City Council may approve Development Agreements which waive certain provisions of the City's land development regulations when in the public interest and consistent with the Comprehensive Plan, provided the Developer demonstrates a bona fide need for the variance or waiver and agrees to provide significant enhancements to the Property in exchange for the variance or waiver; and

WHEREAS, the City Council finds and declares that this Development Agreement serves a public purpose and serves the public health, safety and welfare of the citizens and visitors of Cocoa, which includes promotion of the development of essential high quality safe, affordable and attainable housing on currently available land in the Diamond Square Community Redevelopment Area; and

WHEREAS, the Parties agree to fully cooperate with each other to facilitate the City's goal of promoting the development of essential high quality safe, affordable and attainable housing on the Property in accordance with the terms and conditions stated herein; and

WHEREAS, City and Developer previously entered into a Development Agreement, dated May 13, 2025; and

WHEREAS, the Parties have determined that it is in their best interest to approach the development of the College Park Lots in a slightly different manner than provided in the original Development Agreement because the College Park Lots are not intended to be further subdivided, allowing an expedited schedule of development to take place on the College Park Lots; and

WHEREAS, the Parties herein intend to modify the conditions of the Development Agreement and acknowledge and agree that the previously executed Development Agreement is rescinded in its entirety and replaced as restated and amended herein; and

WHEREAS, as the owner of the Property, the City desires that the Property be developed and proceed in accordance with the schedule and conditions set forth herein; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1.0 Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act and Section 15-21 of the City Code.

3.0 Purchase and Sale Agreement.

(A) As of even date herewith, the Parties have entered into that certain Amended and Restated Agreement for the Purchase and Sale of Real Property (Michael C. Blake Subdivision Project) (the "**PSA**"), which shall, among other things, govern the conveyance of the Property from the City to the Development (the "**Closing**"). Pursuant to the PSA, Developer shall have a period of sixty (60) days for the purpose of investigation, discovery, and testing of the Property (the "**Investigation Period**"). Developer shall have the absolute and unqualified right to terminate this Agreement at any time prior to the expiration of the Investigation Period for any reason whatsoever or for no reason. In order to proceed under this Agreement, Developer must deliver written notice to City, reflecting Developer's decision to proceed (the "**Notice to Proceed**"), which Notice to Proceed must be delivered to City prior to the expiration of the Investigation Period. Developer shall also have the option of delivering a "Limited Notice to Proceed" at any time prior to the expiration of the Investigation Period for the College Park Lots, which would allow for the purchase and sale of the College Park Lots to proceed earlier and on a separate schedule than the Michael C. Blake Lots. If Developer does not timely

timely deliver the Notice to Proceed, this Agreement shall automatically terminate. If this Agreement is terminated pursuant to this Section, the City shall be entitled to draw upon the Irrevocable Standby Letter of Credit included with the Developer's RFP Proposal, and thereafter neither party shall have any further rights or obligations hereunder.

(B) If the PSA is terminated for any reason, this Agreement shall automatically terminate and the City shall be entitled to draw upon the Irrevocable Standby Letter of Credit included with the Developer's RFP Proposal, and neither party shall have any further rights or obligations hereunder.

4.0 Project Description and Requirements. Developer shall, at its expense, replat, design, permit and construct no more than 30 single-family homes on the Michael C. Blake Lots and shall design, permit, and construct two (2) additional single-family homes on the College Park Lots. The College Park Lots shall not be further subdivided. The project on the Michael C. Blake Lots shall specifically consist of no more than thirty (30) single-family homes on individually platted lots, each of which would accommodate a two-story, approximately 16' wide home carefully designed to maximize usable space with sizes ranging from approximately 1,295 square feet to approximately 1,700 square feet. A single-story model of approximately 1,840 square feet shall also be available on the College Park Lots. The project shall include a minimum of four (4) available floorplans and twelve (12) elevations, to achieve architectural diversity and a broader range of choices for residents, and each home will have a minimum 2 bathrooms and three to four bedrooms. Prior to the sale of the homes, the Developer, or a third-party selected by the City and acceptable to the Developer in its reasonable discretion (a "**Third-Party Qualifier**"), shall identify and income-qualify potential homebuyers to ensure purchasers are classified as either very-low, low, or moderate income persons as defined in Section 420.0004, Florida Statutes. The Developer shall be responsible for all costs of utilizing a Third-Party Qualifier.

(Hereinafter the project description and requirements are referred to as the **"Project"**).

The Project is generally depicted on the Conceptual Development Plan, which consists of a proposed concept site plan that is attached hereto and fully incorporated by reference herein as **Exhibit "B"** ("Conceptual Development Plan"). The Project shall be constructed in accordance with the requirements set forth in this Agreement.

5.0 Conceptual Development Plan. The Project shall be substantially developed in accordance with the Conceptual Development Plan which is attached hereto as **Exhibit "B"**. The Conceptual Development Plan is intended to be the general blueprint which details key aspects of the future physical development of the Property. The Conceptual Development Plan shall also serve as a necessary guide for future permit applications and permitting necessary to complete the construction of the Project. For the Michael C. Blake Lots, Developer shall have the obligation to further submit and obtain the City's approval for a preliminary plat, final plat, and final site plan/final engineering plans (collectively referred to as the **"Final Site Plan"**). These submissions must be consistent with one another, align in all material respects with the Conceptual Development Plan, and comply with the City Code or standards included in Section 8.0 below. The College Park Lots shall not be further subdivided and, therefore, shall not require the

submission of a preliminary plat, final plat, or final site plan/final engineering plan. The City and Developer expressly acknowledge and agree that the Conceptual Development Plan attached as **Exhibit "B"** was prepared prior to application for and submittal of engineering plans, including detailed engineering analysis of required stormwater retention and fire flow for the Project. During the Final Site Plan process, the Project shall be duly engineered and provided to the City for consideration under applicable City Codes, which must be observed and compliance achieved. Developer acknowledges and agrees that Developer shall proceed with preparation of development permit applications at its own risk given that a full engineering analysis of the Property's suitability for the Project has not been performed. Should the City determine that the Conceptual Development Plan cannot be achieved while maintaining compliance with the City Code, except those waivers otherwise granted herein, during the Final Site Plan process the City shall have the right to deny Final Site Plan approval and may terminate this Agreement at its discretion. Upon termination, the City shall have revoked any approval of the Conceptual Development Plan. In effect, upon termination, the Developer shall have no further right or obligation to develop the Property. As further described below in Section 23.0 and 28.0, the City further reserves its right to process any Final Site Plan application in accordance with its police power and regulatory authority, which may result in denial of the application should compliance with City Codes and this Agreement not be achieved. In either the case of termination or denial of Final Site Plan approval, each Party shall bear their own costs and expenses incurred up to such date. The execution of this Agreement and approval of the Conceptual Development Plan herein shall not be construed under any circumstances as binding the City to either permit or convey the Property to the Developer, but merely constitutes initial approval of the Project design, subject to future conditions imposed by the City and assurances of the Developer.

While the City recognizes this Conceptual Development Plan may be reasonably modified to accommodate necessary changes associated with final engineering of the Project, any such modification may not include a different use of the Property nor a deviation from any condition provided in this Agreement. The Conceptual Development Plan shall be subject to reasonable adjustments at the Final Engineering Plan phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimensions of the buildings, landscaping, entrances, utilities, parking and other site improvements may vary slightly between Conceptual Development Plan approval and approval of the Final Engineering Plans. These changes shall be allowed as long as the changes are consistent with the development standards noted in this Agreement and preserve the general character of the development shown on the Conceptual Development Plan.

6.0 Building Elevations and Floor Plans. The building and related floor plans shall be constructed substantially in accordance with the building elevations and floor plans depicted and set forth on **Exhibit "C,"** which is attached hereto and incorporated herein by this reference (**"Building Plans"**). Further, other aspects of the building façade and roof lines, color scheme, and architectural features depicted on the building may have to be adjusted during the City's final review and approval procedures to satisfy the requirements of the City Code.

7.0 Project Enhancements. In accordance with Section 15-21 of the City Code and in consideration of the variances and waivers granted in Section 8.0 below, the Developer agrees to incorporate the following development enhancements into the Project:

(A) Income-Qualified Buyers. The Developer agrees to income qualify, which may be conducted by a Third-Party Qualifier, all potential homebuyers to ensure the purchasers are classified as very-low, low, or moderate income persons as defined in Section 420.0004, Florida Statutes. The Developer agrees that the City may request a copy of the client file from the Third-Party Qualifier if used. Further, the Developer agrees to provide information to all potential homebuyers regarding any then-available programs through Lennar Mortgage to buy down the mortgage for a homesite.

(B) Affordable Purchase Price. The Developer agrees that homes in the Project shall be affordable homes. Accordingly, no home shall be sold for a price exceeding the maximum sale price for affordable single-family homes established by the United States Department of Housing and Urban Development (HUD) at the time of sale, as published by the HUD Office of Policy Development and Research, in the HOME and Housing Trust Fund Homeownership Sales Price Limits, Palm-Bay-Melbourne-Titusville, FL MSA. In addition, the Developer shall convey all lots within the Project subject to a restrictive covenant, in a form acceptable to the City Attorney, providing that the sales price set forth herein shall remain the maximum sales price for said lots for a period of one (1) year from the date of Closing to ensure that home shall be utilized for an affordable residence for a minimum of one year.

(C) Landscaping, Fencing, and Playground Equipment for the Harry T. Moore Center. Several lots in the Project adjoin the Harry T. Moore Center, and the adjoining properties require an adequate buffer to ensure compatibility. In addition, small lot sizes for the Project will likely result in little room for family amenities and play equipment. Therefore, the City agrees to prepare an enhanced landscape and decorative fence plan for the buffer and assist the Developer in selection of playground equipment for the Harry T. Moore Center; which, in the judgment of Developer, such plan shall not require the expenditure of more than one hundred and seventy-five thousand dollars ($175,000.00) to complete. The Developer agrees that, prior to the issuance of the tenth (17th) certificate of occupancy for the Project, it shall complete or cause to be completed the enhanced landscaping, decorative fencing, and playground equipment plan prepared by the City around the Harry T. Moore Center. The construction contractor and/or the Developer shall be required to provide the City and its officials and employees with a written indemnification and hold harmless agreement in a form subject to approval of the City Attorney. Further, the construction contractor and/or the Developer must provide current certificates of worker's compensation, general liability and automobile insurance as provided in the City's Financial Operations Manual. In performing the landscaping services, the Developer, its contractors or subcontractors shall comply with all applicable federal, state and local laws, ordinances, and regulations, including without limitation providing Worker's Compensation, Unemployment Insurance and Social Security. The landscaper and/or the Developer shall be required to post a one (1) year landscape maintenance

bond or cash bond, which shall be in an amount not less than ten percent (10%) of the cost of the work, in favor of the City. The form of said bond shall be subject to approval of the City Attorney.

(D) The Project shall incorporate the use of energy efficient lighting systems, insulation and ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, and energy efficient HVAC systems. The Project shall also install Florida-Friendly Landscaping for the Cocoa area as listed in the Plant Guide published by the University of Florida IFAS Extension.

8.0 Variances and Waivers. In accordance with Section 15-21 of the City Code and, in exchange for the significant project enhancements described above in Section 7.0, the City Council hereby approves the following waivers from the City Code:

(A) Appendix A Zoning, Article XI, Section 3(E), Single-Family Residential District. The minimum lot size shall be reduced from 7,500 square feet to a minimum of 3,515 square feet, and 3,443.75 square feet for four (4) of the homesites.

(B) Appendix A Zoning, Article XI, Section 3(E), Single-Family Residential District. The minimum lot width shall be reduced from 75 feet to 37 feet, and 36.25 feet for four (4) of the homesites.

(C) Appendix A Zoning, Article XI, Section 3(E), Single-Family Residential District. The minimum lot depth shall be reduced from 100 feet to 95 feet deep.

(D) Appendix A Zoning, Article XI, Section 3(E), Single-Family Residential District. The maximum lot coverage shall be increased from 30 percent to 50%. This waiver shall not be construed as a waiver of the maximum impervious surface ratio required within the Medium Density Residential future land use category.

9.0 Development Schedule and Future Permitting. Within three (3) months following the expiration of the Investigation Period the Developer shall, at its expense, prepare and file development permit applications for a Final Site Plan (excluding final plat) for the Michael C. Blake Lots and shall submit building permit applications for the two College Park Lots, consistent with the Conceptual Development Plan. As the Property owner, the City herein grants authorization to the Developer to apply for such permits consistent with the terms and conditions of this Agreement. City shall expedite the review of all such permit applications to the extent reasonably possible. The Developer shall diligently pursue and obtain, in good faith, final approval of the Final Site Plan (excluding final plat) for the Michael C. Blake Lots within six (6) months following the expiration of the Investigation Period. If the Developer fails to obtain such final approval from the City (a/k/a - a final development order) within the aforesaid six (6) months following the expiration of the Investigation Period, the City shall have the right to declare the Developer in default pursuant to Section 29.0 of this Agreement. If the Developer does not cure the default within the cure period, the City shall have the right, but not obligation to, terminate this Agreement in whole or in part without penalty and shall be entitled to draw upon the Irrevocable Standby Letter of Credit included with the Developer's RFP Proposal.

The Developer further shall be required to, within three months of preliminary plat approval, substantially complete all horizontal common infrastructure necessary to serve the

Michael C. Blake subdivision and apply for final plat approval in accordance with Section 18-30 of the City Code. Developer shall not be permitted to apply for final plat approval until all common infrastructure necessary to serve the subdivision, such as utility improvements and master stormwater improvements, to the extent applicable, are substantially completed. However, because the Project will be served by already-constructed public streets, the City Manager may, within his or her sole discretion, waive the requirement to obtain a preliminary plat to the extent that no master improvements are necessary to be constructed to serve the Project. In such a case, the Developer may immediately apply for a final plat concurrently with application for final site plan/final engineering plan approval.

Following final plat approval, the Developer shall obtain building permits and substantially commence vertical construction of at least four (4) of the homesites in the Michael C. Blake subdivision within three (3) months of final plat approval. Thereafter, the Developer shall apply for and obtain building permits and commence vertical construction of at least (4) additional homes in the Michael C. Blake subdivision every month such that all building permits have been obtained and the vertical construction of the thirty homesites has commenced within ten (10) months of final plat approval. In addition, the Developer shall obtain building permits and substantially commence vertical construction of the two single-story homes on the College Park Lots within six (6) months after the expiration of the Investigation Period. Commencement of vertical construction for purposes of this Agreement shall require, at minimum, foundations have been poured and rough framing commenced. If the Developer fails to substantially commence vertical construction each month as provided in this Section, the City shall have the right to declare the Developer in default of this Agreement. Termination shall automatically become effective at the end of the cure period as provided in Section 29.0 in the event the Developer fails to substantially commence vertical construction as provided in this Section, and the City may exercise its default option(s) pursuant to Section 10.0(B) of this Agreement.

The Developer agrees that all certificates of occupancy for the thirty-two (32) homesites must be issued within fifteen (15) months of the Final Site Plan approval.

A Schedule of Major Performance Obligations required by this Agreement is attached as **Exhibit "D"** (the "**Schedule of Major Performance Obligations**"). The Schedule of Major Performance Obligations is intended to summarize several major benchmarks set forth in the Agreement and is set forth for convenience purposes only. To the extent of any conflict between any provision set forth in this Agreement and the Schedule of Major Performance Obligations, the conflicting provision in the Agreement shall control.

