

MINUTES
City of Cocoa
Regular Meeting of The City Council

December 9, 2025

A Regular City Council Meeting was held on Tuesday, December 9, 2025, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:03 p.m.

Deputy Mayor Weeks provided the invocation, and members from Cocoa Youth 14U Football led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Patricia Weeks	Deputy Mayor
	Alex Goins	Councilmember
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Kristin Eick	City Attorney
	Stockton Whitten	City Manager
	Lori Chabot	Recording Secretary

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Katie Ennis, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director; Mitch Lawyer, Interim Chief Technology Officer; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of December 9, 2025. (2025-799).

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the December 9, 2025 Regular City Council meeting agenda with an amendment to add to Awards and Presentations Item III.2, a proclamation for the Cocoa 14U Youth Football Team, and to add a walk on item to City Business, Item VIII.3, a request to review and approve developer's proposed revisions to the residential architectural elevations for the Winward Preserve PUD.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of September 23, 2025. (2025-800).

* **MOTION by Deputy Mayor Weeks; Seconded by Councilman Hearn to approve the minutes for the September 23, 2025 2nd Budget Hearing of the City Council as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Proclamation: National Homeless Persons' Memorial Day. (2025-1160).
2. Proclamation: Recognizing the Cocoa Tigers 14U Youth Football Team.

IV. Delegations:

Aleck Greenwood, 640 Brevard Ave., Cocoa, spoke regarding Waste Management and added that he thinks that staff needs to fine tune the contract agreement.

Mr. Greenwood also commented on an item to appoint a new Deputy Mayor. He shared his thoughts and requirements for the person to be selected.

V. Consent Agenda:

1. Authorize the City Manager to execute a purchase agreement with Axon Enterprise, Inc. for the procurement and implementation of three new docking stations and a redaction assistant user license for a total combined amount of \$20,097.90 based off of Sourcewell Contract 101223-AXN, and to approve an amendment to the existing Axon Enterprises Inc. contract with a current annual cost of \$106,985.95 for a total cost of \$119,790.25 this fiscal year and a grand total of \$555,027.96. Approve Budget Transfer 26-017-T. (2025-1064). (Police Chief).
2. Approve a Resolution Amending the Budget for FY26, BAF 26-018-A, for Council approval for the use of Federal Forfeiture funds in the amount of \$20,000 to rehabilitate our fitness center by purchasing new fitness equipment. (2025-1063). (Police Chief)
3. Approval of a street closure for the Cape Kennedy Corvette Club. (2025-1072). (Comm. & Economic Development Director)
4. Approve a Piggyback Agreement with Vortex Services for Manhole Rehabilitation Services 10 utilizing the HGAC (Houston-Galveston Area Council) National Cooperative Purchasing Contract No. TP07-25 Effective July 1, 2025, through June 30, 2029; Approve services in the amount of \$305,524 for FY26. Authorize the City Manager Execute Any Annual Renewal and Amendments Under the Original Contract. (2025-1073). (Utilities Director)
5. To Approve a Purchase Order and Agreement with S-Works Construction Corp. under Equalis Group Cooperative Contract R10-1166D (Region 10 ESC) to install a Curb Cap Adapter and Five (5) Propeller Upblast Belt Drive Exhaust Fans for HSPS1; and To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed \$10,411.39 for the total Combined Project Cost of \$115,500. (2025-1074). (Utilities Director)
6. Approve Task Order #2026-09 with Myra Planning and Design for the development of multimodal transportation and land use plans and designs for the Brightline Multimodal Station District in the amount of \$372,871, utilizing the Continuing Service Agreement Q-23-01-COC. Approve a contingency amount of \$32,000, bringing the total authorized project cost to \$404,871. Further, approve a Resolution Amending the FY26 Budget (BAF #26-027-A) and a Project Contingency Resolution. Authorize the City Manager to approve change orders within the approved contingency amount. (2025-1142). (Public Works Director)
7. Approve a Resolution Amending the FY26 Budget, BAF# 26-026-IFT, for \$180,638 for the replacement of the Fleet Fuel Island Canopy. Authorize the City Manager to execute a Construction Agreement and Purchase Order to S-Works Construction for

- \$164,216, utilizing Equalis Group Procurement Contract R10-1166D. Approve a Contingency Resolution for 10% or \$16,422. (2025-1155). (Public Works Director)
8. Approve the use of the Brevard County Public Entity Purchasing Cooperative (BCPEPC) Contract B-22-394-B-WH through March 9, 2026, for the purchase of petroleum products for City of Cocoa vehicles and equipment. Authorize the City Manager to execute a Change Order to Blanket Purchase Order #84101 with Palmdale Oil Company in the amount of \$425,000 to cover fuel inventory purchases. (2025-1156). (Public Works Director)
 9. Request approval of the Revised Fiscal Year 2026 Pay Plan. (2025-1158). (HR Director)
 10. Request Council approval of an Amended and Restated Interlocal Agreement between the City of Cocoa and Cocoa CRA for the Community Policing Program. This agreement is effective in Fiscal Year 2026. Request Council approval of the Resolution amending the FY 26 Budget, BAF# 26-025-IFT2-PD-Police Overtime for \$88,000. (2025-1161). (Community Services Director)
 11. Approve and authorize the City Manager to execute a multi-year amendment to the vehicle and equipment parts management and supply agreement by and between Genuine Parts Company (dba NAPA Auto Parts) and the City of Cocoa, utilizing the Florida Sheriffs Association contract FSA-HCS-IBS1.0 – Integrated Business Solutions, through September 16, 2029; Approve a Blanket Purchase Order up to \$800,000 to Genuine Parts Company for FY-2026 vehicle and equipment-related parts and services purchases; Approve a Purchase Order for budgeted operating expenses up to \$160,500 for FY-2026; Authorize the City Manager to approve fiscal year Change Orders up to the budgeted amount for FY26. (2025-1008). (Public Works Director)
- * **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Weeks to approve the Consent agenda.**

Councilmember Goins gave an update on the noise complaints in the Village and shared his recent discussions and wants to be sure citizens know they are being heard.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)**VI. Public Hearings:**

1. Approval of the First Addendum to the Amended and Restated Solid Waste Agreement. (2025-1141). (Comm. & Economic Development Director).

Attorney Garganese read into the record the First Reading of the item. Ms. Senger gave more information stating this is due to scrivener's errors and this will correct those.

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve the First Addendum to the Amended and Restated Solid Waste Agreement.**

Deputy Mayor Weeks asked about the changes and Ms. Senger provided clarification.

Mayor Blake opened the Hearing to the public.

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Windward Preserve Final Plat. (2025-924). (Planning/Inspire)

Eric Rausch, RVi Consultant, presented the item via a powerpoint presentation¹. He provided a history of the property and the project and explained the zoning changes that took place over time. A review was performed for consistency with the Florida Statutes. He explained a few conditions that were added as well as HOA Covenants.

Councilmember Hearn asked about the drainage ditch on site and the developer's representative, Fred Miller, replied it was a County owned ditch and would not affect the project.

Councilmember Goins asked about the roads within the project and who maintained them. In response, Mr. Rausch explained all roads were private and not city owned.

Deputy Mayor Weeks asked about ingress and egress and Mr. Rausch provided more information.

¹ Exhibit A: Windward Preserve Presentation

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the Final Plat for Winward Preserve.**

Mayor Blake opened the Hearing to the public.

The applicant spoke and thanked staff for their support.

There being no further questions or comments, the public portion of the Hearing was closed.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Request Council to approve Ordinance 13-2025 on First Reading, Approving a Non-Exclusive Natural Gas Franchise Between the City of Cocoa and Pivotal Utility Holdings, Inc. d/b/a Florida City Gas, and Consideration of Approval of the Franchise Agreement. (2025-1159). (Finance Director/City Manager)

Attorney Garganese read the title into the record.

Councilmember Koss asked about how much is generated. In response, Ms. Bowman replied six percent about every \$100,000.

Deputy Mayor Weeks asked if more customers would be able to hook up to gas. In response, Ms. Bowman noted there could be potential new customers.

Mayor Blake opened the Hearing to the public.

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

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to approve Ordinance 13-2025 on First Reading, Approving a Non-Exclusive Natural Gas Franchise Between the City of Cocoa and Pivotal Utility Holdings, Inc. d/b/a Florida City Gas, and Consideration of Approval of the Franchise Agreement.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. PZ 25-00200015 Michael C. Blake Subdivision Large Scale Site Plan and PZ 25-00100002 (Michael C. Blake Subdivision) Preliminary Plat. (2025-1077). (Planning)

Ms. Webster presented the item via a powerpoint presentation². She provided the history of the project and shared a conceptual development plan showing elevations. She added this project aligns with the Future Land Use and Housing requirements.

Councilmember Koss asked how stormwater is being managed. Ms. Webster replied that the stormwater is being collected and diverted to the Thomas Cole Stormwater Pond.

Mayor Blake opened the Hearing to the public.

Dan Sorrow, Engineer with Mills, Short and Associates, thanked City staff for their recommendation. He added that staff were great to work with, and he appreciated the quick turnaround time.

Deputy Mayor Weeks asked if they would have a model home or if they would be sold as spec homes. He replied they would build out all 30 homes and would be seeking qualified buyers. She asked if there would be a model home and he replied they were discussing that.

There being no further questions or comments, the public portion of the Hearing was closed.

- * **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the Michael C. Blake Subdivision Large Scale Site Plan and Preliminary Plat.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. PZ 25-02000005 Reasonable Accommodation and Certified Recovery Residence Ordinance 12-2025 1st Reading. (2025-1076). (Planner)

Attorney Garganese read the item into the record. He also discussed the changes in Florida Statute and how they affect this item, adding that the city is to adopt a reasonable accommodations policy.

² Exhibit B: Michael C. Blake Subdivision Presentation

Ms. Webster presented the item via PowerPoint presentation³. She shared more details of the Florida Statute changes and the city zoning text amendments. She shared the definition of "Reasonable Accommodation" and how it is applied.

Deputy Mayor Weeks asked for clarification as to what the restrictions were and where they could be built. She also asked if there would be a fee and Ms. Webster explained that they were working on that.

Mayor Blake opened the Hearing to the public.

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

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve Ordinance 12-2025 on First Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. Consider the Reappointment of Angelia Smith and Crystal McQueen and the appointment of Amy Robinson to the Diamond Square CRA. (2025-1153). (City Manager)

Councilmember Goins stated it was an easy decision. All three of them had done a good job and were qualified.