The Developer shall be solely responsible for obtaining any and all necessary local and state permits including, but not limited to, an excavation/grading permit, building permits, and any environmental permit approvals which are required in order to allow the Developer to satisfy the construction/development schedule and other terms and conditions of this Agreement. Issuance of a development permit or development order by the City does not create any right on the part of the Developer to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the Developer fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a

violation of state or federal law. All other applicable state or federal permits shall be obtained by the Developer, at the Developer's expense, before commencement of the development.

10.0 Purchase Price of Property; City Options in the event of Developer Default.

(A) Purchase Price. The Developer has offered to purchase the Property for a Purchase Price, as defined in the PSA, of five hundred thousand dollars ($500,000.00), which is the equivalent of $15,000.00 per homesite in the Michael C. Blake subdivision and $25,000.00 per College Park Lot. The City Council hereby accepts the offer of the Developer and determines herein, pursuant to Section 163.380, Florida Statutes, that the Purchase Price of the Property represents the value determined to be in the public interest for the proposed uses and Project in accordance with the Diamond Square Community Redevelopment Plan. In determining the value of the Property as being in the public interest for uses in accordance with the community redevelopment plan, the City has taken into account and given consideration to the long-term benefits to be achieved by the City resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the Developer; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas.

(B) City Options in the event of Developer Default. The Developer agrees that the City has an overriding and legitimate public interest in ensuring that the Property be redeveloped in accordance with the terms and conditions of this Agreement. Therefore, to provide the City assurances that it will fulfill its commitment to develop the Property once the City conveys any portion thereof to the Developer, in addition to any other remedies available at law or in equity to the City upon a Developer default, including specific performance of the covenants required herein, the Developer agrees that should the Developer fail to perform each and every one of its obligations hereunder following the conveyance of the Property to the Developer, the City shall have the option to repurchase any homesite upon which Developer has not commenced construction, as evidenced by the commencement of trenching activities for the foundation of the home, for $15,000.00 per such Michael C. Blake homesite or $25.000.00 per College Park Lot.

(C) Restoration Guaranty. In the event Developer abandons construction of any homesite of the Project after commencement of such construction, the Developer shall be obligated to raze all partially completed improvements on such abandoned homesites and shall sod the applicable portion of the Property. The foregoing obligation of the Developer shall be guaranteed by a letter of credit in the amount of $100,000.00, which shall be delivered to the City prior to the issuance of the first building permit. As used herein, the term "abandons" shall mean either (a) the Developer ceases all construction activities on the homesite for a period of six (6) months, subject to the Force Majeure provisions in this Agreement; or (b) the Developer notifies the City of its intent to abandon construction in part or in whole.

11.0 Conveyance of Property; Closing Terms. No sooner than the date that the Developer obtains preliminary plat and final site plan approval for the Project from the City, the Developer shall request that the City convey the Property, which shall be conveyed in a single transaction and in accordance with the terms of the PSA; provided if Developer delivers the College Park Lots Closing Notice the conveyance of the College Park Lots shall occur separately

in accordance with the PSA and shall not be dependent on Developer's receipt of preliminary plat and final site plan approval. Conveyance shall be required before the Developer commences any construction on the Project, provided Developer may commence construction on the College Park Lots upon the separate conveyance of the College Park Lots to Developer in accordance with the PSA, and shall occur under the following conditions:

(A) Notice. The Developer shall provide the City a written notice requesting conveyance of the Property (the "**Conveyance Notice**") or may also, and prior to the issuance of the Conveyance Notice, issue College Park Lots Closing Notice and the conveyance of the College Park Lots shall occur separately from the Michael C. Blake Lots in accordance with the PSA, and thereafter the Conveyance Notice shall only apply to the Michael C. Blake Lots.

(B) Financing and Construction Commitments. As a condition precedent to the City's obligation to convey the Property, or any portion thereof, as required by this Section 11.0, the Developer shall provide and deliver to the City the following prior to Closing (collectively, the "**Conditions Precedent**"):

(1) Financing. Written letter from an authorized representative of the Developer, addressed to the City's Mayor, affirmatively confirming that the Developer has made a final decision to purchase the Property and commence construction in accordance with the terms and conditions of this Agreement.

(2) Performance Bonds. Written proof of a performance bond or other surety by the Project's general contractor for the completion of the construction of the Project or portion thereof, in a form acceptable to the lending institution, private lender, or equity group financing the Project construction.

Should the Developer issue the College Park Lots Closing Notice and proceed with closing on the College Park Lots separately from the Michael C. Blake Lots the Conditions Precedent shall continue to apply but are limited to evidence of financing and performance bonding only for improvements on the College Park Lots.

(C) Closing Terms. The following closing terms shall apply with respect to the conveyances:

(1) Unless otherwise agreed to by the parties in writing, including Developer's election to close on the College Park Lots separately in accordance with the PSA, the Closing date for conveyance of the Property by the City to the Developer pursuant to the PSA shall be sixty (60) days from the applicable Conveyance Notice unless the Developer fails to satisfy the condition precedents set forth in this Section 11.0. If the Developer fails to satisfy the Condition Precedents within said sixty (60) day time period, the City shall have the right to declare the Developer in default pursuant to Section 29.0 of this Agreement. If the Developer does not cure said default within the cure period, the City shall have the option to terminate the conveyance and/or this Agreement without penalty.

(2) Except as otherwise provided for herein, the Developer shall accept the Property in "as-is" condition subject to the Development Covenants required by Section 12.0 of this Agreement and the terms and conditions of the PSA.

12.0 Development Covenants. The following development covenants (the "**Development Covenants**") shall survive the Closing under the PSA for all Lots:

(A) The Developer shall develop the Property in accordance with the terms and conditions of this Agreement and is without the power to sell, lease, or otherwise transfer the Property without the prior written consent of the City until such time that the Developer has completed the construction of any or all improvements which the Developer has obligated itself to complete pursuant to this Agreement and the final plat is approved and recorded by the City.

(B) The Property shall be maintained and used as single-family residences on individually platted lots.

(C) Except for the first mortgage required by the Developer's primary lender on the Project, the Developer shall not encumber the Property with any other mortgage, lien, or other encumbrance without the prior written consent of the City until such time the City approves and records the final plat, and issues a final certificate of occupancy for at least one lot on the Property.

(D) The covenants shall run with the land and be binding upon any subsequent owners of the Property. Further, the covenants shall provide that the City shall have the right to enforce the covenants against any owner of the Property in accordance with any and all applicable legal or equitable remedies afforded the City by law. Such remedies shall include the City's right to seek reimbursement for reasonable attorney's fees and costs incurred by the City to enforce the covenants in a court of competent jurisdiction through all appellate court proceedings.

13.0 Representations of the Parties. The City and Developer hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by the City and Developer, constitute a legal, valid and binding obligation enforceable against the parties hereto. Upon acquisition of the Property by the Developer and the recording of this Agreement in the Public Records of Brevard County, Florida, the Agreement shall be a binding obligation upon the Property in accordance with the terms and conditions of this Agreement. Developer represents that it has voluntarily and willfully executed this Agreement for purposes of binding himself and the Property to the terms and conditions set forth in this Agreement.

14.0 Successors and Assigns. This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns. The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same upon being duly recorded against the Property by the City.

15.0 Applicable Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The venue of any litigation arising out of this Agreement shall be in Brevard County, Florida or, for federal court actions, in the Middle District of Florida, Orlando Division.

16.0 Amendments. This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto (or their successors or assigns) and approved by the City Council.

17.0 Entire Agreement; Exhibits. This Agreement and all attached exhibits hereto supersede any other agreement, oral or written, regarding the Property and contain the entire agreement between the City and Developer as to the subject matter hereof. The Exhibits attached hereto and referenced herein are hereby fully incorporated herein by this reference.

18.0 Severability. If any provision of this Agreement shall beheld to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

19.0 Effective Date. This Agreement shall become effective upon approval by the City Council and execution of this Agreement by both parties hereto.

20.0 Recordation. Upon full execution by the Parties and the completion of Closing following Final Site Plan approval, this Agreement shall be recorded in the Public Records of Brevard County, Florida by the City.

21.0 Relationship of the Parties. The relationship of the parties to this Agreement is contractual and Developer is an independent contractor and not an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

22.0 Sovereign Immunity. The City intends to avail itself of the benefits of Section 768.28, Florida Statutes, and any other statutes and common law governing sovereign immunity to the fullest extent possible. Neither this provision nor any other provision of this Agreement shall be construed as a waiver of the City's right to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law, and the cap on the amount and liability of the City for damages, regardless of the number or nature of claims in tort, equity, or contract, may not exceed the dollar amount set by the legislature for tort. The Developer agrees that the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, City shall not be liable for any claim or judgment, or portion thereof, to any one person over two hundred thousand dollars ($200,000.00), or any claim or judgment or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds three hundred thousand dollars ($300,000.00). Nothing in this Agreement is intended to inure to the benefit of any third party for the purpose of allowing any

claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law. This paragraph shall survive termination of this Agreement.

23.0 City's Police Power. Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

24.0 Interpretation. The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties.

25.0 Third-Party Rights. This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

26.0 Specific Performance. Strict compliance shall be required with each and every provision of this Agreement. The parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity, except that the City shall not provide specific performance as a remedy to Developer.

27.0 Attorney's Fees. Except as provided in Section 12.0, in the event of any action arising under this Agreement, whether or not a lawsuit or other proceeding is filed, each party shall bear its own costs and expenses of such action including, but not limited to, reasonable attorney's fees incurred in any way in connection with the matter, whether incurred before litigation, during litigation, during appeal, or in connection with enforcement of a judgment, including, but not limited to, attorneys' and experts' fees. Attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs, shall also be borne by each party, respectively, except for those circumstances in which Section 12.0 applies.

28.0 Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold, suspend or terminate any and all certificates of occupancy for any building, trailer, structure or unit if Developer is in breach of any term and condition of this Agreement; provided Developer is provided notice of such breach and opportunity to cure same pursuant to Section 29.

29.0 Default. Developer Default. Failure by the Developer to perform each and every one of its obligations hereunder, and the City is not otherwise in default of this Agreement, shall constitute a default, entitling the City to pursue whatever remedies are available to it under Florida law or equity including, without limitation, termination of this Agreement, exercising the default obligations pursuant to Section 10.0, terminating the City's obligation to convey the Property, or an action for specific performance or injunctive relief. Prior to the City filing any

action as a result of a default under this Agreement, the City party shall first provide the Developer with written notice of said default. Upon receipt of said notice, the Developer shall be provided a sixty (60) day opportunity in which to cure the default to the reasonable satisfaction of the City prior to filing said action.

City Default. In the event that the City shall fail to perform each and every one of its obligations hereunder, and the Developer shall not otherwise be in default of this Agreement, then the Developer shall provide the City written notice of such default. The City shall have thirty (30) days from receipt of such notice to cure said default. If the City shall fail to cure such default within the thirty (30) day time period, then the Developer' sole remedy shall be to terminate this Agreement and be reimbursed for all actual out-of-pocket geotechnical, engineering, construction, architectural, permitting, and title examination costs (excluding attorney's fees and related costs) related to the Property which were incurred subsequent to the City's approval of the Conceptual Development Plan and prior to the City's failure to convey the Property. The City shall reimburse the Developer within sixty (60) days of written termination of this Agreement. At time of payment, the Developer shall deliver to the City all original plans, reports, permits, and other documents provided to the Developer by any company, consultant, or agency related to the City's reimbursement payment required under this subparagraph.

30.0 Termination. In addition to those circumstances allowing termination as already expressly provided herein, the City shall have the unconditional right, but not obligation, to terminate this Agreement, without notice or penalty, if Developer fails to adhere to the development schedule and deadlines as established herein. In addition, the City shall have the right, but not obligation, to terminate the Agreement if Developer permanently abandons construction of the Project, provided, however, the City shall first deliver written notice and an opportunity to cure to the defaulting party as set forth in Section 29.0 above. If the City terminates this Agreement, the City shall record a notice of termination against the Property in the public records of Brevard County, Florida. This Agreement may otherwise be terminated by mutual written agreement of the Parties.

31.0 Indemnification and Hold Harmless. Developer shall be solely responsible for designing, permitting, constructing, operating and maintaining this Project. As such, Developer hereby agrees to indemnify, release, and hold harmless the City and its elected officials, employees and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to, death), or liability (including reasonable attorney's fees and costs through all appellate proceedings), directly or indirectly arising from, out of, or caused by Developer and Developer's contractor's and subcontractor's performance of design, permit and construction activities in furtherance of constructing the Project under this Agreement and the operation and maintenance of the Project thereafter. This indemnification shall survive the termination of this Agreement.

32.0 Force Majeure. The parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specified time period ("Time Period") constitutes a default under the terms of this Agreement and, if any such failure is due to acts of God, acts of government authority (other than the City's own acts, if the City is claiming the benefit of this Section 32.0), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, pandemics, quarantines and "stay-at- home" orders not including

COVID-19 (other than the City's own acts, if the City is claiming the benefit of this Section 32.0), injunction or other court proceedings beyond the control of such party, or severe adverse weather conditions, including hurricanes ("Force Majeure Event"), then, notwithstanding any provision of this Agreement to the contrary, that failure shall not constitute a default under this Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Force Majeure Event. The extended time period shall be agreed to in writing by the parties and said agreement shall not be unreasonably withheld by either party. The City Manager shall have the authority to grant an extended Time Period. An extension of any Time Period for reasons of a Force Majeure Event shall be requested solely as provided in this Section. Developer hereby waives and relinquishes the right to notify the City of the intent to exercise the tolling and extension of any permit related to the Project, including any Time Periods under this Agreement, development orders, and building permits, available under Section 252.363, Florida Statutes, as the result of a declaration of a state of emergency issued by the Governor for a natural emergency.

33.0 Administrative Extension. Upon good cause shown, the City Manager may grant an extension of up to sixty (60) days for any deadline in the Schedule of Major Performance Obligations. Any further extensions shall require City Council approval.

34.0 Notice. Whenever either party desires to give notice to the other, notice shall be sent by hand delivery or certified mail, return receipt requested, and shall be sent to:

For the City:

City Manager
City of Cocoa
65 Stone Street
Cocoa, FL 32922

With Additional Notice to:
Garganese, Weiss, D'Agresta & Salzman, P.A.
Attn: Anthony A. Garganese, City Attorney
111 N. Orange Avenue, Suite 2000
Orlando, FL 32801

For Developer:
Lennar Homes, LLC
3931 RCA Boulevard, Suite 3105
Palm Beach Gardens, Florida 33410

With Additional Notice to:
Lennar Corporation
5505 Waterford District Drive, 5th Floor
Miami, Florida 33126
Attn: General Counsel

Either party may freely modify their respective contact person and address contained in this Paragraph by providing written notice of the modification to the other party. Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; and if mailed, on the third business day after mailing.

35.0 Assignment. Prior to completing the construction of the Project and reaching final build-out of the Project, Developer shall not assign this Agreement without the prior written consent of the City. However, Developer shall be entitled to assign its rights and obligations under this Agreement to a parent, subsidiary, or affiliated entity in which Developer or its members are members or interest holders or to any entity that will act as a land bank for the benefit of the Developer upon providing written notice to the City. Any assignment authorized by this subparagraph shall require the assignee to be a formal signatory to this Agreement and fully assume all of Developer's obligations, commitments, representations, and warranties under this Agreement; provided in the event of an assignment to a land bank, the land bank shall not be obligated to be a formal signatory to this Agreement and the Developer shall not be released from such Developer's obligations, commitments, representations, and warranties under this Agreement and the land bank shall not assume same. Such assignment shall also require the written approval of the City by amendment to this Agreement, which shall not require a public hearing and shall not be unreasonably withheld.

36.0 Impact Fees. If the City waives Developer's obligation to pay certain City impact fees (the "**Impact Fees**") to the City, Developer agrees that it shall utilize reasonable efforts to elevate the interior specification levels of the furnishings (i.e. appliances, faucets, cabinets, flooring, etc.) within the applicable home on a dollar-for-dollar basis based on the cost savings to Developer resulting from the waiver of such Impact Fees.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

Signed, sealed and delivered in the presence of the following witnesses:

Signature of Witness

Brianna Earley
Printed Name of Witness

65 Stone St, Cocoa, FL 32922
Address of Witness

Signature of Witness

Devin Fritts
Printed Name of Witness

65 Stone St. Cocoa, FL 32922
Address of Witness

CITY OF COCOA

By: _____
Stockton Whitten, City Manager

Date: 7/8/25

ATTEST:

By: _____
Monica Arsenault, City Clerk

APPROVED AS TO FORM AND LEGALITY

By: _____ for
Anthony A. Garganese, City Attorney

CITY SEAL

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (___) online notarization, this 8 day of July, 2025, by Stockton Whitten, the City Manager of the City of Cocoa, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or produced _____ _____ as identification.

(NOTARY SEAL)

MONICA R ARSENAULT
Commission # HH 498592
Expires June 16, 2028

(Notary Public Signature)
Monica Arsenault
(Print Name)
Notary Public, State of Florida
Commission No.: HH 498592
My Commission Expires: 6.16.28

Signed, sealed and delivered in the presence of the following witnesses:

Signature of Witness
ALAINA POLANDER
Printed Name of Witness
3931 RCA BLVD, STE 3105
PALM BEACH GARDENS, FL 33410
Address of Witness

Signature of Witness
RAFAEL NELSON
Printed Name of Witness
3931 RCA BLVD, STE 3105
PALM BEACH GARDENS, FL 33410
Address of Witness

LENNAR HOMES, LLC

Print name and title: Michael Meyers, Vice President

Date: 7/29/25

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (X) physical presence or (___) online notarization, this 29 day of July, 2025, by Michael Meyers, the Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the corporation, who is personally known to me or produced _____ _____ as identification.

Haley M. Nora

HALEY M. NORA
Commission # HH 651641
Expires April 19, 2029

(NOTARY SEAL)



HALEY M. NORA
Commission # HH 651641
Expires April 19, 2029

Haley M. Nora
(Notary Public Signature)

Haley M. Nora
(Print Name)

Notary Public, State of FL

Commission No.: HH651641

My Commission Expires: 4/19/29

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Lots 1 through 6 and 9 through 17 of the Michael C. Blake Subdivision, according to the map or plat thereof, as recorded in Plat Book 66, Page(s) 69, of the Public Records of Brevard County, Florida.

AND

Lots 7 and 14, Block 13, of Amended Map of College Park, according to the plat thereof, as recorded in Plat Book 5, Page 72, of the Public Records of Brevard County, Florida.

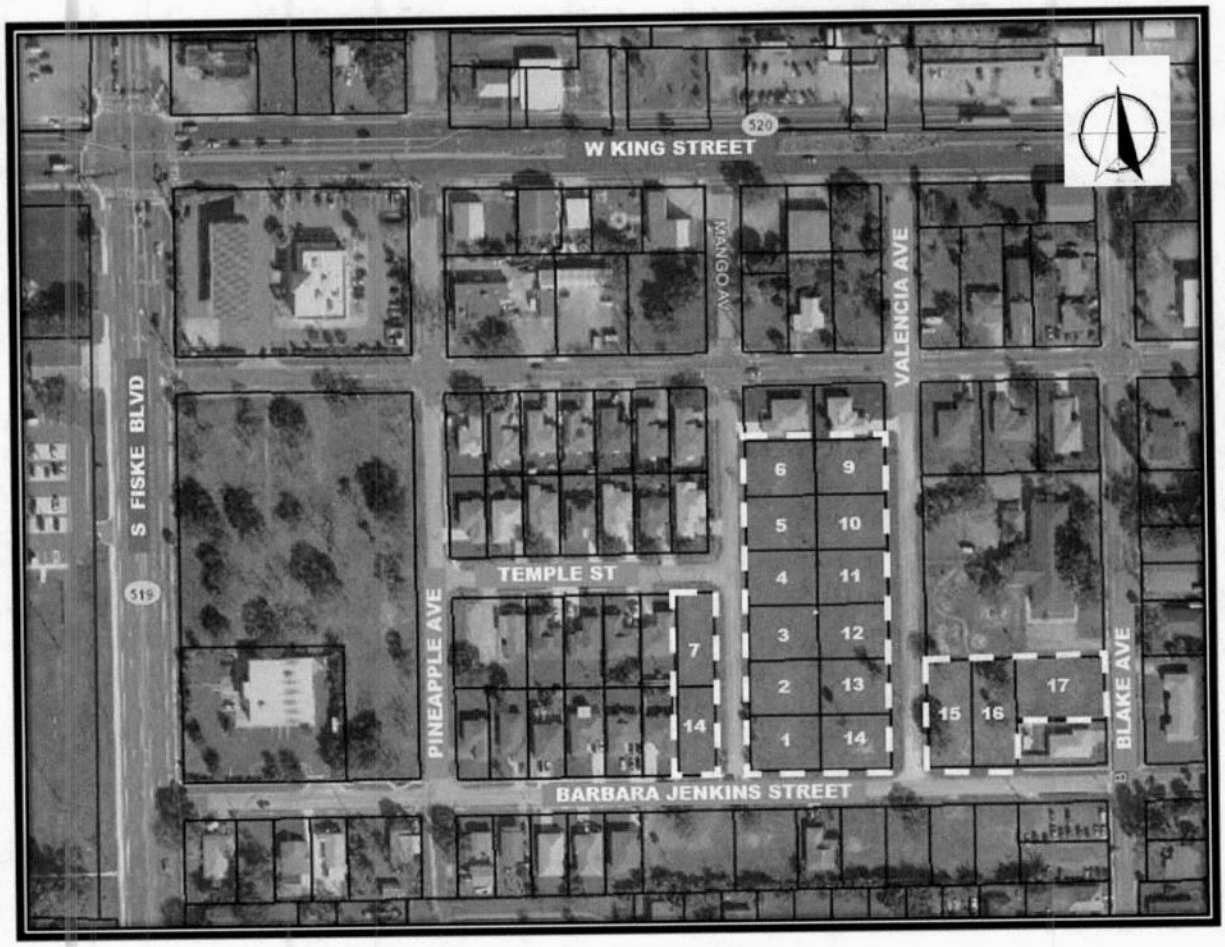


EXHIBIT B
CONCEPTUAL DEVELOPMENT PLAN

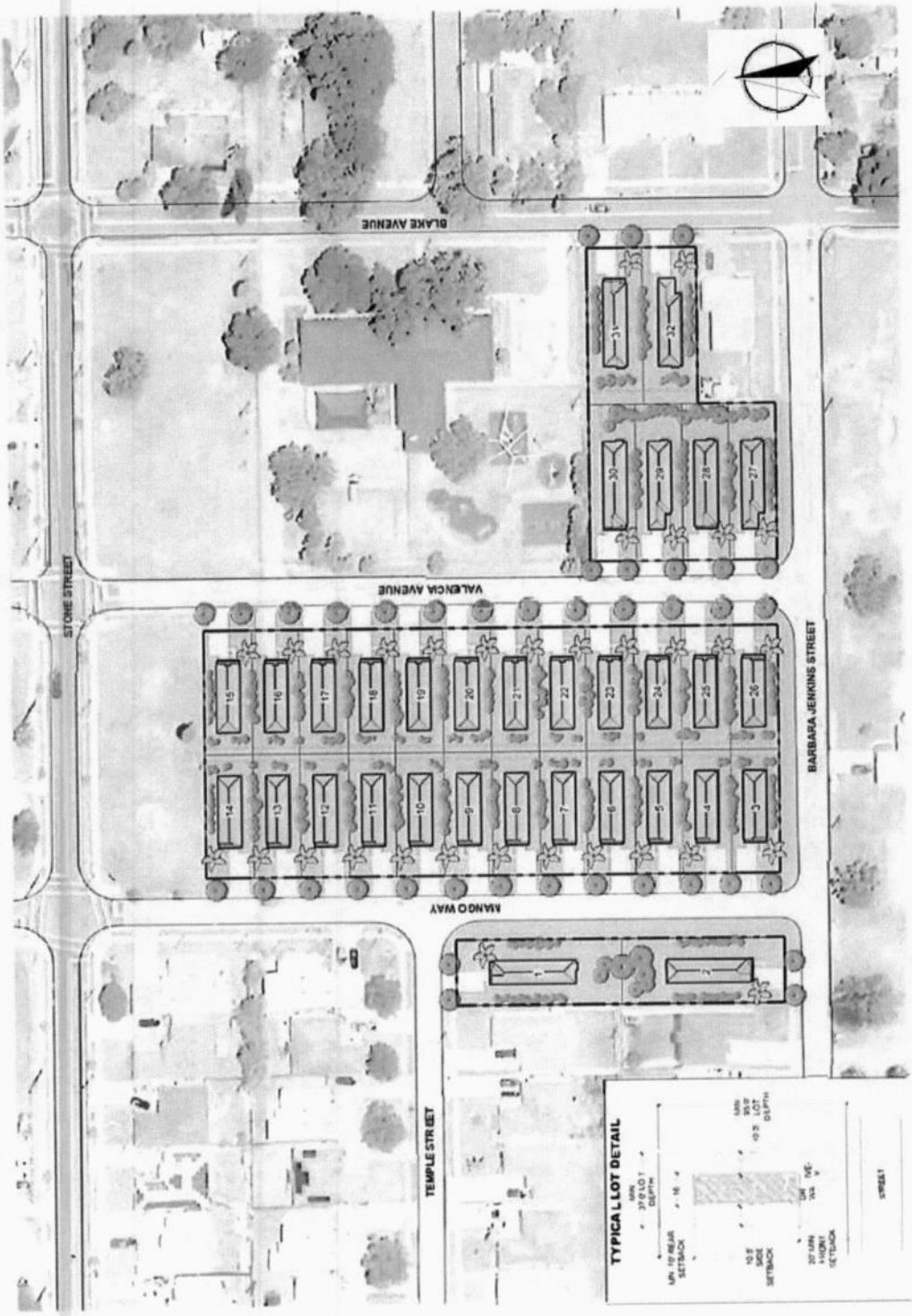


EXHIBIT C
BUILDING PLANS

Breeze Elevation A:



Breeze Elevation B:



Breeze Elevation C:



Cypress Elevation A:



Cypress Elevation B:



Cypress Elevation C:



Element Elevation A:



Element Elevation B:



Element Elevation C:



Belmont Elevation AM:



Belmont Elevation BM:



Belmont Elevation CM:



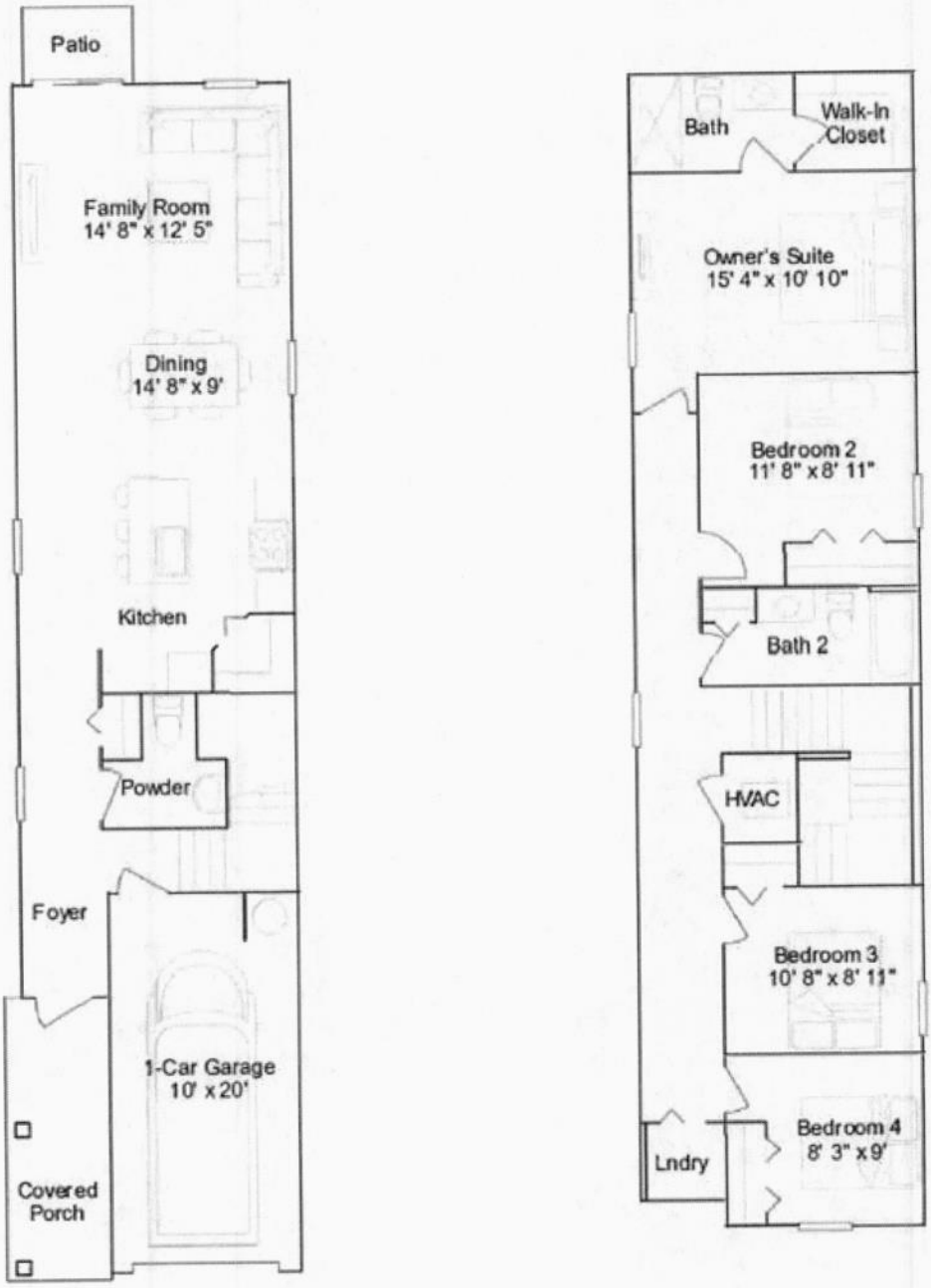
Breeze – 1,295 SF – 3 BR – 2.5 Bath



Cypress – 1,524 SF – 3 BR – 2.5 Bath



Element – 1,684 SF – 4 BR – 2.5 Bath



Belmont – 1,840 SF – 3 BR – 2 Bath



EXHIBIT D
SCHEDULE OF MAJOR PERFORMANCE OBLIGATIONS

The Schedule below is provided for convenience purposes only and does not take precedent over the terms and conditions stated in the body of the Agreement. **The Schedule assumes an Effective Date of July 8, 2025.**

Time for Performance	Action	Section Reference
September 8, 2025	Investigation Period Completed (60 days)	3.0
December 8, 2025	Site plan and preliminary plat application filed with City for Michael C. Blake Lots; Submit building permit applications for College Park Lots	9.0
March 2026	Site plan and preliminary plat approval obtained for Michael C. Blake Lots; Developer shall request City begin conveyance process for the Michael C. Blake Lots; obtain building permits and substantially commence vertical construction on College Park Lots	9.0/11.0
May 2026	Closing on Conveyance of Michael C. Blake Lots - Construction can only begin after closing	11.0
June 2026	Substantial completion of common horizontal infrastructure; proceed to obtain final plat	9.0
September 2026	Building Permit for first four (4) homes on Michael C. Blake Lots obtained and vertical construction substantially commenced	9.0
April 2027	Building Permit obtained and vertical construction substantially commenced for all 30 Michael C. Blake Lot homes	9.0
October 2027	Certificate of occupancy for all 32 homes obtained	9.0

AMENDED AND RESTATED AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY

(MICHAEL C. BLAKE SUBDIVISION PROJECT)

This **AMENDED AND RESTATED AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY** (this "**Agreement**") is made and executed this 8 day of July, 2025, by and between the **CITY OF COCOA**, a Florida municipal Corporation ("**Seller**"), and **LENNAR HOMES, LLC**, a Florida limited liability company, and/or its successors or assigns ("**Buyer**").