- * **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to approve Reappointment of Angelia Smith and Crystal McQueen and the appointment of Amy Robinson to the Diamond Square CRA.**

Ms. Robinson spoke and thanked the Council.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

³ Exhibit C: Reasonable Accommodation Presentation

2. City Council Liaison Appointments and Appointment of the Space Coast League of Cities & Florida League of Cities Voting Delegates & Alternates for 2026. (2025-1164). (City Manager)

Mayor Blake stated he would like to keep his liaison positions.

Councilmember Goins asked about a couple of boards that no longer meet and if they could be removed.

Deputy Mayor Weeks offered Councilmember Koss the liaison position for Board of Adjustment, however she declined as she is quite busy with other boards.

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Weeks to remove the liaisons for the Police Community Relations Advisory Board, Sustainability Advisory and Utilities Advisory Board and to keep the rest of the liaison positions the same for 2026, for discussion.**

Councilmember Koss spoke to Attorney Garganese about the removals and if that could be done. He replied his understanding was to remove the liaison from those boards.

Councilmember Koss added that she feels it would be unfortunate for the citizens if there wasn't a Utility Advisory Board.

The liaison list is as follows:

- Affordable Housing Committee – Mayor Blake
- Board of Adjustment – Deputy Mayor Weeks
- Code Enforcement Board – Deputy Mayor Weeks
- Diamond Square RDA – Councilman Goins
- Housing Authority – Mayor Blake
- Planning & Zoning Board – Councilman Hearn
- Space Coast TPO
 - Primary - Blake
 - Alternate – Koss
- Space Coast League of Cities
 - Primary - Blake
 - Alternate – Koss
- Florida League of Cities
 - Primary - Blake
 - Alternate – Koss

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Annual Appointment of the Deputy Mayor. (2025-1165). (City Manager)

Mayor Blake opened the item and asked the Board for Nominations from each district.

Councilmember Koss nominated Ms. Weeks to continue as Deputy Mayor.

Deputy Mayor Weeks nominated herself.

Councilmember Hearn nominated himself.

Councilmember Goins nominated himself.

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to take a 10-minute recess.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Upon returning from the recess, Mayor Blake explained his rationale for his decision.

- * **MOTION by Mayor Blake; Seconded by Councilmember Hearn to approve Alex Goins as the Deputy Mayor.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

1. Approve a piggyback of Stafford County, Virginia contract RFP 25005 for Grant Management Services with Merchant McIntyre Associates using contingency in the amount of \$51,000.00; Approve a Resolution Amending the FY26 Budget, BAF #2026-21-T; Authorize the City Manager to execute the contract, issue the purchase order, and approve budget modifications up to \$102,000 should staff wish to continue services beyond the initial six-month trial period. (2025-1082). (Comm. & Economic Development Director)

Ms. Senger clarified the item and the tasks of the contract. The six months would be a trial period with the option to go to a full year.

Councilmember Koss would like to see an amendment to the Motion to add a progress report to come back prior to extending the six months.

City Manager Whitten stated a report could be brought back. He added that the MMA could come to the Council to answer questions and if council wants MMA to focus on certain areas for grants, that could be provided to MMA. He added staff will need to narrow down the focus that is within the comp-plan.

- * **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve a piggyback contract off the Stafford County, Virginia contract RFP 25005 for Grant Management Services with Merchant McIntyre Associates using contingency in the amount of \$51,000.00; Approve a Resolution Amending the FY26 Budget, BAF #2026-21-T; Authorize the City Manager to execute the contract, issue the purchase order, and approve budget modifications up to \$102,000 should staff wish to continue services beyond the initial six-month trial period. Council would like a report after the first six-month trial.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve the Second Addendum to the Improvement Agreement and authorize the Mayor to execute the Agreement. (2025-1196). (City Manager)

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve the Second Addendum to the Improvement Agreement and authorize the Mayor to execute the Agreement.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Request to review and approve developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide directions on whether the revised elevations remain consistent with the approvals granted on December 19, 2023 for the new City of Cocoa Planned Unit Development (PUD) under Ordinance 22-2023, including the Large-Scale Site Plan, and Preliminary Subdivision pursuant to Chapter 18 Subdivisions and Appendix A Zoning of the City Code.

Eric Rausch, RVi Consultant, presented the item via powerpoint⁴. Mr. Rausch explained the prior elevations were no longer offered and would like to share the newly proposed elevations.

The applicant, Ms. Julie Salvo, Planner at Taylor Morrison presented a powerpoint⁵ with more details of the elevations, the similarities and the differences. The new lineup will have 11 plans offering more diversity, and less monotony for the residents. All exceed 1500 square feet. She scrolled through the options and said there would be two model homes to start.

Mr. Fred Miller, of Taylor Morrison, the developer, explained they have found that many people don't want elevations like the prior ones. So, they have designed their plans to appeal to current buyers. A front-porch design would be available however, at an added cost.

Councilmember Weeks asked if they were semi-custom, to which Mr. Miller replied essentially, yes. They are asking council to approve the models and they can come back and address the council's desires.

Councilmember Hearn thanked them and stated his recollection of the project was that they were going to be a higher-end product. He cannot accept these designs. He would like to see something more like the prior elevations that were approved. Mr. Miller spoke about the economics of the designs and the current market. The initial prices would start at \$500 to \$600, with smaller square footage.

Councilmember Hearn stated he would prefer to see everything up front.

Councilmember Weeks stated the prices for small homes is high.

Councilmember Koss commented about the porches, stating they add community engagement.

- * **MOTION by Councilmember Weeks; Seconded by Mayor Blake to approve the developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide directions on whether the revised elevations remain consistent with the approvals granted on December 19, 2023, for the new City of Cocoa Planned Unit Development (PUD) under Ordinance 22-2023, including the Large-Scale Site Plan, and Preliminary Subdivision pursuant to Chapter 18 Subdivisions and Appendix A Zoning of the City Code.**

⁴ Exhibit D: Windward Preserve PUD Elevations Presentation

⁵ Exhibit E: Taylor Morrison Presentation

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks,

NAYS: Goins, Hearn, Koss

THE MOTION FAILED (3-2)

Greg Stoll spoke with updates on SCTPO and FDOT.

IX. Informational Agenda:

1. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-1172). (City Clerk)
2. Bi-Weekly Report.

X. Reports:

Samantha Senger reminded Council about the parades and the riverfront park festival which will include the tree lighting Friday night and the boat parade.

She reported on the Provost Park fitness court and suggested doing a mural there in a collage style theme and shared some ideas that other cities have done. She would prepare a survey asking for the names of people to include in the mural.

City Manager Whitten suggested allowing Council to give their input. He asked if Council could give their input at the first meeting of the new year and hold off on the survey until then.

Discussion continued among Council about the mural.

Mayor Blake suggested putting unknown faces there.

Councilmember Hearn stated they could each provide three people, and Mayor Blake agreed.

Councilmember Koss asked who would be doing the faces, designs, etc., and does it have to be people.

City Manager Whitten shared his vision is to have the face of a person and their story on the wall / mural.

Discussion continued about the shelf life of the mural and how it would be made. Councilmember Koss stated she would like to see the history captured.

City Manager Whitten offered to send Council an example from a city in South Carolina.

It was decided that each Councilmember will provide 3 choices for the mural at the first January meeting.

On Wednesday, December 10, pictures with Santa, Mrs. Claus and the elves will be offered at City Hall. This event supports the food drive as well, and residents are asked to bring canned food items.

Councilmember Weeks asked Council to arrive early to visit the Departments to thank staff.

Chief Lamm gave an update of the Fire Academy and recent graduates.

Additionally, on November 15, he reported that they did a large-scale training with Bright Line.

Chief Lamm also wished to thank Pam Shaia and the Women's Club for their work to help provide food and turkey donations for the Thanksgiving Holiday.

Lastly, he shared how grateful he was for getting through hurricane season without a hurricane.

Councilmember Koss provided a report that included photos of events she recently attended, including one at Family Promise of Brevard, Orchid Lakes, Music on the Promenade, a VAYA event and the Florida League of Cities Conference.

Councilmember Weeks stated she has received complaints about Windward construction and lack of traffic control.

She also shared photos from the Florida League of Mayors conference.

Lastly, she showed photos of the Tiny Village that staff put together and City Manager Whitten thanked Zoie Badalov, Tsusako Worrells and Monique Drew from Finance for all of their work on the project.

Councilmember Hearn shared photos from the Cocoa High Semi Finals, photos from the food drive, and Clearlake Isles.

Councilmember Goins reported on a turkey give-away where they were able to feed 51 families. He also attended an event at Palm Bay's Eastern Florida State College campus to talk about Financial Literacy where 50 teens attended and learned about finances, stocks, etc.

He shared pictures from the Sharing Center who feed 45-50 people daily and he shared that he volunteers there on Thanksgiving.

Lastly, he shared that the MLK weekend event in 2026 will be several days with multiple events and a parade.

Mayor Blake shared photos of the Salt Lake City Council Chambers, the National League of Cities Conference, the VAYA event, a Toy Drive with Cocoa Police Department, and the Space Coast League of Cities dinner.

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to adjourn the Regular meeting of December 9, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

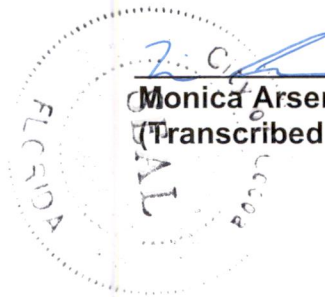
THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 9:43 p.m.