RECITALS:

A. Seller is the owner of fifteen (15) parcels of real property within the Michael C. Blake platted subdivision, recorded in the Plat Book of Brevard County, Book 66, Page 69 (the "**Michael C. Blake Lots**"), as well as two (2) parcels of real property located in the Amended Map of College Park subdivision, recorded in the Plat Book of Brevard County, Book 5, Page 72 (the "**College Park Lots**"), totaling together approximately two and eighty-three hundredths (2.83) acres, located generally on Mango Avenue, Valencia Avenue, and Blake Avenue between Barbara Jenkins Street and Stone Street, being more particularly described on **Exhibit A,** attached hereto and incorporated by this reference, consisting of the following Tax Parcel IDs: 24-36-32-07-*-5, 24-36-32-07-*-6, 24-36-32-07-*-9, 24-36-32-07-*-10, 24-36-32-07-*-4, 24-36-32-07-*-11, 24-36-32-07-*-3, 24-36-32-07-*-12, 24-36-32-07-*-2, 24-36-32-07-*-13, 24-36-32-07-*-1, 24-36-32-07-*-14, 24-36-32-CC-13-7, 24-36-32-CC-13-14, 24-36-32-07-*-15, 24-36-32-07-*-16, 24-36-32-07-*-17 (each a "**Parcel**," and collectively the "**Land**").

B. Buyer and Seller entered into that certain Agreement for the Purchase and Sale Agreement (MICHAEL C. BLAKE SUBDIVISION PROJECT), dated June 25, 2025 (the "**Original Agreement**"), and that certain Development Agreement for Affordable Housing – Michael C. Blake Subdivision Project, dated May 13, 2025 (the "**Original Development Agreement**").

C. Buyer and Seller have determined that it is in their best interest to approach the development of the College Park Lots in a slightly different manner than provided in the Original Development Agreement and Original Agreement because the College Park Lots are not intended to be further subdivided, allowing an expedited schedule of development to take place on the College Park Lots.

D. Therefore, as of even date herewith, Buyer and Seller have entered into that certain Amended and Restated Development Agreement for Affordable Housing – Michael C. Blake Subdivision Project (the "**Development Agreement**"), which Development Agreement contemplates, among other things, the terms and conditions under which the Closing, as defined in Section 9.01, hereunder shall occur.

E. Seller and Buyer further wish to amend and restate the Original Agreement as set forth herein. Accordingly, the Original Agreement is amended and restated in its entirety as set forth below so that from and after the Effective Date, this Agreement shall fully replace and supersede the Original Agreement and this Agreement shall control in all respects.

F. Seller desires to sell the Property, as defined in Section 1.01, to Buyer, and Buyer desires to purchase the Property from Seller, pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows:

ARTICLE I
PURCHASE AND SALE

Section 1.01. Property. Seller agrees to sell, and Buyer agrees to purchase, the property (the "**Property**"), consisting of (a) fee simple title to the Land and (b) all rights, ways, privileges, and easements appurtenant to the Land, including Seller's right, title, and interest in, to, and under all strips, gores, streets, alleys, and ways, public or private, adjoining or crossing the Land, all of which are appurtenant to, and shall benefit, the Land.

Section 1.02. Intangible Rights. The sale of the Property shall include the sale, transfer, and conveyance of all of Seller's right, title, and interest in, to, and under all of the warranties, guaranties, certificates, licenses, bonds, water and sewer agreements, permits, authorizations, consents, approvals, and development orders, which in any respect whatsoever relate to, or arise out of, the use, occupancy, possession, development, construction, or operation of the Property (collectively, the "**Seller's Permits**"), but shall not constitute an assumption by Buyer of any liabilities arising under the Seller's Permits. The sale shall also include the sale, transfer, and conveyance of all of Seller's right, title, and interest in, to, and under all intangible personal property, including, without limitation, prepaid water and sewer connection fees, utility capacities, impact fee credits, development agreements, approvals, easements, permits, plans, reports, surveys, environmental and other studies, consents and agreements, rents, issues, proceeds, and profits now or hereafter accruing from the Property, all of which are intended to encompass all of Seller's contractual rights, benefits, and entitlements relating to the Property (collectively, the "**Intangible Personal Property**").

ARTICLE II
PURCHASE PRICE AND TERMS OF PAYMENT

Section 2.01. Purchase Price. The purchase price to be paid by Buyer to Seller hereunder shall be FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00) (the "**Purchase Price**"). If Buyer issues the College Park Lots Closing Notice, as defined in Section 9.08, Buyer shall pay to Seller a portion of the Purchase Price equal to FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00) for the Michael C. Blake Lots at the Michael C. Blake Lots Closing, as defined in Section 9.08, and Buyer shall pay to Seller a portion of the Purchase Price equal to FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00) for the College Park Lots at the College Park Lots Closing, as defined in Section 9.08.

Section 2.02. Terms of Payment. The Purchase Price shall be payable by Buyer in the following manner:

(A) Buyer shall deposit the sum of ONE HUNDRED AND NO/100 DOLLARS ($100.00) (the "**Deposit**") with Calatlantic National Title Solutions, LLC, a Delaware limited liability

company ("**Escrow Agent**"), within ten (10) business days after the Effective Date. The Deposit shall be remitted to Escrow Agent by wire transfer of immediately available federal funds or by Letter of Credit, as defined in Section 2.03. If in cash, the Deposit shall be held by Escrow Agent in an interest-bearing money-market account without penalty for early withdrawal, provided, that Buyer completes and executes an Internal Revenue Service Form W-9 in connection with delivering the Deposit. Escrow Agent shall hold the Deposit pursuant to the terms of this Agreement, subject only to mutually agreed upon written modifications executed by the parties. All interest earned on the Deposit shall in all instances be paid to Buyer, except if Buyer defaults in its obligations hereunder pursuant to Section 14.01, in which event all interest earned on the Deposit shall be paid to Seller. If the Deposit is paid in cash, then Escrow Agent shall deliver the Deposit to Seller at the Closing and Buyer shall receive a credit against the Purchase Price in the amount of the Deposit.

(B) At the Closing, Buyer shall pay the Purchase Price, or portion thereof as applicable if Buyer issues the College Park Lots Closing Notice, to Seller, subject to the terms, conditions, prorations, and adjustments stated in this Agreement, by wire transfer of immediately available federal funds made available to Escrow Agent at or prior to the Closing.

ARTICLE III
TITLE, SURVEY, AND RELATED MATTERS

Section 3.01. **Evidence of Title**. During the Investigation Period, as defined in Section 4.01, Buyer shall order a title insurance commitment for the Property, issued by a nationally recognized title insurer (the "**Title Company**"), and copies of all documents referenced therein (collectively, the "**Commitment**"), which shall commit to issue to Buyer, upon recording of the Deed, as defined in Section 9.04, an owner's policy of title insurance (the "**Title Policy**") in the total amount of the Purchase Price.

Section 3.02. **Survey**. Buyer shall have the right, at Buyer's sole cost and expense, to obtain a survey of the Property on or prior to expiration of the Investigation Period (the "**Survey**").

Section 3.03. **Section 3.03. Objections**. If Buyer encounters any matters contained in the Commitment, the Survey, and/or any other matters of title or survey that are not acceptable to Buyer in Buyer's sole and absolute discretion, then Buyer shall notify Seller of any and all objections to the same (collectively, the "Title Defects") in writing by the end of the Investigation Period (the "Notice of Title Defect"). All matters contained in the Commitment and/or the Survey to which Buyer does not object shall become permitted exceptions (collectively, the "Permitted Exceptions"). The Development Agreement, and the Development Covenants set forth herein shall be a Permitted Exception. Notwithstanding any provision contained in this Agreement to the contrary, under all circumstances and under all events, Seller shall be obligated to cure the Mandatory Cure Items, as defined in this Section; it being understood by the parties hereto that the Mandatory Cure Items shall not for any purpose whatsoever be included in the Permitted Exceptions. For purposes of this Agreement, the term "Mandatory Cure Items" means all mortgages, liens, and other encumbrances of ascertainable amounts; leases, options to purchase and rights of first refusal encumbering the Property, any matters revealed by a municipal lien search in connection with the Property with respect to code violations, building permits not closed, unpaid utilities, unpaid taxes and special assessments, and other related matters; the satisfaction of all Schedule B-I requirements set forth in the Commitment applicable to Seller; and such documents necessary to delete from the Title Policy the standard pre-printed exceptions, other than the survey exceptions. Seller shall provide written notice to Buyer within fifteen (15) days of receipt of the Notice of Title Defect specifying

which, if any, of the Title Defects Seller elects to cure prior to the Closing (the "**Seller's Response**"). If Seller fails to timely provide the Seller's Response, Seller shall be deemed to have elected to cure all of the Title Defects. If Buyer is dissatisfied with the Seller's Response then, at the option of Buyer, Buyer may (a) terminate this Agreement, whereupon the Deposit shall be promptly returned to Buyer and neither party shall have any further rights or obligations hereunder, except for those matters that expressly survive termination of this Agreement or (b) proceed to the Closing without satisfaction of the Title Defects Seller has elected not to cure, which such Title Defects shall be deemed Permitted Exceptions. Buyer shall also have the right to object at any time to (i) any matter that arises on any update of the Commitment and/or (ii) any matter that arises on any update of the Survey (collectively, and in each case, the "**New Title Defects**"). Seller shall have the obligation to cure all of the New Title Defects. If prior to the Closing, Seller shall fail to cure any of the New Title Defects, the Title Defects elected to be cured by Seller in the Seller's Response and/or the Mandatory Cure Items, then, Buyer shall, in Buyer's sole discretion, either (A) exercise Buyer's remedies under Section 14.02 or (B) proceed to the Closing without satisfaction of such New Title Defects, Title Defects, and/or Mandatory Cure Items, which such New Title Defects, Title Defects, and/or Mandatory Cure Items shall be deemed Permitted Exceptions.

ARTICLE IV
INVESTIGATION OF PROPERTY

Section 4.01. **Right of Entry**. The investigation period (the "**Investigation Period**") under this Agreement shall be a period commencing on the Effective Date and ending at 11:59p.m. on the sixtieth (60^{th}) day following the Effective Date. Buyer, and all of Buyer's agents, contractors, consultants, representatives, and other persons designated by Buyer, shall have the right to enter the Property, for the purpose of investigation, discovery, and testing of the Property, including, without limitation, surveying, soil testing and boring, hydrological studies, environmental studies, structural inspections, or any other studies or tests Buyer determines in its reasonable discretion to be necessary or appropriate (collectively, the "**Inspections**"). Seller shall cooperate with Buyer in conjunction with the Inspections, including (a) providing access to the Property at all reasonable times prior to the Closing and (b) in regard to Buyer's efforts to obtain all appropriate or relevant information concerning the Property. Provided that Buyer has not terminated this Agreement and there is no uncured Buyer's Default, as defined in Section 14.01, all rights provided to Buyer in this Section shall continue unabated through the Closing. All of the Inspections shall be at Buyer's sole cost and expense and shall be performed in a manner so as not to unreasonably interfere with Seller's interest in the Property. Buyer shall remove or bond any lien of any type that attaches to the Property as a result of any of the Inspections and upon completion of any of the Inspections, Buyer shall restore any material damage to the Property caused by the Inspections to the extent reasonably practicable. Buyer hereby indemnifies and holds Seller harmless from all injury, damage, loss, cost, or expense, including, but not limited to, attorneys' fees and court costs resulting from the Inspections. The indemnity obligations of this Section shall survive for a period of one (1) year after the Closing or earlier termination of this Agreement and do not apply to (i) any loss, liability, cost, or expense to the extent arising from or relating to the acts or omissions of Seller, Seller's agents, contractors, consultants, or representatives, (ii) any diminution in value of the Property arising from or relating to matters discovered by Buyer during the Inspections, (iii) any latent defects in the Property discovered by Buyer, or (iv) the release or spread of any Hazardous Substance, as defined in Section 6.01(F), which is discovered (but not deposited) on or under the Property by Buyer.

Section 4.02. Property Documents. Within ten (10) business days following the Effective Date, Seller shall furnish to Buyer all materials concerning the Property which Seller possesses, or which Seller may reasonably obtain, and Seller shall continue to furnish to Buyer, within three (3) business days following Seller's receipt of the same all materials concerning the Property of which Seller acquires possession subsequent to the Effective Date. All of the information to be furnished under this Section shall collectively be referred to as the "**Property Documents**." At the Closing, Seller shall assign to Buyer all of its right, title, and interest in, to, and under the Property Documents and deliver, to the extent available, all of the original Property Documents, the Seller's Permits, and the Intangible Personal Property.

Section 4.03. Right of Cancellation. Buyer shall have the absolute and unqualified right to terminate this Agreement at any time prior to the expiration of the Investigation Period for any reason whatsoever or for no reason. In order to proceed under this Agreement, Buyer must deliver written notice to Seller, reflecting Buyer's decision to proceed (the "**Notice to Proceed**"), which Notice to Proceed must be delivered to Seller prior to the expiration of the Investigation Period. If Buyer does not deliver the Notice to Proceed, this Agreement shall automatically terminate. If this Agreement is terminated pursuant to this Section, the Deposit shall be promptly returned to Buyer and neither party shall have any further rights or obligations hereunder, except for those matters that expressly survive termination of this Agreement.

Section 4.04. AS-IS SALE. EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT AND IN THE DOCUMENTS TO BE DELIVERED AT THE CLOSING, BUYER IS ACQUIRING THE PROPERTY "AS IS," "WHERE IS," AND "WITH ALL FAULTS" AND SELLER HAS NOT MADE AND DOES NOT AND WILL NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION, EXPENSES, LEGAL STATUS, ZONING, VALUE, UTILITY, OR POTENTIAL OF THE PROPERTY, OR ANY OTHER MATTER OR THING AFFECTING OR RELATING TO THE PROPERTY OR THIS AGREEMENT THAT MIGHT BE PERTINENT IN CONSIDERING WHETHER TO PURCHASE THE PROPERTY OR TO MAKE AND ENTER INTO THIS AGREEMENT, AND EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT AND IN THE DOCUMENTS TO BE DELIVERED AT THE CLOSING, SELLER HAS NOT MADE, AND BUYER HAS NOT RELIED UPON, ANY SUCH REPRESENTATIONS OR WARRANTIES.

ARTICLE V
DEVELOPMENT AGREEMENT

If the Development Agreement is terminated, this Agreement shall automatically terminate, whereupon the Deposit shall be promptly returned to Buyer if such termination is a result of anything other than a default by Developer, as defined in the Development Agreement, thereunder, or if such termination is as a result of a default by Developer thereunder, the Deposit shall be delivered to Seller, and neither party shall have any further rights or obligations hereunder, except for those matters that expressly survive termination of this Agreement.

ARTICLE VI
SELLER'S REPRESENTATIONS AND WARRANTIES

Section 6.01. Seller's Representations and Warranties. Seller represents and warrants to Buyer as true and correct, both on the Effective Date and throughout the period of time until the Closing, that:

(A) Violations, Litigation and Adverse Information. Seller has not received any notice of, nor does Seller have knowledge of, any (a) violation of any law, statute, ordinance, order, regulation, rule, restriction, or requirement of any governmental entity pertaining to or affecting any portion of the Property, (b) suit or proceeding pending or threatened affecting Seller or any portion of the Property, and (c) applications or commitments to any governmental or quasi-governmental entity or utility which would affect the Property which have not been disclosed in writing to Buyer prior to the expiration of the Investigation Period.

(B) Ownership and Parties in Possession. Seller owns marketable fee simple title to the Property. There are no parties in possession of any portion of the Property whether as lessees, tenants-at-sufferance, trespassers, or otherwise, other than Seller. No other "person," as such term is defined in Section 1.01(3), Florida Statutes, has any right, claim, or interest in the Property, or any portion thereof, arising out of adverse possession, prescriptive rights, or otherwise.

(C) Foreign Investment in Real Property Tax Act. Seller is not a "foreign person," as defined by Section 1445 of the United States Internal Revenue Code of 1986, as amended to date (the "**Code**").

(D) Good Standing and Authority of Seller. Seller is a Florida municipal corporation, duly organized, validly existing and in good standing in the State of Florida, duly authorized to transact business in the State of Florida, and the person executing this Agreement on behalf of Seller has the lawful right, power, authority, and capacity to bind Seller to the terms hereof and consummate the transactions contemplated by this Agreement.

(E) Anti-Terrorism Laws. Seller is in compliance with all federal, state, municipal, and local laws, statutes, codes, ordinances, orders, decrees, rules, or regulations relating to terrorism or money laundering (collectively, the "**Anti-Terrorism Laws**"), including without limitation, Executive Order No. 13224 on Terrorist Financing, effective September 24, 2001, the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (Public Law 107-56, known as the "Patriot Act"), and the regulations of the Office of Foreign Assets Control and is not a Prohibited Person under the Anti-Terrorism Laws.

Section 6.02. Breach of Seller's Representations and Warranties. If any of the foregoing representations and warranties are not true in their entirety on the Effective Date and at all times through and including the Closing, then it shall be deemed a breach by Seller, and Buyer may, at its option, proceed with any of its remedies under Section 14.02.

ARTICLE VII
BUYER'S REPRESENTATIONS AND WARRANTIES

Buyer represents and warrants to Seller, as true and correct, both on the Effective Date and throughout the period of time until and through the Closing, that Buyer is a limited liability company duly organized, validly existing, and in good standing under the laws of the State of Florida, and, subject to Section 15.14 hereof, the person executing this Agreement on behalf of Buyer has the lawful right, power,

authority, and capacity to bind Buyer to the terms hereof and consummate the transactions contemplated by this Agreement pursuant to the terms, provisions, and conditions hereof. Should Buyer breach any of the foregoing representations and warranties, Seller may, at its option, proceed with any of its remedies under Section 14.01.

ARTICLE VIII
SELLER'S COVENANTS

Section 8.01. Conveyance. Seller will convey to Buyer at the Closing, marketable fee simple title to the Property, free and clear of any liens, mortgages, pledges, security interests, options, rights, leases, charges, claims, encumbrances, or restrictions of any kind whatsoever, other than the Permitted Exceptions. Seller shall comply with all of the requirements imposed by the Internal Revenue Service in connection with Section 1445 of the Code.

Section 8.02. Title to Property. Seller will not cause, permit, or suffer any act to be performed or not performed, the result of which will cause any lien, encumbrance, or cloud upon Seller's title to the Property such that Seller shall be unable to convey title to the Property to Buyer in accordance with this Agreement. From and after the Effective Date, Seller shall take no action to encumber the Property or otherwise affect title to the Property.

Section 8.03. Changes to Documents, Condition of the Property, and Related Matters. Seller shall (a) maintain the Property in substantially the same condition as it exists as of the Effective Date, (b) not terminate, modify, amend, or waive any provision of any lease, contract, permit, agreement, or any other document previously provided, or to be provided, to Buyer in accordance with this Agreement, or any benefit or entitlement described in this Agreement to be conveyed to Buyer, (c) not use, and/or not permit any other party to use, any Hazardous Substance on the Property, (d) not commit or permit any waste or nuisance upon the Property, (e) not take any action that would adversely affect the Property and/or Buyer's rights hereunder, (f) take all action required pursuant to this Agreement, which is necessary to effectuate the transaction contemplated herein in good faith, and (g) continue all of the insurance policies relative to the Property in full force and effect in the ordinary course of Seller's business.

ARTICLE IX
CLOSING

Section 9.01. Closing. Subject to the terms and conditions of this Agreement, the purchase and sale of the Property (the "**Closing**") shall occur on the earlier of (a) the sixtieth (60^{th}) day following Buyer's issuance of the Conveyance Notice, as defined in the Development Agreement, to the Seller pursuant to the Development Agreement and provided the Conditions Precedent, as defined in the Development Agreement, have been satisfied and (b) December 31, 2026 (the "**Closing Date**"). However, under no circumstances shall the Seller be required to sell the Property to Buyer if the Conditions Precedent, as defined in the Development Agreement, have not been satisfied and preliminary plat and final site plan approval have not been obtained by Buyer; provided preliminary plat and final site plan approval shall not apply to the College Park Lots and/or the College Park Lots Closing.

Section 9.02. Section 9.02. Place of Closing. The Closing shall occur on the Closing Date, at the offices of Escrow Agent, unless otherwise agreed to between the parties, or may be accomplished via wire transfer of funds and electronic mail of executed documents, to be followed by original documents,

and shall be conducted pursuant to the parties' instructions for the release of such documents and funds. Notwithstanding the foregoing, the original Deed and such other original documents that must be placed into escrow on or prior to the Closing as required by the Title Company shall be placed into escrow on or prior to the Closing Date.

Section 9.03. Section 9.03. Expenses of Closing and Prorations.

(A) Taxes. At the Closing, all ad valorem and non-ad valorem real property taxes for the year of the Closing, if any, will be prorated as of the Closing Date, based upon the maximum discount for early payment. If the tax bill for the current year has not yet been issued, tax prorations will be based upon the TRIM notice, if issued, and if not issued upon the prior year's bill using the millage rate then used in the County for residential use, subject to reproration at the request of either party when the current year's bill is issued. In addition, at or prior to the Closing, Seller shall pay all other applicable taxes and penalties associated with the Property, including any under any Special Use valuation, as and when such taxes and/or penalties are assessed.

(B) Documentary Stamp Tax/Recording Fees. Buyer shall pay for state documentary stamps and surtaxes, if any, to be attached to the Deed. Seller shall pay for any recording fees associated with the release of the Mandatory Cure Items and/or corrective title instruments. Buyer shall pay for the cost of recording the Deed.

(C) Title Policy and Survey. Buyer shall pay for the cost of the Commitment and the Title Policy. Seller shall pay for the searches required by the Title Company to delete Seller's requirements and the standard exceptions from the Title Policy, including, without limitation, all municipal lien searches and any updates thereof, and any costs required to cure the Title Defects and/or New Title Defects to be cured under Article III. Buyer will pay for the cost of the Survey.

(D) Governmental Liens. Prior to the Closing, Seller shall satisfy and pay all outstanding certified governmental and municipal improvement liens and special assessments, except annual assessments shall be prorated as of the Closing Date.

(E) Attorneys' Fees. Each party shall pay its own attorneys' fees and costs.

Section 9.04. Documents for Closing. At the Closing, Seller shall execute and/or deliver each of the following documents in a form reasonably approved by Buyer in the event not attached or otherwise previously agreed to in accordance with the terms and provisions hereof and in each case subject to any reasonable modifications required by the Title Company:

(A) A special warranty deed (the "**Deed**"), conveying to Buyer or its assignee marketable and insurable fee simple title to the Property, subject only to the documents that are recorded in the County as part of the Permitted Exceptions;

(B) An affidavit attesting to the absence of any liens, parties in possession, or other claims, is sufficient to insure the gap, and satisfies the requirements of Section 1445 of the Code that Seller is not a "person";

(C) An assignment document evidencing the transfer and assignment of all of Seller's rights, benefits, and entitlements in, to, and under the Property Documents, the Seller's Permits, and the Intangible Personal Property and evidence that Seller has received, and paid for, all third party consents required with respect thereto;

(D) An affidavit (and any other documents requested by the Title Company) reflecting that Seller has the authority to transact the sale of the Property to Buyer;

(E) A closing statement.

Section 9.05. Further Assurances. At the Closing, the parties hereto shall perform such other acts, and shall execute, acknowledge, and deliver such other instruments, documents, and other materials as the other party hereto or Title Company or other closing agent may reasonably request in order to effectuate the Closing and the transactions contemplated by this Agreement. All of the documents executed by Seller which are to be delivered to Buyer at the Closing will be duly authorized and legal, valid, and binding obligations of Seller, which, at the time of the Closing, will be sufficient to convey title (if they purport to do so), and do not, and at the time of the Closing will not, violate any provisions of any agreement to which Seller is a party or to which it is subject. The parties shall cooperate, including, without limitation, executing any other documents, following the Closing, as is reasonably necessary to effectuate the intent of all of the terms and conditions set forth in this Agreement.

Section 9.06. PSA Conditions Precedent. The obligation of Buyer to proceed to the Closing is subject to the satisfaction of each of the following conditions (individually, a "**PSA Condition Precedent**" and, collectively, the "**PSA Conditions Precedent**"):

(A) The Property is not in violation, nor has been or is currently under investigation for violation, of any federal, state, or local law, ordinance, or regulation relating to industrial hygiene, worker health and safety, or environmental conditions in, at, on, under, or about the Property, including soil and groundwater conditions; there has been no discharge, migration, or release of any Hazardous Substance from, into, on, under, or about the Property; and

(B) There shall have been no adverse change in the physical condition of the Property or any utility serving the Property.

Section 9.07. Section 9.07. Failure to Satisfy Conditions Precedent. If any of the PSA Conditions Precedent are not satisfied as of the Closing Date, Buyer shall have the right, at its sole option, to (a) terminate this Agreement, whereupon the Deposit shall be promptly returned to Buyer and neither party shall have any further rights or obligations hereunder, except for those matters that expressly survive termination of this Agreement, or (b) waive such PSA Conditions Precedent and proceed to the Closing. In addition to the foregoing, to the extent that the failure of any of the PSA Conditions Precedent is caused by a Seller's Default, as defined in Section 14.02, Buyer shall be entitled to pursue its rights and remedies in accordance with the terms of Section 14.02.

Section 9.08. Separate Closings.

(A) Provided Buyer has issued the Notice to Proceed and Notice of CIC Approval, as defined in Section 15.14, Buyer may thereafter elect to acquire the College Park Lots at a separate closing

(the "**College Park Lots Closing**") prior to the Closing Date by delivering written notice of such intent to Seller (the "**College Park Lots Closing Notice**"), which College Park Lots Closing shall occur on or before the date that is thirty (30) days following Buyer's issuance of the College Park Lots Closing Notice (the "**College Park Lots Closing Date**").

(B) Following Buyer's issuance of the College Park Lots Closing Notice, the purchase and sale of the Property shall occur in two (2) closings instead of one (1) closing, with the College Park Lots Closing occurring on the College Park Closing Date and the closing for the Michael C. Blake Lots (the "**Michael C. Blake Lots Closing**") occurring on the earlier of (a) the sixtieth (60^{th}) day following Buyer's issuance of the Conveyance Notice, as defined in the Development Agreement, to the Seller pursuant to the Development Agreement and provided the Conditions Precedent, as defined in the Development Agreement, have been satisfied and (b) December 31, 2026 (the "**Michael C. Blake Lots Closing Date**"). However, under no circumstances shall the Seller be required to sell the Property to Buyer if the Conditions Precedent, as defined in the Development Agreement, have not been satisfied and preliminary plat and final site plan approval have not been obtained by Buyer; provided preliminary plat and final site plan approval shall not apply to the College Park Lots and/or the College Park Lots Closing.

(C) If there will be two (2) closings pursuant to this Section 9.08, all references in this Agreement to (a) "the Closing" are hereby deleted and replaced with "each Closing," "a Closing," "either Closing," "applicable Closing," "any Closing," and (b) "the Closing Date" are hereby deleted and replaced with "each Closing Date," "a Closing Date," "either Closing," "applicable Closing," "any Closing Date," as applicable and where the context requires, or as specifically provided herein, and shall refer to both the College Park Lots Closing, the Michael C. Blake Lots Closing, the College Park Lots Closing Date, and the Michael C. Blake Lots Closing Date, as applicable. Further, the Agreement shall be generally amended to accommodate the College Park Lots Closing and the Michael C. Blake Lots Closing, including but not limited to the following terms: (i) fifty percent (50%) of the Deposit shall be applied to the Purchase Price paid at each Closing; (ii) at each Closing, Seller shall convey marketable, fee simple title to the applicable Parcels in accordance with Section 8.01; (iii) each reference to "Closing" in Section 4.01 of the Agreement is hereby deleted and replaced with the "Michael C. Blake Lots Closing"; (iv) Seller's representations and warranties included in Article VI of the Agreement shall be true and correct, both on the Effective Date and throughout the period of time until the Michael C. Blake Lots Closing; (v) Buyer's representations and warranties included in Article VII of the Agreement shall be true and correct, both on the Effective Date and throughout the period of time until the Michael C. Blake Lots Closing; (vi) the documents to be delivered at Closing (including, but not limited to the items set forth in Section 9.04) shall be delivered at each Closing; and (vii) the PSA Conditions Precedent to Closing set forth in Section 9.06 shall apply to each Closing.

ARTICLE X
REAL ESTATE BROKERS

The parties each represent to the other that there are no real estate brokers, salespeople, finders, or consultants who are or were involved in the negotiation and/or consummation of this transaction.

ARTICLE XI
ESCROW

If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit, any monies, any Letter of Credit, and/or any documents which it holds, or as to whom the same are to be delivered, Escrow Agent will not be obligated to make any delivery, but in such event, may hold the same until Escrow Agent receives an authorization, in writing, signed by Seller and Buyer directing the disposition of the same, and, if either party would be entitled to the Deposit, monies, or documents held by Escrow Agent, the parties shall promptly execute a joint written authorization upon the request of the other party hereto. In the absence of such joint authorization, Escrow Agent may hold the Deposit, monies, or documents in its possession until the final determination of the rights of the parties in an appropriate proceeding. If such joint written authorization is not given or proceedings for such determination are not begun and diligently continued, Escrow Agent may, but is not required to, bring an appropriate action or proceeding for leave to deposit said funds or documents in court, pending such determination. Notwithstanding the foregoing, if this Agreement is terminated pursuant to either Section 4.03 or Section 15.14 hereof, Escrow Agent shall return the Deposit to Buyer without the need for joint written instructions. Escrow Agent shall not be responsible for any acts or omissions of Escrow Agent, unless the same are a result of its gross negligence, willful misconduct or fraud. Otherwise, provided Escrow Agent acts in accordance with this Agreement, Escrow Agent shall have no liability following the delivery of any funds or documents which Escrow Agent holds pursuant to this Agreement. If Escrow Agent elects to bring an appropriate action or proceeding in accordance with the terms of this Agreement, then Escrow Agent shall be entitled to recover all of its reasonable attorneys' fees and costs incurred in connection with the action from the party not entitled to receive the Deposit, monies, or documents as determined by a court of competent jurisdiction. The parties will hold Escrow Agent harmless from and indemnify it against any costs or liabilities, including reasonable attorneys' fees and costs, resulting from any action brought against Escrow Agent, unless due to Escrow Agent's willful misconduct, gross negligence, or fraud.