Michael C. Blake, Mayor

ATTEST:





Monica Arsenault, City Clerk

(Transcribed by Lori Chabot, Recording Secretary)



Windward Preserve – Final Plat

City of Cocoa: City Council Meeting

December 9, 2025

Agenda

- ❖ Location
- ❖ Existing Conditions
- ❖ Request
- ❖ History
- ❖ Findings
- ❖ Recommendation



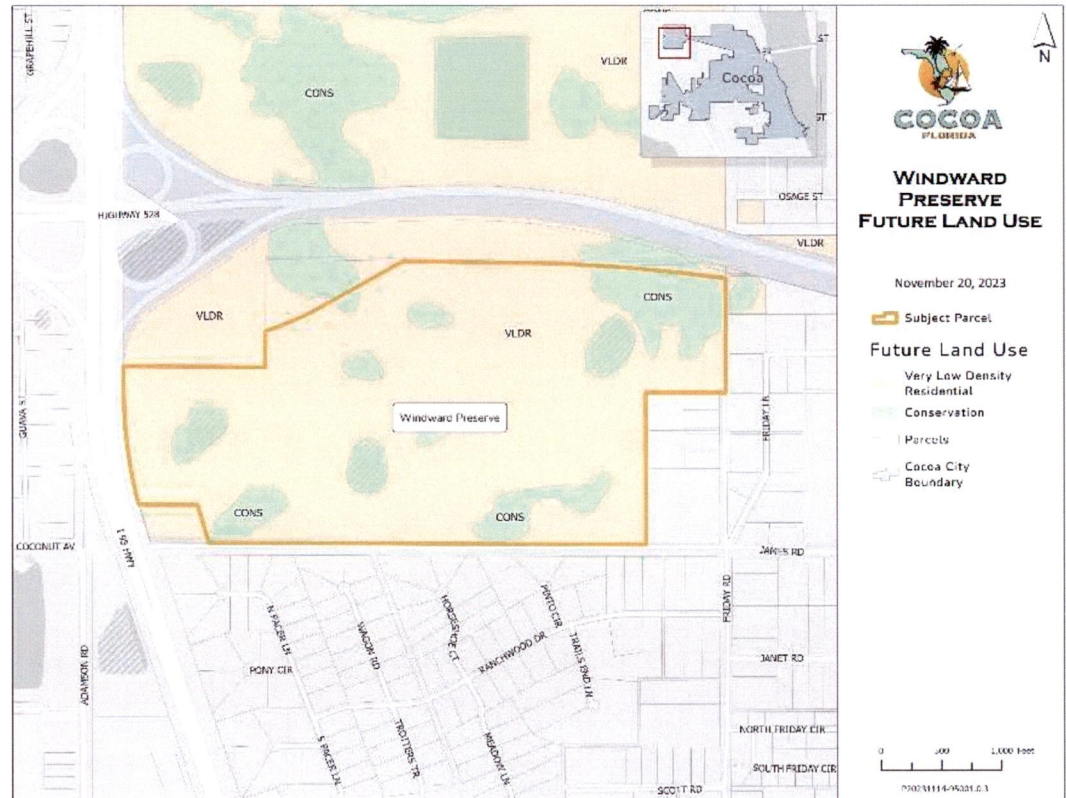
Location

- ❖ South of State Road 528
Beachline Expressway
- ❖ East of Interstate 95
- ❖ 212.2 acres



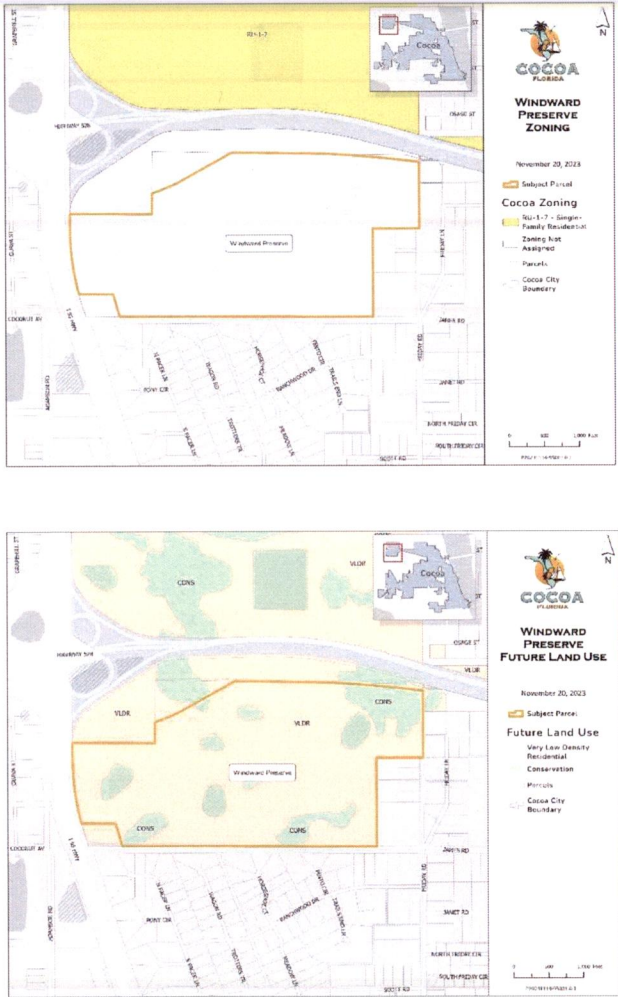
Existing Conditions

- ❖ FLUM: Very Low Density Residential / Conservation
- ❖ Allows consideration of up to 4 DU / acre
- ❖ Zoning: Planned Unit Development (Windward Preserve)

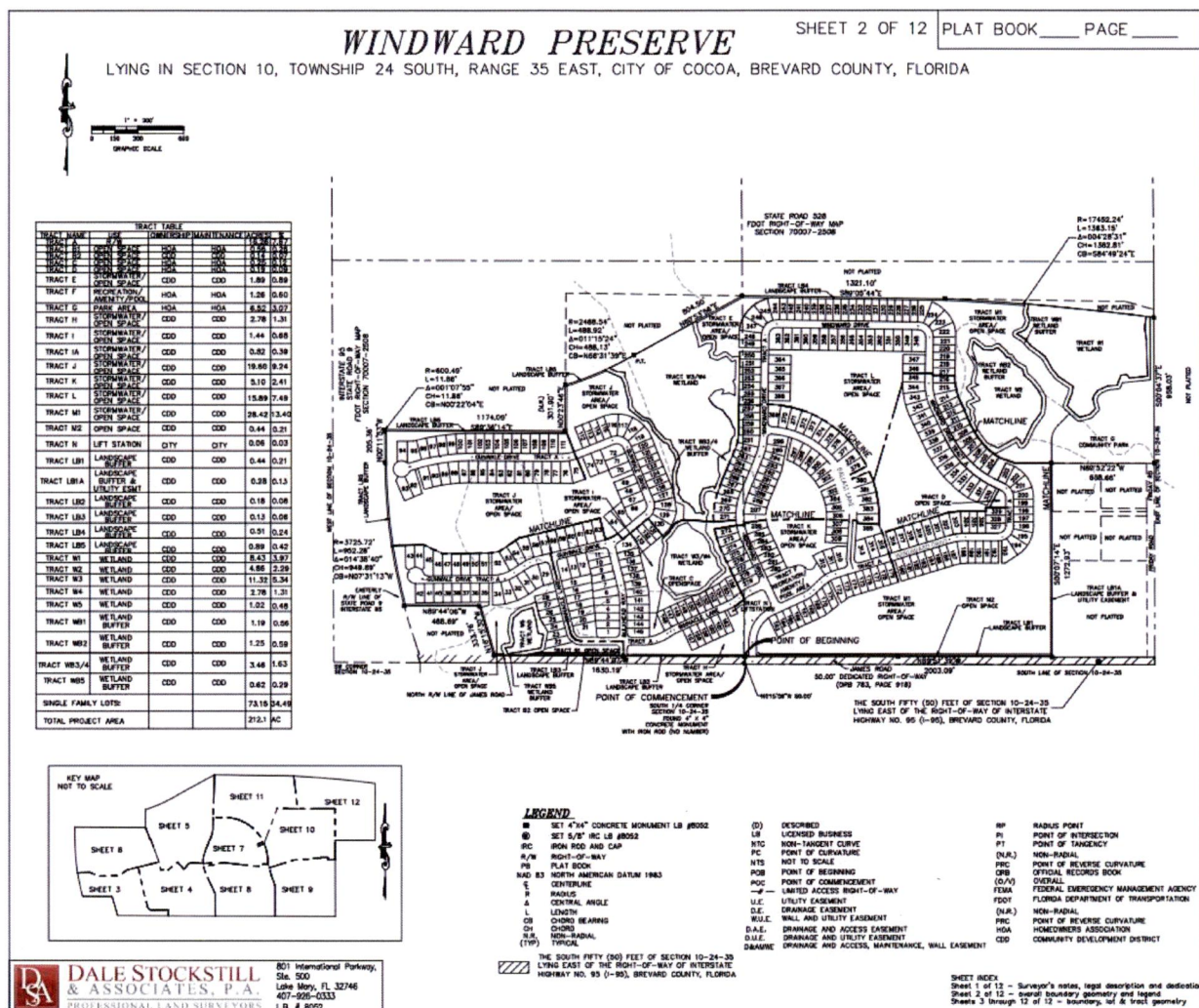


Existing Conditions

Overview of Surrounding Area:			
	Future Land Use Designations	Zoning Districts	Land Uses
North	Very Low Density Residential / Conservation (City)	General Use (Brevard County)	Retention Ponds / Brightline Railroad Tracks
South	RES 1 (Brevard County)	RR-1 Rural Residential (Brevard County)	Single-Family Residential
East	RES 1 (Brevard County)	RR-1 Rural Residential (Brevard County)	Single-Family Residential / Vacant Land
West	RES 1:2.5 (Brevard County)	AU Agricultural Residential and GU General Use (Brevard County)	Interstate 95 / Vacant Land / Single-Family Residential (West of I-95)



- ❖ Final Plat for 385 single-family lots with tracts for infrastructure to include right-of-way, recreation, open space, wetlands, wetland buffers, and stormwater



Request

Proposed Ownership / Maintenance Responsibilities

Tract	Ownership	Maintenance
Right-of-Way	HOA	HOA
Landscape Buffers	CDD	CDD
Open Space	HOA / CDD	HOA / CDD
Recreation/Pool/Amenity	HOA	HOA
Stormwater Areas	CDD	CDD
Drainage / Utility Easements	CDD	CDD
Community Park	HOA	HOA
Lift Station	City of Cocoa	City of Cocoa
Wetlands / Buffers	CDD	CDD