ARTICLE XII
NOTICE

Section 12.01. Section 12.01. Notice and Addresses. All notices required or desired to be given under this Agreement shall be in writing and sent by (a) hand delivery, (b) certified mail, return receipt requested, (c) FedEx or similar overnight service, or (d) electronic mail as long as notice is also provided through the method in the foregoing clauses (a), (b), or (c) as herein described. All notices shall be addressed to the party being noticed and shall be deemed to have been given (i) when delivered if by hand delivery, (ii) three (3) business days after deposit in a United States Post Office or official letter box if sent by certified mail, (iii) one (1) business day after timely deposited in a FedEx or similar overnight service depository, or (iv) upon transmission by the sender if sent by electronic mail. All notices shall be delivered or sent prepaid for the specified service by the party giving notice and shall be addressed as follows:

SELLER: City of Cocoa
Attn: City Manager
65 Stone Street
Cocoa, Florida 32922

Copy To: Garganese, Weiss, D'Agresta & Salzman, P.A.
Attn: Anthony Garganese, City Attorney
111 N. Orange Avenue, Suite 2000
Orlando, FL 32801

BUYER: LENNAR HOMES, LLC
3931 RCA Boulevard, Suite 3105
Palm Beach Gardens, Florida 33410
Telephone No.: (561) 345-6710 Attn: Michael Meyers
E-Mail: michael.meyers@lennar.com and brad.miller@lennar.com

Copy To: LENNAR CORPORATION
5505 Waterford District Drive, 5th Floor
Miami, Florida 33126
Attn: General Counsel
E-Mail: mark.sustana@lennar.com

Copy To: LAWTON WHITEMAN LAW
102 NE 1st Avenue, Suite 200
Delray Beach, Florida 33444
Telephone No.: (305) 335-1307
Attn: Jason Whiteman, Esquire
E-Mail: jason.whiteman@lwl-law.com

ESCROW AGENT: CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC
5505 Waterford District Drive, Suite 503
Miami, Florida 33126
Telephone No.: (305) 485-2052 Attn: Margarita Calderon
E-Mail: margarita.calderon@CalAtl.com

Copy To: CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC
5505 Waterford District Drive, Suite 503
Miami, Florida 33126
Telephone No.: (305) 485-4136 Attn: Jill Anderson Blanco
E-Mail: Jill.Blanco@CalAtl.com

or to any other address hereafter designated by any of the parties, from time to time, in a written notice sent in the manner set forth herein for giving notice.

Section 12.02. Attorneys. The respective attorneys for Seller and Buyer are hereby authorized to give and receive any notice pursuant to this Agreement on behalf of Seller or Buyer, as the case may be.

ARTICLE XIII
CONDEMNATION AND MORATORIUM

Section 13.01. Section 13.01. Condemnation. If, prior to the Closing, all or any portion of the Property is taken by eminent domain or is the subject of a pending taking which has not been consummated (collectively, a "**Taking**"), Seller shall so notify Buyer in writing no later than five (5) days after receipt of Seller's notice of a Taking, and Buyer shall have the option to either (a) terminate this Agreement or (b) proceed with the Closing in accordance herewith. Buyer shall have the right, but not the obligation, to contest and negotiate the amount of money offered for a Taking, as well as any of the terms related thereto. If this Agreement is terminated by Buyer pursuant to subsection (a), the Deposit shall be promptly returned to Buyer and neither party shall have any further rights or obligations hereunder, except for those matters that expressly survive termination of this Agreement. If Buyer has not elected to terminate this Agreement pursuant to subsection (a), Seller shall assign to Buyer at the Closing all sums that are to be awarded for the Taking and shall pay to Buyer any sums received by Seller prior to the Closing for the Taking. Buyer shall thereafter be entitled to receive and keep any awards for the Taking by eminent domain. The Closing Date shall be extended for a period of time equal to the amount of time afforded to Buyer to provide Seller with notice of its election under this Section.

Section 13.02. Moratoria. If, at the time of the Closing, there is a moratorium, or threat thereof, regarding any aspect of the Buyer's development of the Property with thirty-two single family homes, Buyer shall have the right to extend the Closing for a period not to exceed one hundred eighty (180) days, at which time if a moratorium, or threat thereof, still exists, Buyer shall have the option to either (a) terminate this Agreement, whereupon the Deposit shall be promptly returned to Buyer and neither party shall have any further rights or obligations hereunder, except for those matters that expressly survive termination of this Agreement or (b) waive such condition and proceed with the Closing in accordance herewith. If Buyer chooses to proceed with the Closing, the Closing shall occur within ten (10) days of Seller's receipt of Buyer's notice waiving such condition.

ARTICLE XIV
DEFAULTS

Section 14.01. Buyer's Default. In the event of any default by Buyer (a "**Buyer's Default**"), including, but not limited to, the failure of Buyer to close this transaction, the parties acknowledge it would be impossible to ascertain the amount of damages suffered by Seller and, therefore, the parties agree that in such event, the Deposit shall be paid to and accepted by Seller and Seller shall be entitled to draw upon the Irrevocable Standby Letter of Credit submitted with the Buyer's RFP Proposal as provided by the Development Agreement as full and liquidated damages and as Seller's sole and exclusive remedy and each of the parties shall thereafter be released of any further liability or responsibility hereunder, except for the obligations that expressly survive termination of this Agreement.

Section 14.02. Seller's Default. In the event of any default by Seller (a "**Seller's Default**"), Buyer shall be entitled to terminate this Agreement and receive a prompt refund of the Deposit and any other remedy provided by the Development Agreement. However, nothing in this Section shall limit Buyer's remedies at law or in equity after the Closing as to all representations, warranties, indemnities, and other obligations of Seller contained in this Agreement that by the terms of this Agreement survive the Closing or any earlier termination of this Agreement. Notwithstanding any provision contained in this Agreement to the contrary, in the event that specific performance is not available as a remedy, then Buyer may exercise all remedies available at law or in equity.

Section 14.03. Notice and Cure Period. Buyer shall take no action with respect to a Seller's Default, and Seller shall take no action with respect to a Buyer's Default, until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default within ten (10) days after receipt of such notice ("**Cure Period**"). If the expiration of the Investigation Period or the Closing Date shall occur during any Cure Period, the Investigation Period or the Closing Date, as applicable, shall automatically extend to the third (3rd) business day after such Cure Period.

ARTICLE XV
MISCELLANEOUS PROVISIONS

Section 15.01. Choice of Law and Venue. This Agreement shall be construed and interpreted under the laws of the State of Florida, without giving effect to principles of conflict of laws, except where specifically pre-empted by Federal law. Proper venue with respect to any state or federal litigation in connection with this Agreement shall be exclusively in Brevard County or, for federal actions, the Middle District of Florida, Orlando Division.

Section 15.02. Amendments. No amendment to this Agreement shall bind any of the parties unless and until such amendment is in writing and executed by Buyer and Seller, provided, however, any deadline or date set forth in this Agreement may be extended or otherwise modified by the parties via electronic mail so long as both Buyer and Seller (or respective counsel acting on behalf of Buyer or Seller) confirm approval of such modification or extension through electronic mail.

Section 15.03. Entire Agreement. This Agreement, together with any exhibits attached hereto, constitutes the entire agreement between the parties and no prior written documents, and no prior or contemporary oral statements, representations, promises, or understandings not embodied in this Agreement shall be of any force and/or effect.

Section 15.04. Survival. Unless otherwise provided for in this Agreement, all of the terms and provisions of this Agreement, including, without limitation each party's representations and warranties, and obligations to indemnify, defend and hold harmless set forth in Section 4.01 and Articles X and XI of this Agreement shall survive the Closing or earlier termination of this Agreement.

Section 15.05. Assignment.

(A) All representations, warranties, covenants, conditions, and obligations herein contained shall be binding upon and inure to the benefit of the respective successors and assigns of the parties.

(B) Buyer shall have the right to assign its rights and/or obligations in this Agreement to as provided in the Development Agreement.

(C) Seller shall not be entitled to assign or transfer any interest in this Agreement or any interest in Seller, whether in whole or in part, directly and/or indirectly, by operation of law or otherwise.

Section 15.06. Interpretation. Captions and section headings contained in this Agreement are for convenience and reference only, and in no way do they define, describe, extend, or limit the scope or intent of this Agreement or any provision hereof. The terms and provisions of this Agreement have been fully negotiated between the parties and each party has been afforded the opportunity to engage, if such party desires, legal counsel to assist in the preparation, negotiation, and drafting of this Agreement. Accordingly, the terms and provisions of this Agreement shall not be interpreted for or against either Seller or Buyer as the drafting party. The terms "herein," "hereby," "hereof," "hereto," "hereunder," and any similar terms refer to this Agreement in its entirety and not solely to the particular section or paragraph in which the term is used.

Section 15.07. Number and Gender. All of the terms and words used in this Agreement, regardless of the number and gender in which used, shall be deemed to include any other gender or number as the context or the use thereof may require.

Section 15.08. Possession. Exclusive possession of the Property shall be delivered to Buyer at the Closing.

Section 15.09. Representations. All representations, warranties and covenants set forth herein are material and of the essence to this Agreement.

Section 15.10. Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing signed by the party against whom it is asserted, and any waiver of any provision of this Agreement shall be applicable only to the specific instance to which it is related

and shall not be deemed to be a continuing or future waiver as to such provision or a waiver as to any other provision.

Section 15.11. Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

Section 15.12. Time Periods.

(A) Time shall be of the essence with respect to this Agreement. The calculation of the number of days that has passed during any time period prescribed in this Agreement shall be based on calendar days, unless otherwise expressly set forth herein, and shall commence on the day immediately following the action or event giving rise to the commencement of the period and shall expire on the last day of the time period. Furthermore, any time period provided for herein which shall end on a Saturday, Sunday, or legal holiday recognized throughout the entire State of Florida or the United States of America, shall extend to the next full business day. The term "business day" as used herein shall not include Saturday, Sunday, and legal holidays recognized throughout the entire State of Florida and the United States of America. All times shall mean either eastern standard time or eastern daylight time as then currently applicable.

(B) Notwithstanding any provision contained in this Agreement to the contrary, Buyer shall not be obligated to make any payment hereunder, including, without limitation, payment of any portion of the Deposit, nor shall Buyer be obligated to close on the purchase of the Property under this Agreement, at any time during the last five (5) business days of the months of February, May, August, or November (each, a "**Blackout Period**"). Any payment that would otherwise be due during a Blackout Period shall be due and payable on the third (3rd) business day after the applicable Blackout Period. Any date set forth for the Closing that would occur during any Blackout Period shall occur on the third (3rd) business day after the applicable Blackout Period.

Section 15.13. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. To facilitate the execution and delivery of this Agreement, the parties may execute and exchange executed counterparts by e-mail in a PDF file to the other party or to the other party's counsel. Signatures in a PDF file shall have the same legal effect as original signatures.

Section 15.14. CIC Approval. Notwithstanding any provision contained in this Agreement to the contrary, Buyer's obligations under this Agreement are contingent upon Buyer's receipt of the written approval of the Corporate Investment Committee of Lennar Corporation prior to the expiration of the Investigation Period. In the event Buyer fails to deliver to Seller written notice of such approval of said Corporate Investment Committee (the "**Notice of CIC Approval**") prior to the expiration of the Investigation Period, this Agreement shall be null and void and the Deposit shall be promptly returned to Buyer, and neither Seller nor Buyer shall have any further rights or obligations under the Agreement, except for those matters that expressly survive termination of this Agreement. No waiver of such condition shall be implied, but shall be

expressed, if at all, only by written notice from the Corporate Investment Committee of Lennar Corporation specifically waiving such condition.

Section 15.15. Radon Gas. In compliance with §404.056, Florida Statutes, Buyer is hereby made aware of the following: RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY PUBLIC HEALTH UNIT.

Section 15.16. Litigation. In the event of any litigation arising from or related to this Agreement, each party shall bear their own attorneys' fees and costs incurred at all proceedings, including, without limitation, before trial, at trial, and all appellate levels.

Section 15.17. WAIVER OF TRIAL BY JURY. BUYER AND SELLER HEREBY EXPRESSLY COVENANT AND AGREE TO WAIVE THE RIGHT TO A TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING RELATING TO, DIRECTLY OR INDIRECTLY, OR CONCERNING THIS AGREEMENT OR THE CONDUCT, OMISSION, ACTION, OBLIGATION, DUTY, RIGHT, BENEFIT, PRIVILEGE, OR LIABILITY OF A PARTY HEREUNDER TO THE FULLEST EXTENT PERMITTED BY LAW. THIS WAIVER OF THE RIGHT TO A TRIAL BY JURY IS SEPARATELY GIVEN AND IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY BUYER AND SELLER. BUYER AND SELLER HAVE HAD AN OPPORTUNITY TO SEEK LEGAL COUNSEL CONCERNING THIS WAIVER. THIS WAIVER IS INTENDED TO AND DOES ENCOMPASS EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A JURY TRIAL WOULD OTHERWISE ACCRUE. BUYER AND SELLER FURTHER CERTIFY AND REPRESENT TO EACH OTHER THAT NO PARTY, REPRESENTATIVE, OR AGENT OF BUYER OR SELLER (INCLUDING, BUT NOT LIMITED TO, THEIR RESPECTIVE COUNSEL) HAS REPRESENTED, EXPRESSLY OR OTHERWISE, TO BUYER OR SELLER OR TO ANY AGENT OR REPRESENTATIVE OF BUYER OR SELLER (INCLUDING, BUT NOT LIMITED TO, THEIR RESPECTIVE COUNSEL) THAT THEY WILL NOT SEEK TO ENFORCE THIS WAIVER OF A RIGHT TO A JURY TRIAL. THIS WAIVER SHALL APPLY TO THIS AGREEMENT AND ANY FUTURE AMENDMENTS, SUPPLEMENTS, AND/OR MODIFICATIONS TO THIS AGREEMENT.

ATTENTION: SELLER AND BUYER

CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. It is a crime to buy or knowingly sell property in violation of the Act.

At time of purchase, Buyer must provide a signed Affidavit, in the form attached hereto as **Exhibit B,** which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the Effective Date.

SELLER:

CITY OF COCOA, a Florida municipal corporation

By: _____
Name: Stockton Whitten
Title: City Manager
Date: 7/8/25

ATTEST:

By: _____
Monica Arsenault, City Clerk

APPROVED AS TO FORM AND LEGALITY

By: _____
Anthony A. Garganese, City Attorney

BUYER:

LENNAR HOMES, LLC, a Florida limited liability company

By: _____
Name: MICHAEL MEYERS
Title: VICE PRESIDENT
Date: 7/29/2025

ESCROW AGENT

(MICHAEL C. BLAKE SUBDIVISION PROJECT)

The undersigned agrees to act as Escrow Agent in accordance with the terms of this Agreement.