History

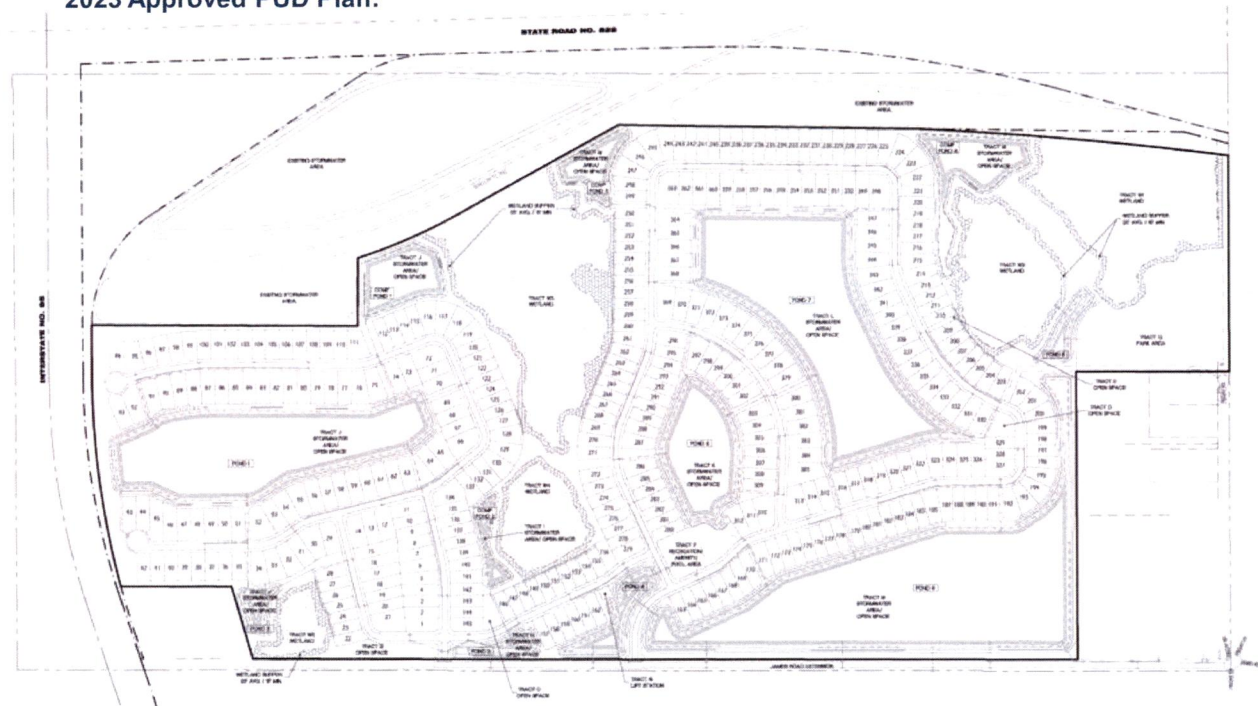
- ❖ **2004** - Project originally annexed into the City of Cocoa, Ordinance 31-2004
- ❖ **2004** - Brevard County filed a Writ of Certiorari to challenge the annexation
- ❖ **2005** - Cocoa and the Hagen-Nicolson Properties, LLC entered into a Preceding Development Agreement which would allow the annexation in exchange for development rights and City services
- ❖ **2006** - Agreement was amended to change development entity, Barrera Shores, LLC
- ❖ **2008** - The County and City entered into a Stipulated Settlement Agreement which contained provisions related to density, buffering, access and traffic calming
- ❖ **2022** - The City and Beachline Partners, LLC entered into Settlement Implementation Agreement that detailed more specific requirements for this development
- ❖ **2023** – City approved the PUD rezoning, large-scale site plan, and preliminary subdivision
- ❖ **2024** – Final engineering plans approved by the City

History

Summary of Prior Approvals

- ❖ **2004 – 2022:** Annexation, Agreements
- ❖ **2023:** PUD rezoning, large-scale site plan, and preliminary subdivision
- ❖ **2024:** Final engineering plans, SJRWMD permit, Interlocal Agreement Regarding James Road Segment

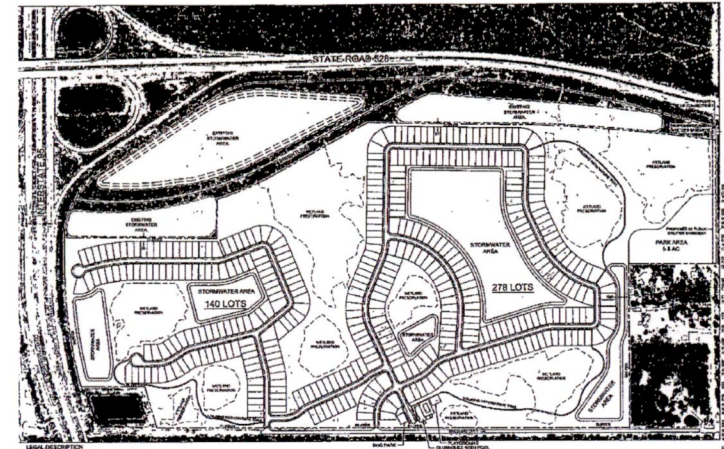
2023 Approved PUD Plan:



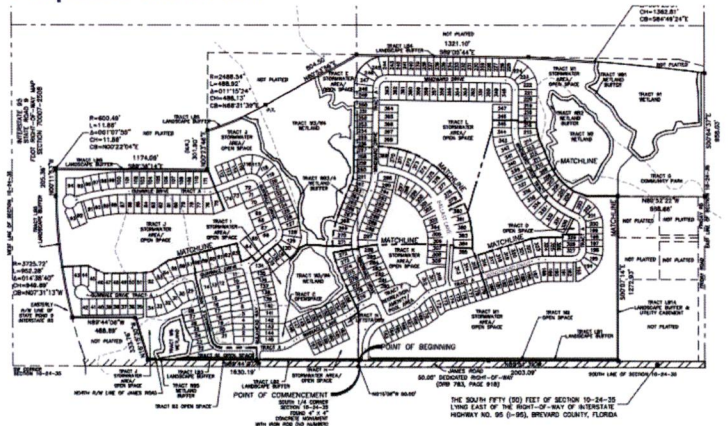
Findings

- ❖ Layout is consistent with the layout previously approved by the City in the 2022 Settlement Implementation Agreement, the 2023 PUD and PSPs, and approved engineering plans
- ❖ City Surveyor has determined that it is consistent with Chapter 177, F.S.

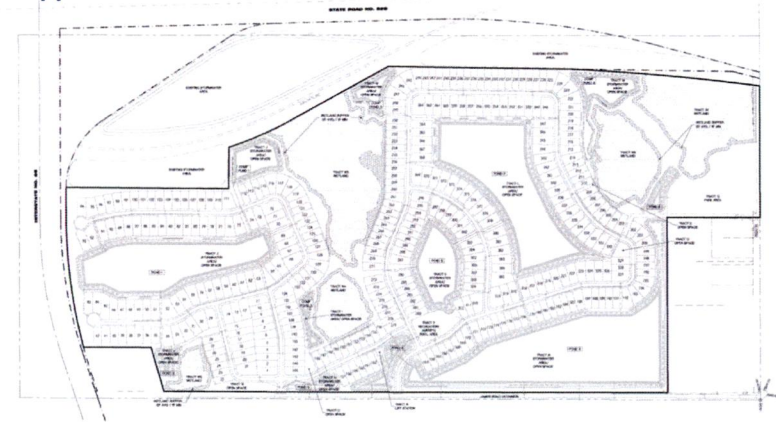
2022 Settlement Implementation Agreement Plan:



Proposed Final Plat:



Approved PUD Plan:



Recommendation

Staff is recommending approval of the Final Plat, subject to the following conditions:

Plat

1. The FPL easement must be labeled with the Book and Page on the southern boundary of the plat. ORB 10412, Page 2835.
2. On the Tract Table on Page 2, include the ownership and maintenance entity for Tract A (roads).
3. **Revise the utility easement adjacent to the eastern boundary of the plat to a new landscape buffer tract.**

Recommendation

Staff is recommending approval of the Final Plat, subject to the following conditions:

HOA Covenants

1. Exhibit E, which is a listing of tracts and maintenance responsibility must be updated to match the Tract Table on the plat.
2. Resolve all conflicts between the covenants and the plat regarding the maintenance responsibility for buffers, irrigation systems, and streetlights to the satisfaction of the City Attorney.
3. Page 51 – Resolve highlighted footnote.
4. Fill in all blanks in Articles of Incorporation.

Recommendation

Staff is recommending approval of the Final Plat, subject to the following conditions:

Additional Conditions

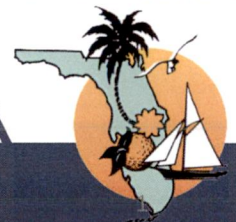
1. Provide an executed letter of credit in a form acceptable to the City Attorney based on the most recent engineer's estimate.
2. Provide an executed conservation easement for all of the wetland and wetland buffer tracts, which shall be recorded simultaneously with the final plat.

CITY COUNCIL MEETING

DECEMBER 9, 2025



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Michael C. Blake Subdivision

Large Scale Site Plan and Preliminary Plat

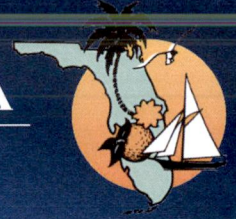
To construct affordable housing in the Michael C. Blake Subdivision in Cocoa, Florida, Diamond Square CRA, for potential homeowners classified as either very-low, low, or moderate-income persons as defined in Florida Statutes and the U.S. Department of Housing and Urban Development, for the development of fifteen (15) existing parcels of real property into thirty (30) affordable, single-family homes.



Location Map



COCOA
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Lennar Homes (Developer)
Rafael Nelson, Anna Myers
3931 RCA Blvd, Suite 3105
Palm Beach Gardens, FL 33410

Engineer: Mills, Short &
Associates

Project Location:

Diamond Square CRA

**Mango Ave, Valencia Ave, &
Blake Ave**

between

Barbara Jenkins St & Stone St

PROJECT HISTORY

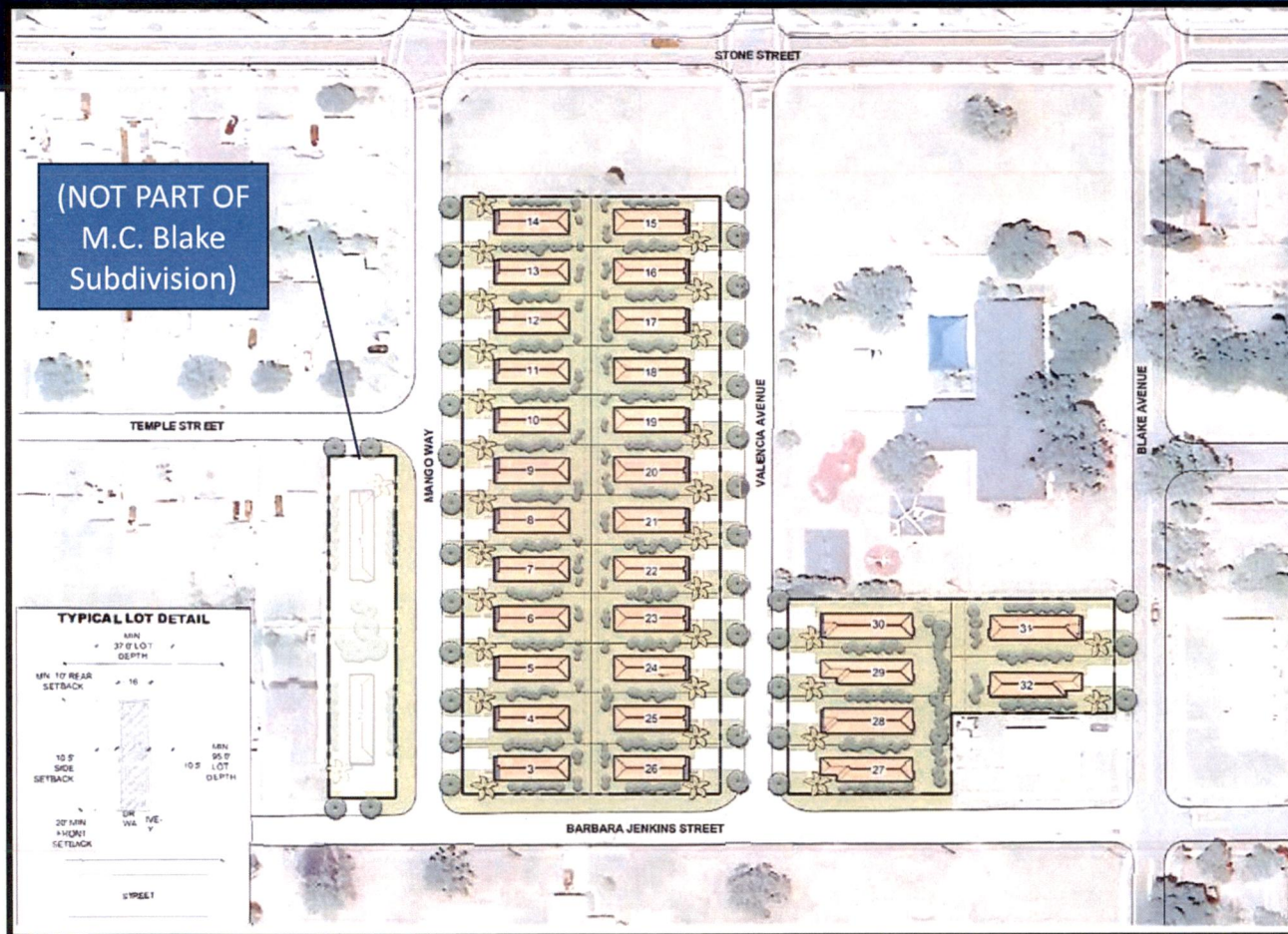
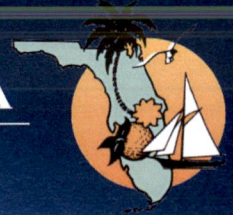
COCOA
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- In **September of 2024**, the City published a **Request for Proposal** for the redevelopment of this Property into affordable single-family housing to further the Diamond Square Community Redevelopment Plan objectives.
- In **October of 2024**, Lennar Homes submitted a proposal to develop the Property, and the City Council selected Lennar Homes for further negotiation of a **Development Agreement** that established guidelines and parameters for the development 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.
- On **June 23, 2025**, Lennar submitted the **Site Plan and Preliminary Plat** for review and approval by City Staff.
- On **December 3, 2025**, Planning and Zoning Board unanimously recommended that City Council APPROVE the **Site Plan and Preliminary Plat**.

Conceptual Development Plan

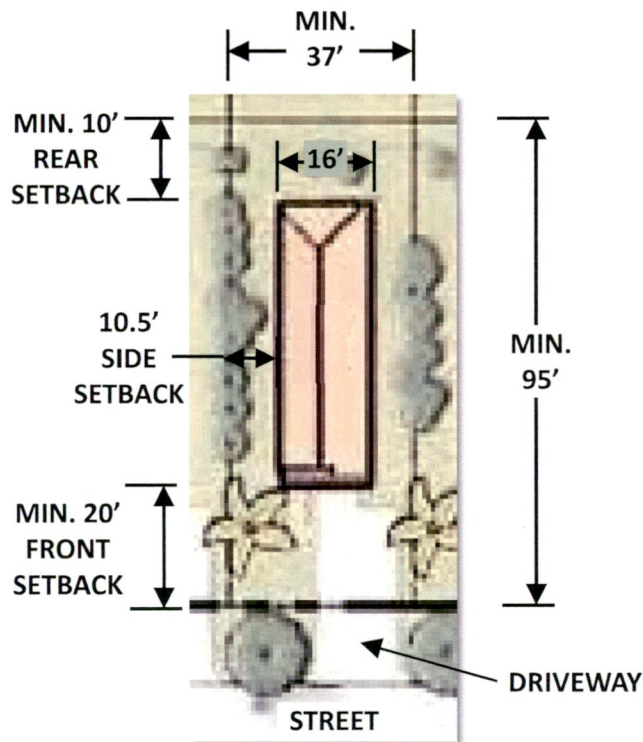
COCOA
FLORIDA



- ❖ 3 Floor Plans
- ❖ 9 Different Elevations
- ❖ 3 or 4 Bedrooms (2nd Floor)
- ❖ 2.5 Bathrooms
- ❖ 2-Stories
- ❖ 16' Wide Homes

Conceptual Development Plan Variances

COCOA
FLORIDA



TYPICAL LOT DETAIL

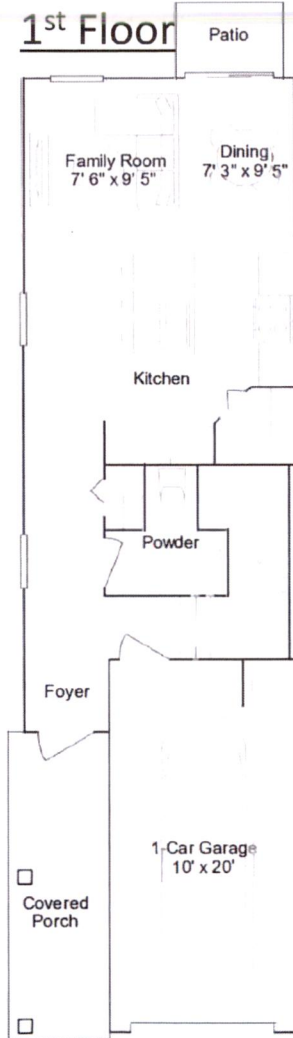
Variances Granted

- A) Min. Lot size: 7,500 SF → 3,515 SF
- B) Min. Lot Width: 75' wide → 37' wide
- C) Min. Lot Depth: 100' deep → 95' deep
- D) Max. Lot Coverage > 30%
(not to exceed max. impervious area of 70%)

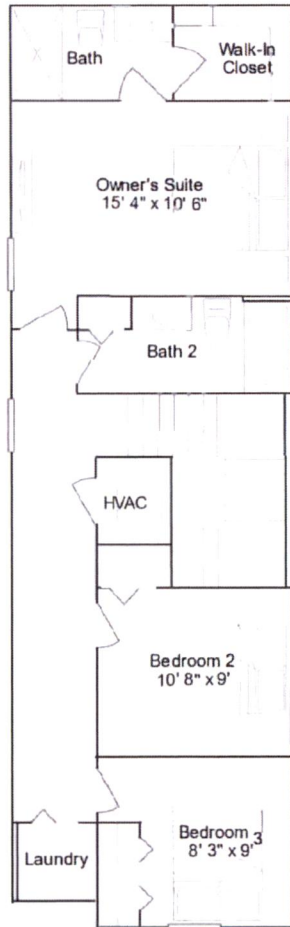
Setbacks:

- Min. 10' Rear Setback
- Min. 20' Front Setback
- 10.5' Side Setback

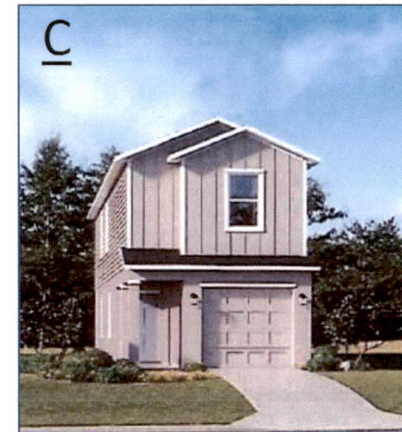
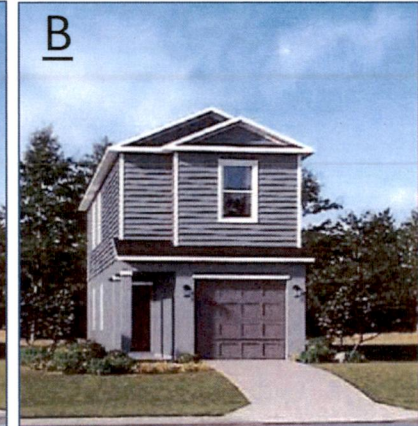
1st Floor



2nd Floor

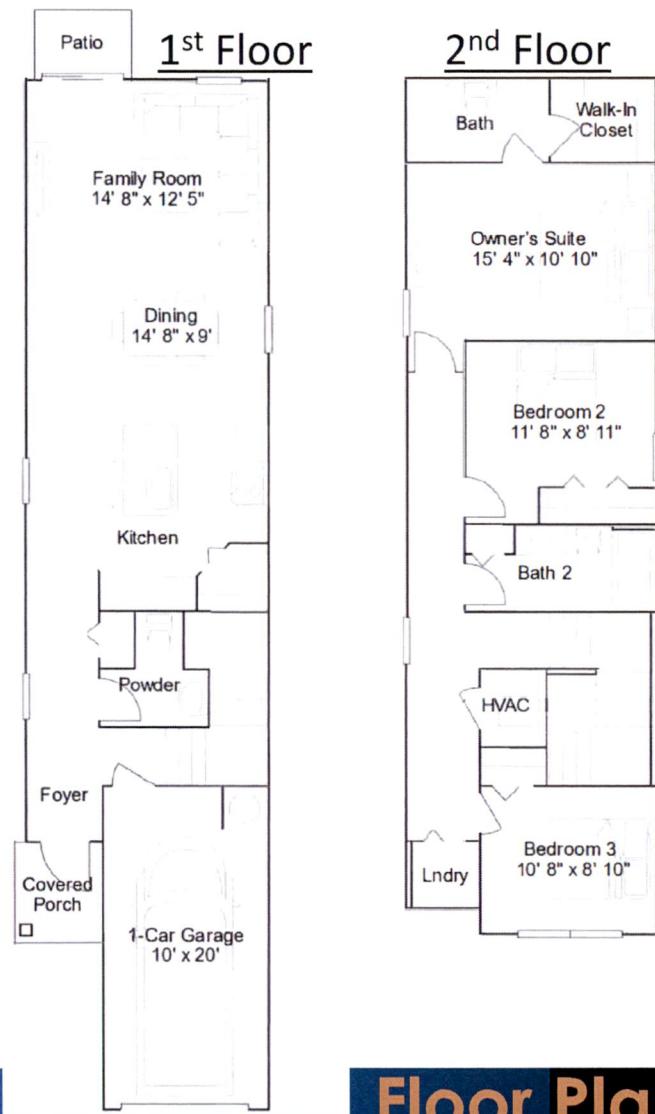


Serving our community with P.R.I.D.E!