ESCROW AGENT:

CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Lots 1 through 6 and 9 through 17 of the Michael C. Blake Subdivision, according to the map or plat thereof, as recorded in Plat Book 66, Page(s) 69, of the Public Records of Brevard County, Florida.

AND

Lots 7 and 14, Block 13, of Amended Map of College Park, according to the plat thereof, as recorded in Plat Book 5, Page 72, of the Public Records of Brevard County, Florida.

EXHIBIT B

Affidavit

[Part III, Ch. 692 F.S. - Conveyances to Foreign Entities - By Entity Buyer]

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared_____ ("Affiant") who deposes and says under penalties of perjury that:

(When used "Affiant" and "Buyer" include singular or plural as context so requires or admits.)

1. Affiant is the [state official capacity] of [state name/type/venue of entity], which is hereinafter referred to as "Buyer." All statements in Lines 4 through 5 below are made solely with respect to the Buyer and any holder of a "Controlling Interest" in the Buyer (as defined in s. 287.138(1)(a), F.S.), in each case solely with respect to the real property identified in Line 2.

2. Buyer is purchasing or acquiring an interest in the following described real property:

[Insert Legal Description]

3. Affiant has been given the opportunity to consult with an attorney.

4. Buyer is (initial which is applicable):

_____Not a Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

OR

_____A Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

5. Affiant acknowledges the foregoing representations will be relied upon to establish compliance with the law.

_____
(Affiant)
Print Name:_____
Official Capacity:_____
Name of Buyer:_____
Address:_____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 20___, by_____ who [ ] is personally known or [ ] has produced _____ as identification.

[Notary Seal]

_____

Notary Public
Printed Name: _____
My Commission Expires: _____

Approved by FREC pursuant to F.A.C. 61J2-10.200

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the 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 Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

BRE Brevard Florida Today 09/19/2025
BRE floridatoday.com 09/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/19/2025

Legal Clerk

Kongmeng Yang
Notary, State of WI, County of Brown

9-3-29
My commission expires

Publication Cost:	$275.24		
Tax Amount:	$0.00		
Payment Cost:	$275.24		
Order No:	11679209	# of Copies:	
Customer No:	1127247	1	
PO #:			

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

AD#11679209 9/19/2025

CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER THE FOLLOWING:

PZ 25-00200015 Michael C Blake Subdivision Large Scale Site Plan
Request to approve a large-scale site plan of the Michael C Blake Subdivision, consisting of 30 single family homes and consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

PZ 25-00100002 Michael C Blake Subdivision Preliminary Plat
Request to approve the preliminary subdivision plat of the Michael C Blake Subdivision, pursuant to Chapter 18, Subdivisions of the City of Cocoa Code of Ordinances. To subdivide 15 parcels for purpose of platting 30 new single family lots in total consisting of approximately 2.56 acres. Generally located north of Barbra Jenkins St and between Mango and Blake Avenues.

CONSISTING OF THE FOLLOWING PARCEL ID NUMBERS:
24-36-32-07-*-6, 24-36-32-07-*-9, 24-36-32-07-*-5, 24-36-32-07-*-10, 24-36-32-07-*-4, 24-36-32-07-*-11, 24-36-32-07-*-3, 24-36-32-07-*-12, 24-36-32-07-*-2, 24-36-32-07-*-13, 24-36-32-07-*-1, 24-36-32-07-*-14, 24-36-32-07-*-15, 24-36-32-07-*-16, 24-36-32-07-*-17

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON
October 1, 2025
CITY COUNCIL PUBLIC HEARING WILL BE HELD ON
October 14, 2025
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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.gov.
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:
The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: https://www.cocoafl.gov/291/20338/City-Meetings
Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov.
Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

PLANNING & ZONING AGENDA ITEM

Memo Date:	11/18/2025
Agenda Date:	12/3/2025
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Staff requests a Recommendation of **APPROVA**L to City Council, of Ordinance 12-2025, amending Appendix A, *Zoning*, Article XIII, *Supplementary District Regulations*, to add procedures for processing requests for reasonable accommodation from the City's Land Development Regulations, which shall also be applicable to Certified Recovery Residences to comply with Florida Statutes section 397.487; also amending article XI, *Schedule of District Regulations*, to add Certified Recovery Residences as principal and special exception uses in certain districts.

BACKGROUND:

In its latest regular 2025 session, the State Legislature passed Senate Bill (S.B.) 954, which mandates that municipalities adopt an ordinance to establish procedures for the review and approval of Certified Recovery Residences (CRR's), including a process for requesting "reasonable accommodations" from any local land use regulation which currently prohibits the establishment of Certified Recovery Residences. This ordinance brings the City of Cocoa into compliance with S.B. 954 and the Florida Statutes and provides a formal process to request reasonable accommodations from the City's land development regulations generally in compliance with the Americans with Disabilities Act and the Fair Housing Act.

Recovery Residences (also known as "sober homes" or "sober living homes") are non-medical residential settings designed to support recovery from substance use disorders, helping individuals transition from highly structured residential treatment programs back into their day-to-day lives. These may be cooperatively organized and run by residents or operated by for-profit or non-profit organizations. "Certified" recovery residences are those that obtain the voluntary certification outlined in Section 397.487, Florida Statutes and are actively managed by a certified recovery residence administrator. Certified recovery residences must meet rigorous standards to become certified, including:

- Developing a policy and procedures manual, which includes drug testing procedures and prohibits the use of any alcohol or drugs on the premises, policies to support recovery, and a good neighbor policy to address neighborhood concerns and complaints
- Rules for residences
- Intake procedures
- Sexual predator and sexual offender registry compliance policy
- Relapse policy
- Eviction procedures
- Code of ethics

- Background screening

Certificates of compliance must be renewed every year. There are four levels of certified recovery residences, depending upon the level of supervision and care of the residents.

The Fair Housing Act defines “reasonable accommodation” as a change, exception, or adjustment to a rule, policy, practice, or service, specifically including land use or zoning laws and policies, that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Where CRR’s will be permitted by right under this ordinance, they will not have to request reasonable accommodation. In districts where CRR’s are not permitted by right, they will be required to request reasonable accommodations to the zoning code.

(More information on Certified Recovery Residences and S.B. 954 can be found in the Bill Analysis and Fiscal Impact Statement, dated 4/22/2025, at this link: https://www.flsenate.gov/Session/Bill/2025/954/Analyses/2025s00954.rc.PDF)

The City therefore desires to add a new Section 34 to Appendix A, Article XIII, of the City Code to set forth procedures for the review of reasonable accommodation requests to the City’s zoning code, including for certified recovery residences, within the City’s jurisdictional boundaries; and the City further desires to amend its LDR’s to establish development standards and regulations for certified recovery residences in order to promote the consistent and uniform application of the City’s LDR’s to all uses of land. The full text of these amendments can be found in Ordinance 12-2025, attached hereto as attachment “A”, and summarized as follows:

I. Adding New Section 34 to Article XIII, *Supplementary District Regulations.*

The purpose of this new Section 34 - *Reasonable Accommodation Requests* - is to **establish procedures** for the review of reasonable accommodation requests regarding including eligibility, application requirements, review process, general requirements, appeals, and revocations. It includes the requirement for CRR’s to be certified and managed as defined by the Florida Statutes. It also clarifies that Community Residential Homes are not considered Certified Recovery Residences and are not subject to the provisions of the new section.

II. Amending Article XI, *Schedule of District Regulations*.

This ordinance also amends the City Zoning Code, Article XI, *Schedule of District Regulations*, to add Certified Recovery Residences as principal and special exception uses in certain districts, without needing to go through the process established in the newly created Section 34 - *Reasonable Accommodation Requests*.

The following sections have been amended to add Certified Recovery Residences as

PRINCIPALuse:

- Sec. 5. RU-2-15, Multiple-Family Dwelling District.
- Sec. 6. RU-2-25, Multiple-Family Dwelling District.
- Sec. 9. R-P, Residential Professional District.
- Sec. 10A. C-R, Restricted Commercial District.
- Sec. 11. C-N, Neighborhood Commercial District.

The following have been amended to add Certified Recovery Residences as a use by **SPECIAL EXCEPTION**:

- Sec. 10. District and intent – P-S, Professional, Offices, and Services District.
- Sec. 12. District and intent – C-G, General Commercial District.
- Sec. 13. District and intent - CBD, Central Business District.

(Certified Recovery Residences will not be permitted in the Single-family RU-1-7 district unless they receive a reasonable accommodation under the process established in the ordinance.)

ANALYSIS

1. **Zoning Code**

Pursuant to Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(2), the Planning Board shall consider and study:

a. ***The need and justification for the change.***

Staff Finding: The justification for the changes is to comply with Section 397.487, Florida Statutes, as amended by Fla. S.B. 954 (Reg. Sess. 2025) (codified as Laws of Florida Chapter 2025-182).

b. ***The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.***

Staff Finding: The proposed amendment is consistent with the City of Cocoa's Comprehensive Plan's Goals, Objectives and Policies, specifically with regard to Housing, as such:

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

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

Policy 3.5.1.1: The City will fully comply with and require the private sector to comply with the Fair Housing Act of 1968 and the local Fair Housing Ordinance. All housing development and redevelopment activities CITY OF COCOA COMPREHENSIVE PLAN HOUSING Goals, Objectives, & Policies February 2020 III-16 shall be compatible with and further the purpose of the Fair Housing Act of 1968.

Policy 3.5.1.2: The City shall conduct periodic reviews and amend as necessary all land and housing development regulations to ensure compliance with Federal and State laws on accessibility.

Policy 3.5.1.3: The City shall continue to periodically review the local Fair Housing Ordinance and update as necessary.

Policy 3.5.1.4: The City shall continue to support local fair housing enforcement organizations such as the Fair Housing Continuum.

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

Policy 3.6.1.1: The City shall continue to review, and revise where necessary, land development regulations to ensure adequate sites in residential areas are provided for special needs populations by means of group homes and foster care facilities licensed or funded by the State of Florida or other such means as shall be deemed appropriate by the Community Development Director.

Policy 3.6.1.2: The City shall continue to provide, in the Land Development Code, adequate location standards for sites in residential areas or areas of residential character for community residential homes, including group homes, retirement homes, and foster care facilities, in accordance with applicable Florida Statutes. These facilities should be located in a variety of urban and rural locations, as appropriate.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:
None.

RECOMMENDED MOTION:
Staff requests a Recommendation of **APPROVA**L to City Council, of Ordinance 12-2025, an ordinance of the City Council of the City of Cocoa, Brevard County, Florida, amending Appendix A, *Zoning*, Article XIII, *Supplementary District Regulations*, to add procedures for processing requests for reasonable accommodation from the City's Land Development Regulations, which shall also be applicable to certified recovery residences in order to comply with Florida Statutes section 397.487; amending article XI, *Schedule of District Regulations*, to add certified recovery residences as principal and special exception uses in certain districts; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the Code, severability, and an effective date.

ORDINANCE NO. 12-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING APPENDIX A, *ZONING*, ARTICLE XIII, *SUPPLEMENTARY DISTRICT REGULATIONS*, TO ADD PROCEDURES FOR PROCESSING REQUESTS FOR REASONABLE ACCOMMODATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS, WHICH SHALL ALSO BE APPLICABLE TO CERTIFIED RECOVERY RESIDENCES IN ORDER TO COMPLY WITH FLORIDA STATUTES SECTION 397.487; AMENDING ARTICLE XI, *SCHEDULE OF DISTRICT REGULATIONS*, TO ADD CERTIFIED RECOVERY RESIDENCES AS PRINCIPAL AND SPECIAL EXCEPTION USES IN CERTAIN DISTRICTS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Cocoa ("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 maintains Appendix A, *Zoning*, of the City Code, which sets forth the City's zoning code and provides standards for the use and design of real property within the City; and

WHEREAS, federal law, specifically the Fair Housing Act, codified at 42 U.S.C. §§ 3601-19, and Title II of the Americans with Disabilities Act, codified at 42 U.S.C. § 12132, requires local governments to make reasonable accommodations to rules, policies, practices or services, including land use or zoning laws and policies, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling; and

WHEREAS, local governments are strongly encouraged to have established procedures by which persons with disabilities may request reasonable accommodations with respect to rules, polices, practices, or services, specifically including land use or zoning laws and policies, in accordance with *Jeffrey O. v. City of Boca Raton*, 511 F. Supp. 2d 1339 (2007) and the *Joint Statement of the Department of Housing and Urban Development and the Department of Justice, State and Local Land Use Laws and Practices and the Application of the Fair Housing Act*, published November 10, 2016; and

WHEREAS, Section 397.487, Florida Statutes, as amended by Fla. S.B. 954 (Reg. Sess. 2025) (codified as Laws of Florida Chapter 2025-182) mandates that the City Council of the City of Cocoa adopt an ordinance to establish procedures for the review and approval of certified recovery residences, including a process for requesting reasonable accommodations from any local land use regulations which serve to prohibit the establishment of a certified recovery residence; and

WHEREAS, the City therefore desires to add a new Section 34 to Appendix A, Article XIII, of the City Code to set forth procedures for the review of reasonable accommodation requests to the City's zoning code, including for certified recovery residences, within the City's jurisdictional boundaries; and

WHEREAS, adoption of this Ordinance is required to implement the new provisions of Florida Statutes § 397.487, and thus is required to comply with state law; therefore, the City is not required to prepare or cause to be prepared a business impact statement pursuant to Florida Statutes § 166.071(4); and

WHEREAS, the City further desires to amend its land development regulations to establish development standards and regulations for certified recovery residences in order to promote the consistent and uniform application of the City's land development regulations to all uses of land; and

WHEREAS, on _____, 2025, the City's Planning and Zoning Board (Local Planning Agency) reviewed the amendments contained herein at a duly noticed public hearing and forwarded its recommendation of adoption to the City Council; and

WHEREAS, the City Council held duly advertised public hearings on this Ordinance and has determined that the adoption of the amendments to the City's zoning code as contained herein is in the best interests of the City and the health, safety, and welfare of the public.

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 this reference as legislative findings and reflect the intent and purpose of the City Council of the City of Cocoa.

Section 2. **Code Amendment – New Section 34.** Appendix A, *Zoning*, Article XIII, *Supplementary District Regulations*, of the Code of Ordinances of the City of Cocoa, Florida, is hereby amended as follows to add a new Section 34, *Reasonable Accommodation Requests*: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion form this Ordinance of text appearing in Appendix A. It is intended that the text in Appendix A not modified by this Ordinance, shall remain unchanged from the language existing prior to the adoption of this Ordinance).

APPENDIX A. – ZONING

* * *

ARTICLE XIII. – SUPPLEMENTARY DISTRICT REGULATIONS

* * *

Sec. 34 – Reasonable Accommodation Requests.

(A) PURPOSE. The purpose of this section is to establish procedures for the review of reasonable accommodation requests made regarding City land use and zoning ordinances, rules, regulations, policies, and procedures that may either be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling or to avoid discrimination consistent with the Federal Fair Housing Act (42 U.S.C. § 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. § 12131 et seq.) ("ADA"). In addition, this section is intended to address the establishment of certified recovery residences and provide procedures for the review and approval of requests for a reasonable accommodation in the application of the City's ordinances, rules, policies, and procedures with regard to such certified recovery residences as required by Section 397.487, Florida Statutes.

(B) ELIGIBLE APPLICANTS. Any person who is disabled, their designated representative, or a provider of services to disabled individuals, collectively referred to as "applicant" in this section, may request a reasonable accommodation to the City's land use and zoning ordinances, rules, regulations, policies, and procedures in accordance with this section. For purposes of this section, a "disabled" individual or person is an individual that qualifies as disabled and/or handicapped under the FHA and/or ADA as defined therein.