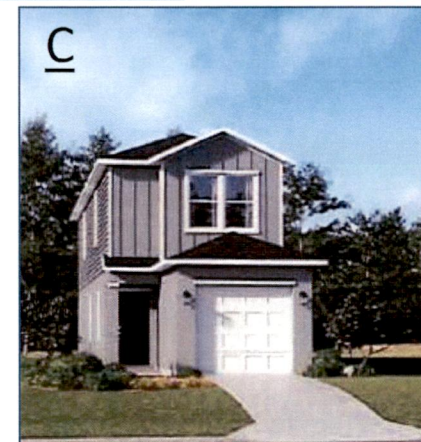
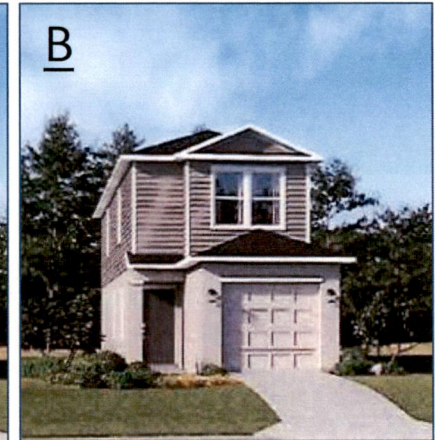
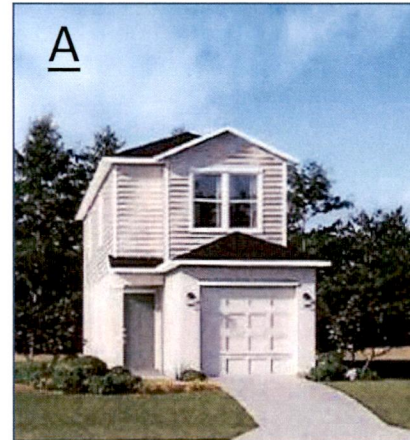


1,295 SF
3 BR
2.5 Bath

Floor Plan & Elevation – “Breeze”

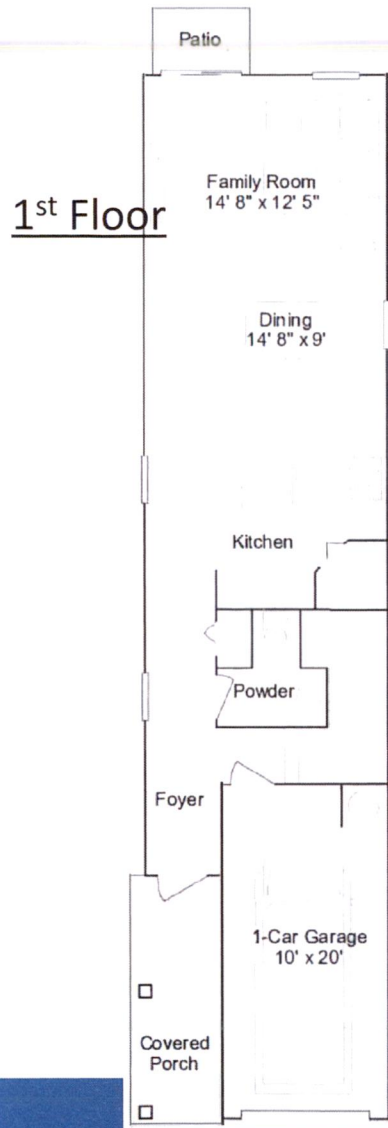


Serving our community with P.R.I.D.E!

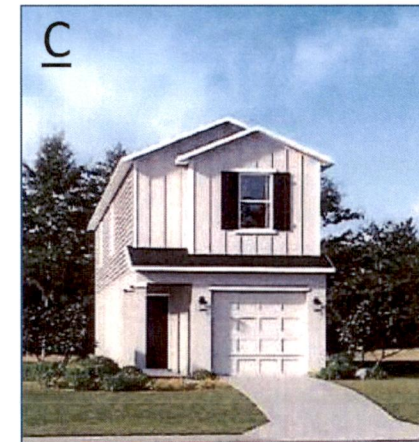
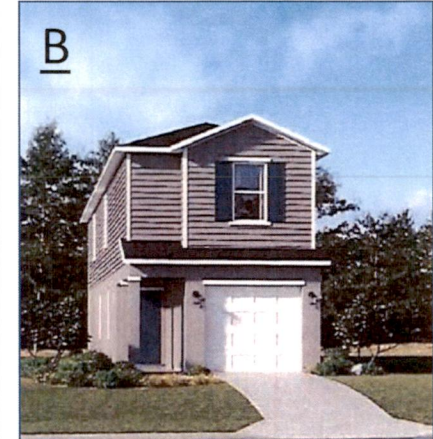
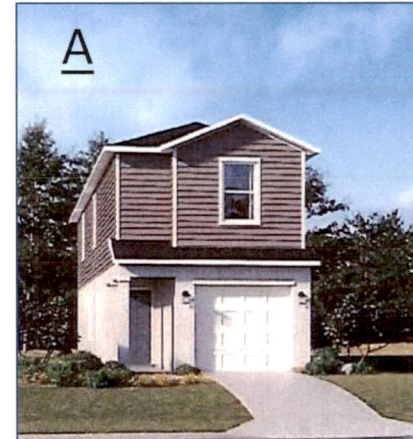


1,524 SF
3 BR
2.5 Bath

Floor Plan & Elevation – “Cypress”



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



1,684 SF
4 BR
2.5 Bath

Floor Plan & Elevation – “Element”

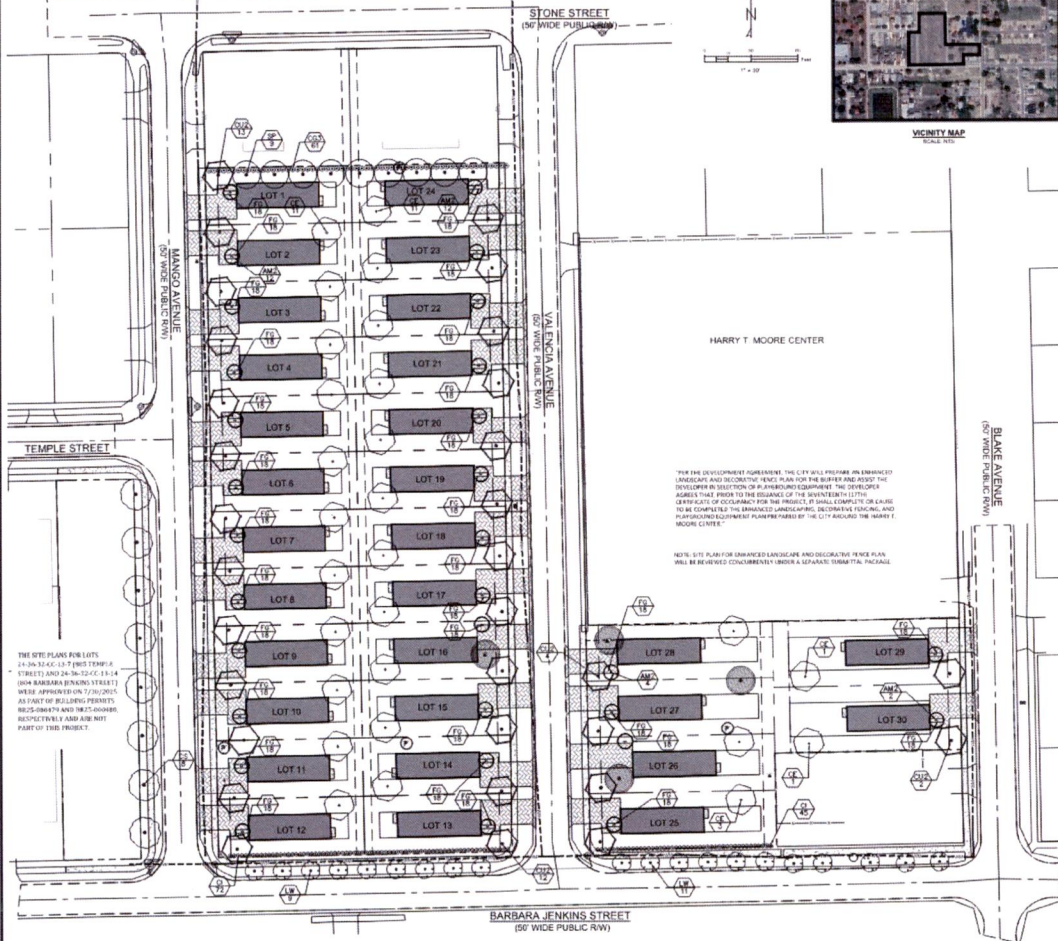
Requested Enhancements

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- 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 FS Section 420.0004,
- 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.

Site Plan



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. 21 "LANDSCAPE REQUIREMENTS" AND SEC. 2.5-41 "LANDSCAPING," AS ADOPTED BY ORDINANCE NO. 20-0022 AND 19-0024.

MINIMUM TREE PLANTING REQUIREMENTS

8-1/2" SINGLE-TRUNK LOT UNDER 7,500 SQ. FT. SHALL INCLUDE A MINIMUM OF 2 TREES, EACH 6 FEET TALL AT INSTALLATION.
3" UNCL. (UNDER 10 FEET AT BREAST HEIGHT)
MINIMUM 2-1/2" DBH 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-INCH CLEAR TRUNK, BUT MAY NOT EXCEED 30% OF TOTAL REQUIRED TREES.

TREE AND PLANT MATERIAL SPECIFICATIONS

1. TREES MUST BE 15 FT. HEIGHT AND CROWN SPREAD AT MATURITY. PLANTED TREES MUST BE AT LEAST A 1/2" DBH AT INSTALLATION.
2. TREES MUST BE 1 FT. HEIGHT AT PLANTING, WHEN USED FOR SCREENING, SHALL FORM A CONTINUOUS HEDGE WITHIN 2 YEARS.
3. CONDOVIVUS & VINUS, INSTALLED WITHIN 10' TO PROVIDE COMPLETE GREEN COVERAGE AND 1 INCH DBH APPLICABLE.
4. NO ALL LOWN AREAS TO BE FULLY TILLED UNLESS OTHERWISE APPROVED. DUGLASS OR BROWN PRUNE AREAS MUST BE FULLY TILLED.

IRRIGATION AND MAINTENANCE

ALL LANDSCAPED AREAS SHALL BE IRRIGATED FOR AN AUTOMATIC IRRIGATION SYSTEM OR HAVE ACCESS TO WATER WITHIN 500 FEET.
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOA AND INCLUDES: REGULAR WATERING, PRUNING, FERTILIZING, REPLACEMENT OF ANY DEAD OR DAMAGED PLANT MATERIAL WITHIN 90 DAYS.
KEEPING ALL AREAS FREE OF WEEDS AND DEBRIS.

VISIBILITY AND SAFETY AT INTERSECTIONS

LANDSCAPING AT ACCESS POINTS MUST NOT OBSTRUCT VISIBILITY.
NO HEDGE OR PLANTING AT INTERSECTIONS OR DRIVEWAYS EXCEEDS 4 FEET IN HEIGHT.

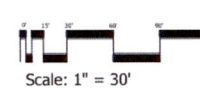
LANDSCAPE PLAN INFORMATION

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

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	T12	COCCOGLA UNIFLORA / SEA GRAPE
	T1	CONDOVIVUS ERECTUS / GREEN BUTTWOOD
	T5	CONDOVIVUS ERECTUS / MARCH LILY / SILVER BUTTWOOD
	LW	LARGOCHROMA INDEA / WATERWILLOW BIRD / WATERWILLOW RED GRAPES / WHITE
	SP	SABAL PALMETTO / CARABAE PALMETTO
PALM TREES		
	AM1	ABORODIA MIBELII / CHRISTMAS PALM
SHRUBS		
	G1	CHIPS/SHALMUS / CACTY / COCCOGLA
	G2	CLUSA GUTTIFERA / CLUSA GUTTIFERA
GROUND COVERS		
	PG	FICUS MICROCARPA / GREEN GUANO / GREEN ISLAND FICUS
		EXISTING OAK TO REMAIN
		EXISTING PALM TO REMAIN

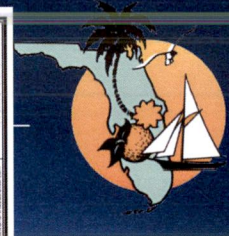
LANDSCAPE PLAN



Mills Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Email: info@mills-short.com
Website: www.mills-short.com

LENNAR AT COCOA
COLLEGE PARK SUBDIVISION
CITY OF COCOA, FLORIDA
LANDSCAPE PLAN
DATE: 08-20-20
SHEET NO. 10
SHEET 10 OF 10

LP-1



Consistency with Comprehensive Plan

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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 Element**, as well as those of the Diamond Square Redevelopment Plan including:

FUTURE LAND USE ELEMENT

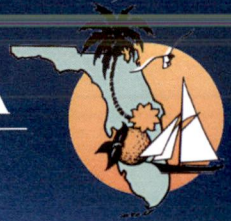
- Objective 1.1.4: Redevelopment.
- Policy 1.1.4.1: Promoting vitality and redevelopment of the two Community Redevelopment Areas

HOUSING ELEMENT

- GOAL 3.1: Encouraging and Promoting the Provision of Decent, Safe, and Sanitary Housing
- Objective 3.1.1: Housing Supply.
- Objective 3.1.5: Energy Efficiency.
- Objective 3.1.6: Location of Housing (provide appropriate locations for very-low, low-, and moderate-income housing)
- Objective 3.3.1: Incentives for Affordable Housing.
- GOAL 3.7 and Objective 3.7.1: Infill Development.

Recommended Action

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Staff requests that the City Council **APPROVE** the **Large Scale Site Plan 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.

THANK YOU
~ ~ ~
QUESTIONS?



CITY COUNCIL MEETING

DECEMBER 9, 2025



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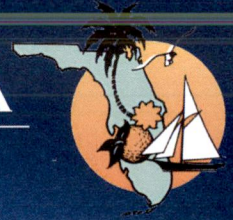


ORDINANCE 12-2025 – 1ST Read
REASONABLE ACCOMMODATION
AND
CERTIFIED RECOVERY RESIDENCE
(Required per F.S. 397.487)



LDC Amendment – Ord. 12-2025 Reasonable Accommodations: BACKGROUND

COCOA
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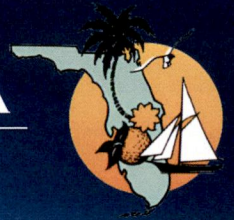
SB 954: Certified Recovery Residences

- Municipalities must 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, provides a formal process to request reasonable accommodations from the City's land development regulations.
- Compliance with
 - S.B. 954 and the Florida Statutes Section 397.487
 - Americans with Disabilities Act and the Fair Housing Act.



LDC Amendment – Ord. 12-2025 Reasonable Accommodations: BACKGROUND

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Recovery Residences (“sober living homes”)

- non-medical residential settings - support recovery from substance use disorders
 - Cooperatively organized and run by residents
 - Operated by for-profit or non-profit organizations
 - Must obtain the voluntary certification outlined in Florida Statutes
 - Managed by a certified recovery residence administrator.
- Must meet rigorous standards, including:
 - policy and procedures manual for drug testing, prohibiting use of any alcohol or drugs on premises, recovery support, good neighbor policy
 - Code of Ethics & Rules for residents
 - Relapse policy & Eviction procedures
 - Background screening & intake procedures
 - Certificates of compliance renewed yearly

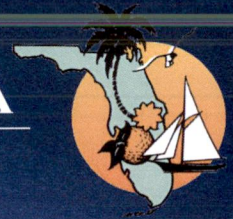


LDC Amendment – Ord. 12-2025

Reasonable Accommodations:

BACKGROUND

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“Reasonable Accommodation”

- 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 not permitted by right, required to request reasonable accommodations to zoning code.
- Examples:
 - Reduced setback for handicap ramps
 - Increase in Max. Impervious Area to add HC parking
 - Accommodate Support Animals
 - To allow CRR in Single Family Residential Districts

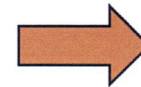


LDC Amendment – Ord. 12-2025 Reasonable Accommodations: SUMMARY OF REVISIONS – ART XIII

COCOA
FLORIDA



I. Adding New Section 34 to Article XIII, *Supplementary District Regulations,* Reasonable Accommodation Requests.



**Establishes
Procedures**

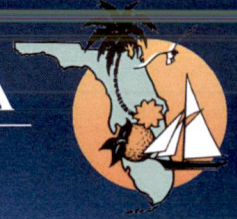
- Determine Eligibility
- Application Requirements
- Outline Review Process, Appeals & Revocations
- certification for recovery residences is required

Community Services Director shall:

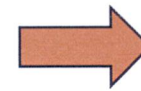
- | | |
|-------------------------|-----------------------------|
| • Grant Request in Full | • With / Without Conditions |
| • Grant Request in Part | • Deny |

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: SUMMARY OF REVISIONS – ART XI

COCOA
FLORIDA



II. Amending Article XI, *Schedule of District Regulations* (Various Districts)



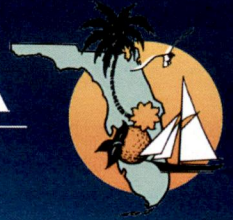
**Specifies Permitted
Zoning Districts**

The following sections have been amended to add **Certified Recovery Residences** as **PRINCIPAL** use:

- 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

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: SUMMARY OF REVISIONS – ART XI

COCOA
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II. Amending Article XI, *Schedule of District Regulations* (Various Districts, cont'd.)

The following have been amended to add **Certified Recovery Residences** as a use by **SPECIAL EXCEPTION (Board of Adjustment Hearing)***:

- Sec. 10. P-S, Professional, Offices and Services District.
- Sec. 12. C-G, General Commercial District.
- Sec. 13. CBD, Central Business District.

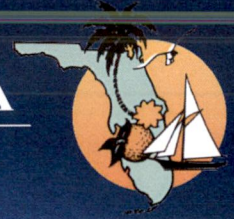
Note: Certified Recovery Residences will not be permitted in the Single-family RU-1-7 district unless they receive a reasonable accommodation under the process established in the ordinance.

LDC Amendment – Ord. 12-2025

Reasonable Accommodations:

ANALYSIS

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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; and*
- b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive plan.*

Staff Finding:

1. Complies with Section 397.487, **Florida Statutes**, as amended by Fla. S.B. 954
2. Consistent with Goals, Policies & Objectives of **Comprehensive Plan**:
 - Non-discrimination
 - Fair Housing Act
 - Opportunities for those with Special Needs, Elderly, & Physically or Mentally Disabled.
 - Adequate Location Standards as required by the Florida Statutes

LDC Amendment – Ord. 12-2025 Reasonable Accommodations: STAFF RECOMMENDATION

COCOA
FLORIDA



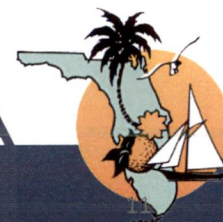
Prior Action

December 3, 2025, the **Planning and Zoning Board** unanimously recommended that the Council APPROVE the first reading of Ordinance 12-2025.

Staff requests City Council **APPROVE** 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.

THANK YOU
~ ~ ~
QUESTIONS?