(C) APPLICATION REQUIREMENTS. A request for reasonable accommodation under this section from the City's land development regulations, rules, policies, and procedures shall be made in writing to the Community Services Director and shall at a minimum provide the following information:

(1) The name and contact information of the applicant making the request or the applicant's authorized representative.

(2) If the applicant is not the owner of the property where the reasonable accommodation is being requested, contact information of the property owner must also be provided, and the written consent of the property owner must be provided to the City before the application is considered complete.

(3) The property address and Brevard County Property Appraiser's parcel identification number.

(4) A description of the applicant's disability (a physical or mental impairment that substantially limits one or more major life activities). The applicant may attach any information that he or she wishes to provide the City verifying his or her disability as defined by federal law, such as:

a. Medical records or letter of a medical profession;

b. Proof that, if the individual is under 65 years of age, receives Supplemental Security Income or Social Security Disability Insurance benefits; or

c. Statement of a non-medical service agency or reliable third party who is in a position to know of the individual's disability.

If the applicant is a qualified entity serving disabled persons, the applicant need not produce individualized evidence of their residents' or clients' disability, but must submit a copy of policies or governing documents of the qualifying entity verifying and ensuring that it serves or will serve only those with actual disabilities as defined by the FHA and ADA and that it will adhere to such policies and procedures, such as house rules or admissions criteria.

(5) A description of the accommodation needed, identifying the ordinances, rules, or policies from which the applicant seeks reasonable accommodation, including a description of why the requested accommodation is necessary and is related to the identified disability.

(6) A certification stating as follows: "I certify, under penalty of perjury, that the information provided in this request is true and correct. I understand that if I knowingly provide false information with this request my request shall become null and void."

(7) Any additional documentation the applicant feels is necessary to support the request for reasonable accommodation.

(8) The notarized signature of the applicant and date of the application.

The City shall date stamp the application upon receipt and shall notify the applicant in writing within thirty (30) days if additional information is required, which may include further documentation verifying the disability of the applicant or verifying the disability-related need for the requested accommodation to the extent allowed by law. The applicant shall have 30 days to respond with the additional information to complete the application or the application will be deemed withdrawn.

(D) REVIEW PROCESS. Within sixty (60) days of receiving the completed application for reasonable accommodation, the Community Services Director, or their designee, shall review the request and make a determination to either: (1) grant the reasonable accommodation request in full; (2) grant the reasonable accommodation request with conditions; (3) grant the request in part and deny the request in part; or (4) deny the request, in accordance with local, state, and federal law. The Community Services Director's determination shall be in writing. If the request is denied, the reasons for the

denial shall be stated in writing. Denials shall be based on objective, evidence-based reasons and identify any deficiencies or actions necessary for reconsideration. The final determination shall give notice of the applicant's right and method of appeal.

For certified recovery residence requests for reasonable accommodation, if the final written determination is not issued within sixty (60) days after receipt of the completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time. The Community Services Director, or their designee, shall be permitted to include a condition of approval that current evidence of disability be provided to the City at regular intervals, no more frequently than annually.

The Community Services Director, or their designee, shall make the determination consistent with the City Code and the FHA and/or ADA after considering the following review criteria:

(1) Whether the applicant has established that he/she is protected under the FHA and/or ADA by demonstrating that they are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the applicant must show he or she has, or is serving those with:

    a. A physical or mental impairment which substantially limits one (1) or more major life activities (please see the attached Verification of Disability Form for definitions);

    b. That they are regarded as having such impairment; or

    c. That they have a record of having such impairment.

(2) Whether the requested accommodation is reasonable and necessary to afford the applicant with an equal opportunity to use and enjoy the dwelling or is reasonable and necessary to assure the applicant an equal opportunity to enjoy a service, program, or activity offered by the City.

(3) Whether the requested accommodation would impose an undue financial or administrative burden on the City.

(4) Whether the requested accommodation would require a fundamental alteration in the nature of the land use and zoning regulations of the City.

If the Community Services Director, or their designee, finds that the requested accommodation will impose an undue financial or administrative burden on the City or will require a fundamental alteration in the nature of the City's service, program or activity, the Director may consider whether an alternative reasonable accommodation exists which would effectively meet the disability-related need. An alternative reasonable accommodation may be the requested accommodation with conditions. In

conducting the review, the Director, or designee, may make a site visit to the property where the reasonable accommodation is being requested, if needed.

(E) APPEALS. The applicant may appeal the written decision of the Community Services Director within thirty (30) days of the issuance of the Community Services Director's decision. Appeals shall be made in writing to the City Manager and filed with the City Clerk. Appeals shall include the name, address, and telephone number of the applicant; a notarized signature of the applicant; and a written summary of the reasons for the appeal, including any legal or factual basis for the appeal. The City Manager shall issue a final decision on the appeal within forty-five (45) days of filing the appeal with the City Clerk. Any applicant aggrieved by a final decision of the City Manager made under this section shall have the right to file an appropriate action in a court of competent jurisdiction.

(F) NO APPLICATION FEE. There shall be no fee imposed by the City for the reasonable accommodation request process or appeals outlined in this section.

(G) GENERAL PROVISIONS. The following additional general provisions are applicable to requests for reasonable accommodation under this Section.

(1) An applicant may request a reasonable accommodation on their own behalf or may be represented at all states by an attorney, legally appointed guardian, or other person designated by the individual in writing.

(2) In the event that a reasonable accommodation is granted, the applicant shall comply with any and all applicable conditions, as well as all permitting procedures required by the City Code and all land development regulations of the City which have not been affected by the reasonable accommodation.

(3) All reasonable accommodations are specific to the applicant and do not run with the land.

(4) A reasonable accommodation does not alter an individual's obligation to comply with all other applicable federal, state, county, or City requirements, rules, regulations, or laws.

(5) A reasonable accommodation issued pursuant to this Section shall not supersede any current or future declaration of condominium adopted pursuant to Chapter 718, Florida Statutes, or cooperative document adopted pursuant to Chapter 719, Florida Statutes, or declaration of covenant adopted pursuant to Chapter 720, Florida Statutes.

(H) REVOCATIONS. Approvals granted under this Section for a reasonable accommodation may be revoked or modified by the City Manager, or designee, if the applicant fails to comply with all conditions of approval or fails to maintain all

certifications and/or licenses required by law and such certifications or licenses are not reinstated within 180 days. The City shall provide a 30-day written notice of the proposed revocation or modification. The applicant may request an opportunity to be heard before the City Manager prior to the effective date of the proposed revocation.

(I) CERTIFIED RECOVERY RESIDENCES. A certified recovery residence may be established as a permitted use in the RU-2-15, RU-2-25, R-P, C-R, C-N zoning districts without reasonable accommodation. A certified recovery residence may be established as a conditional use in the P-S, C-G, and CBD zoning districts without reasonable accommodation. Certified recovery residences must comply with the zoning regulations established in Appendix A, *Zoning*, of the City Code and all other applicable land development regulations, except that reasonable accommodations may be requested pursuant to this Section.

With regard to recovery residences, the City shall require all applicants for a reasonable accommodation to have a valid certificate of compliance and provide evidence that it is actively managed by a certified recovery residence administrator as provided in Section 397.311 and 397.487, Florida Statutes, unless the recovery residence has a charter from an entity recognized or sanctioned by Congress. The Community Services Director, or their designee, shall deny requests for a reasonable accommodation from the definition of a "family" for recovery residences, otherwise known as "sober homes," that are not certified in accordance with the provisions of Section 397.487, Florida Statutes, unless the recovery residence has a charter from an entity recognized or sanctioned by Congress. The City Council finds that persons suffering from addiction represent a vulnerable consumer population and adopts by reference the findings and intent of the Legislature as expressed in Section 397.487, Florida Statutes, and its supporting legislative history, and concludes that the requirement to maintain a certification is intended to protect persons who reside in recovery residences.

If the Applicant is not the administrator who will be actively managing the residents and staff of the certified recovery residence, the name and contact information of the administrator must also be provided. A copy of the current certifications and licenses for the certified recovery residence shall be attached to the application.

(J) COMMUNITY RESIDENTIAL HOMES. Development permit applications for community residential homes, as defined in Section 419.001, Florida Statutes, shall not be subject to the provisions of this Section.

Section 3. **Code Amendment to Article XI.** Appendix A, *Zoning*, Article XI, *Schedule of District Regulations*, of the Code of Ordinances of the City of Cocoa, Florida, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion form this Ordinance of text appearing in Article XI. It is intended that the text in Article XI not modified by this Ordinance, shall remain unchanged from the language existing prior to the adoption of this Ordinance).

APPENDIX A. – ZONING

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ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

* * *

Sec. 5. - District and intent—RU-2-15, Multiple-Family Dwelling District.

The provisions of this district are intended to apply to an area of medium density residential development with a variety of housing types. Lot sizes and other restrictions are intended to promote and protect medium density residential development, maintaining an adequate amount of open space for such development. Paragraphs (A) through (O) below shall not apply to construction meeting the definition of "townhouse" in article V. Paragraphs (P) through (BB) shall apply only to construction meeting the definition of "townhouse" contained in article V.

(A) PRINCIPAL USES AND STRUCTURES.

(1) Multiple-family dwellings (four (4) or more units per building) not more than fifteen (15) dwelling units per acre (two thousand nine hundred (2,900) square feet of lot per dwelling unit) for multi-storied structures. Multiple-family dwellings (four (4) or more units per building) of not more than ten (10) units per acre (four thousand three hundred fifty (4,350) square feet of lot per dwelling unit) for single-story structures. For the purpose of computing density allowed, property divided by a public road shall be considered as separate parcels (refer to article XIII, Supplementary District Regulations, section 2, Designation of lesser maximum density.)

(2) Single-family and multi-family dwellings of not more than three (3) units per building as regulated by Section 3, RU-1-7, or in accordance with this Section 5. Single-family and multi-family dwellings of not more than three (3) units per building constructed, platted and lawfully approved in accordance with the regulations of section 4A, RU-2-10, prior to the effective date of Ord. 02-2021 [April 13, 2021] shall be considered lawful, conforming lots and structures subject to all applicable conditions and requirements imposed by the city when said lots and structures were previously permitted.

(3) Townhouse residential subdivisions as regulated in this section.

(4) <u>Certified recovery residences.</u>

* * *

Sec. 6. - District and intent—RU-2-25, Multiple-Family Dwelling District.

The provisions of this district are intended to apply to several areas of the city adjacent or proximate to the Central Business District and primarily within the redevelopment area as designated on the city's adopted redevelopment plan. Uses are based upon the city comprehensive plan and redevelopment plan and are intended to accommodate medium-high density residential multi-family development in areas proximate to commercial and office development or to the waterfront and on or near major collector or arterial streets. The permitted uses and design and development standards are intended to promote major developments of high quality including townhouse and multiple-family residential development, hotels and motels and single-family development. It is intended that "performance standards" control the permissible type, density or intensity, mix of development and design and development criteria.

All development in the RU-2-25 Multiple-Family Dwelling District, except for the construction of an individual single-family dwelling unit on a single lot, shall be required to submit a site plan and obtain approval pursuant to article XIII, section 1 of this zoning ordinance.

(A) PRINCIPAL USES AND STRUCTURES.

(1) Multiple-family dwellings (five (5) or more units per building). For the purpose of computing density allowed, property divided by a public road shall be considered as separate parcels (refer to article XIII, Supplementary District Regulations, section 2, Designation of lesser maximum density).

(2) Single-family and Multi-family dwellings of not more than four (4) units per building. Single-family and multi-family dwellings of not more than four (4) units per building constructed, platted and lawfully approved in accordance with the regulations of section 4A, RU-2-10, prior to the effective date of Ord. 02-2021 [April 13, 2021] shall be considered lawful, conforming lots and structures subject to all applicable conditions and requirements imposed by the city when said lots and structures were previously permitted.

(3) Townhouse residential subdivision (as regulated by section 5, RU-2-15 and this section).

(4) <u>Certified recovery residences.</u>

* * *

Sec. 9. - District and intent—R-P, Residential Professional District.

* * *

(A) PRINCIPAL USES AND STRUCTURES.

* * *

(5) Certified recovery residences.

* * *

Sec. 10. – District and intent – P-S, Professional, Offices, and Services District.

* * *

(C) SPECIAL EXCEPTIONS.

(1) Uses in keeping with the intent of the district.

(2) Technical schools not with an industrial nature.

(3) Sewer lift stations.

(4) Clinic, animal.

(5) Private club.

(6) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational buildings.

(7) Nursing and convalescent homes.

(8) Multiple-family dwellings as regulated by section 5, RU-2-15 District.

(9) Security mobile home or facility located upon public or private property.(

(10) Half-way houses.

(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) Adult congregate living facility (ACLF).

(14) Certified recovery residences.

* * *

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

* * *

(A) PRINCIPAL USES AND STRUCTURES.

* * *

(9) Certified recovery residences.

* * *

Sec. 11. - District and intent—C-N, Neighborhood Commercial District.

* * *

(A) PRINCIPAL USES AND STRUCTURES.

* * *

(11) Certified recovery residences.

* * *

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

* * *

(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, 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 fifty (50) storage units, and one (1) parking space for each five thousand (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 ten (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-foot landscape buffer shall be provided along all road rights-of-way 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.

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 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.

(17) Certified recovery residences.

* * *

Sec. 13. - District and intent—CBD, Central Business District.

* * *

(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-inflammable 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) Public facilities/uses.

(23) Sales office—Temporary.

(24) Shopping center.

(25) Craft breweries, with or without a bar and/or lounge area as an accessory use, subject to the following:

b. Onsite production shall be limited to beer, only; and

c. No alcohol consumption, other than that associated with a bar and lounge area, shall be permitted on-site; and

d. All materials and supplies related to the brewery operation shall be stored in an enclosed structure.

(26) Certified recovery residences.

* * *

Section 4. **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 5. **Incorporation Into Code.** This Ordinance shall be incorporated into the City Code of 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 6. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. **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 _____, 2025.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____

MONICA ARSENAULT
City Clerk

Legal Ad Published: _____

CITY OF COCOA NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT

THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL

PROPOSE TO CONSIDER THE FOLLOWING:

PZ 25-02000005 ZONING TEXT AMENDMENT | ORD 012-2025
REASONABLE ACCOMMODATION AND CERTIFIED RECOVERY RESIDENCE ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING APPENDIX A, ZONING, ARTICLE XIII, SUPPLEMENTARY DISTRICT REGULATIONS, TO ADD PROCEDURES FOR PROCESSING REQUESTS FOR REASONABLE ACCOMMODATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS, WHICH SHALL ALSO BE APPLICABLE TO CERTIFIED RECOVERY RESIDENCES IN ORDER TO COMPLY WITH FLORIDA STATUTES SECTION 397.487; AMENDING ARTICLE XI, SCHEDULE OF DISTRICT REGULATIONS, TO ADD CERTIFIED RECOVERY RESIDENCES AS PRINCIPAL AND SPECIAL EXCEPTION USES IN CERTAIN 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

December 3, 2025

CITY COUNCIL PUBLIC HEARING WILL BE HELD ON

December 9, 2025

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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.gov.

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:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: https://www.cocoafl.gov/291/20338/City-Meetings

Interested persons may submit their written comments or questions prior to the meeting through Email at cityclerk@cocoafl.gov.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address: https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or hearing online.

FT-42976238