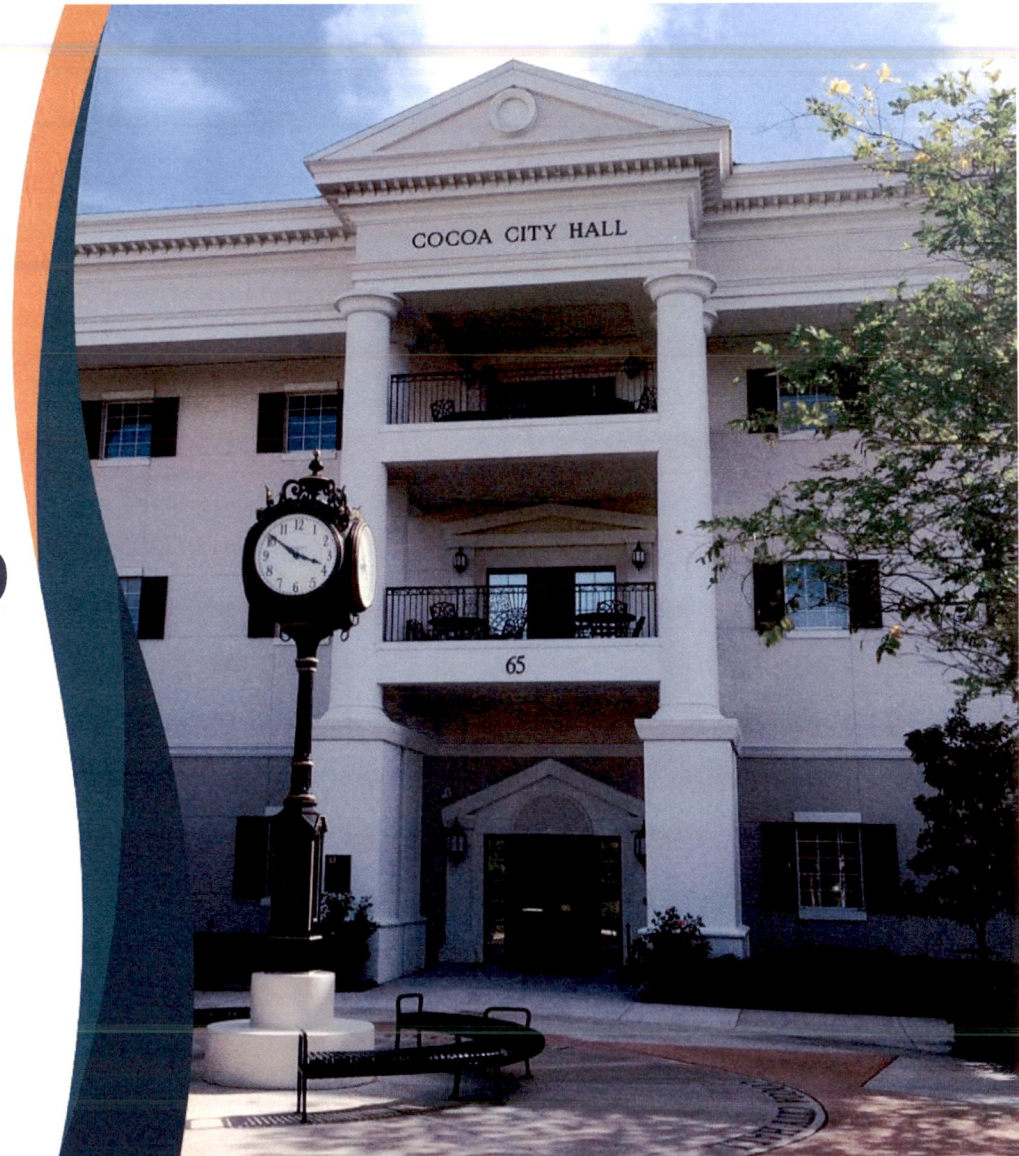
COCOA
FLORIDA





Windward Preserve PUD Elevations

Agenda Item 2025-1202:



Windward Preserve PUD - Elevations

Requested Action:

Request to review and approve developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide directions on whether the revised elevations remain consistent with the approvals granted on December 19, 2023 for the new City of Cocoa Planned Unit Development (PUD) under Ordinance 22-2023, including the Large-Scale Site Plan, and Preliminary Subdivision pursuant to Chapter 18 Subdivisions and Appendix A Zoning of the City Code.



Windward Preserve PUD - Elevations

As part of that approval, the developer submitted a series of architectural elevations for Council's review. These elevations became part of the development entitlement and established the architectural character intended for the community.

The developer, Taylor Morrison, has updated its residential design portfolio and is requesting approval of a new set of architectural elevations to replace the eight models previously approved by Council:

- ✓ Aruba
- ✓ Saint Thomas,
- ✓ Grenada,
- ✓ Barbados,
- ✓ Bonaire,
- ✓ Sand Key,
- ✓ Saint Croix
- ✓ Amelia





Windward Preserve PUD - Elevations

Relevant Conditions:

Condition #5: Paver or stamped/stained concrete driveways.

Condition #10: 1,500 sq ft minimum living area; 1,800 sq ft average; 2,400 sq ft minimum footprint.

Condition #11: No repeated elevation adjacent, across, or diagonal.



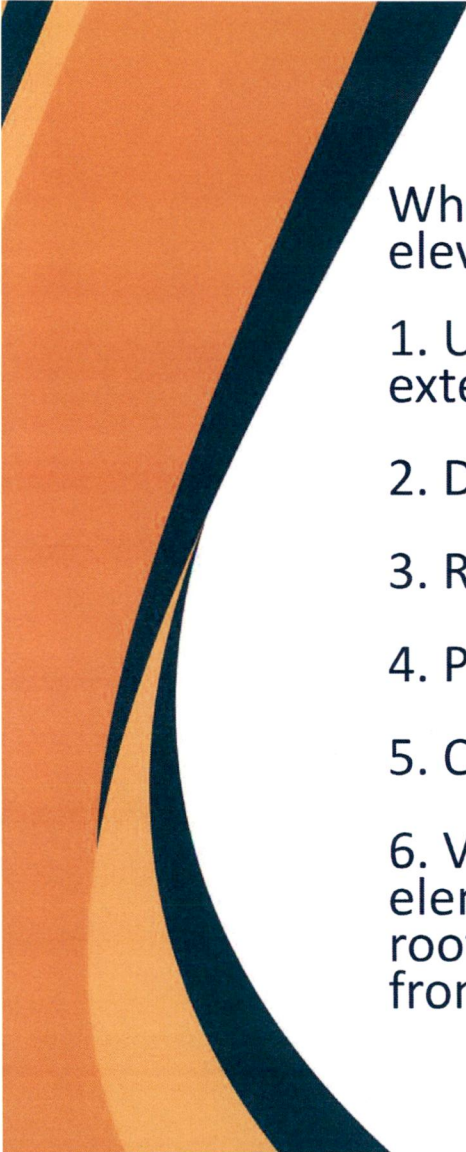
Windward Preserve PUD - Elevations

Analysis:

Staff evaluated the proposed elevations under the following criteria:

1. Consistency with the previously approved PUD and adopted Council conditions
2. Adherence to Conditions # 5, #10, and #11
3. Maintenance of architectural diversity, detailing, massing, and overall character previously represented to Council
4. Compliance with minimum building size, height, and materials standards established in the Stipulated Settlement Agreement and incorporated into the PUD approval





Windward Preserve PUD - Elevations

When reviewing the approved elevations against the newly proposed elevations, please consider the following architectural components:

1. Use of stone walls, accent materials, and pillar/column details – exterior walls
2. Differences in overall square footage
3. Roof style, including hip and gable configurations
4. Presence of prominent front gables
5. Quality and design of covered entries and porches
6. Variation in façade articulation and massing - using varied design elements—such as porches, columns, window placement, trim, rooflines, and changes in building shape—to avoid flat or repetitive fronts and create distinct home designs.



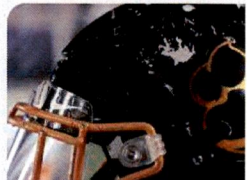
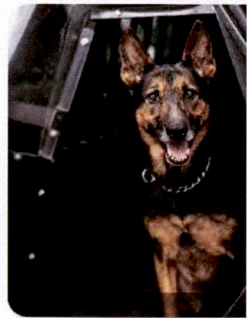
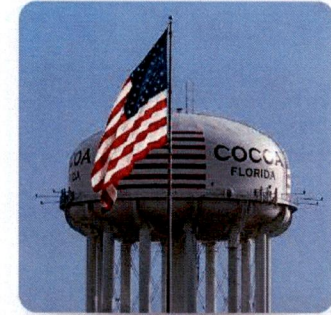
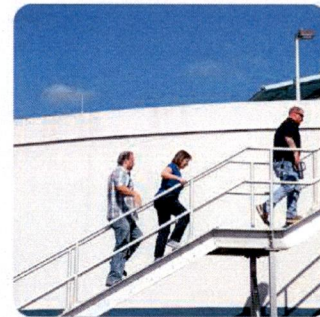
Windward Preserve PUD - Elevations

Recommended Motion:

Staff requests that City Council review the developer's proposed revisions to the residential architectural elevations for the Windward Preserve PUD and provide direction on whether the revised elevations remain consistent with the PUD approval granted on December 19, 2023 (Ordinance 22-2023) and the conditions adopted by Council.

Consideration should be given to Conditions #5, #10, and #11, and to the architectural features that formed the basis of the original approval.





Windward Preserve – Home Product Update

- Council approved initial home plans in December 2023
 - 50' lots – 5 plans, 3 elevations each
 - 60' lots – 2 plans, 3 elevations each
- Home plans were updated company-wide in Fall 2025
 - 50' lots – 6 plans, 4 elevations each
 - 60' lots – 5 plans, 4 elevations each
- 1 and 2 story plans available for each lot type
- All plans exceed the minimum 1,500 sq.ft. requirement in the Settlement Agreement

Windward Preserve – 50' lot, home sizes

Lot Size	Approved Home Plan	Living SqFt	Proposed <u>New</u> Home Plan	Living SqFt
50	Aruba	1,768	Atlantic	1,750
50	St Thomas	2,055	Biloxi	1,900
50	Grenada	2,394	Longboat	2,395
50	Barbados	3,422	Carlsbad	2,115
50	Bonaire	2,600	Rockport	2,877
50			Monterey	2,911

Windward
Preserve –
60' lot, home
sizes

Lot Size	Approved Home Plan	Living SqFt	Proposed <u>New</u> Home Plan	Living SqFt
60	Sand Key	3,835	Astoria	2,420
60	Saint Croix	2,921	Bainbridge	2,681
60	Amelia	2,755	Bradley	2,970
60			Key West	3,266
60			Nantucket	3,508

Approved Plan – Aruba

-50' Lot
-1,768 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan –
Atlantic
-50' Lot
-1,750 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – St Thomas

-50' lot
-2,055 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Biloxi

-50' lot
-1,900 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – Grenada

-50' lot
-2,394 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION C



ELEVATION D

New Plan –
Longboat
-50' lot
-2,395 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved
Plan –
Barbados
-50' Lot
-3,422 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Carlsbad

-50' lot
-2,115 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – Bonaire

-50' Lot
-2,600 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan – Rockport

-50' Lot
-2,877 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A

Approved Plan – Sand Key

-60' Lot
-3,835 sq.ft.



INCLUDED ELEVATION



ELEVATION D



ELEVATION E



ELEVATION F

New Plan –
Astoria
-60' Lot
-2,420 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

Approved
Plan - St
Croix
-60' lot
-2,921 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan –
Bainbridge
-60' Lot
-2,681 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

Approved
Plan –
Amelia
-60' Lot
-2,755 sq.ft.



INCLUDED ELEVATION



ELEVATION A



ELEVATION B



ELEVATION C

New Plan –
Bradley
-60' Lot
-2,970 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

New Plan –
Key West
-60' Lot
-3,266 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

New Plan –
Nantucket
-60' Lot
-3,508 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE ELEVATION B



TRADITIONAL EXTERIOR A

New Plan –
Monterey
-50' lot
-2,911 sq.ft.



COASTAL EXTERIOR A



CRAFTSMAN EXTERIOR A



FARMHOUSE EXTERIOR A



TRADITIONAL EXTERIOR A